



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC SPECIAL MEETING PACKET

Thursday November 17, 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)

Bloomington Historic Preservation Commission

Special Meeting

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

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

Thursday November 17, 2022, 5:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. OCTOBER 13, 2022

Commission Review

- B. **COA 22-82 (Appealing 22-72)**
 - 1304 E 2nd St. (Elm Heights Historic District)
 - Petitioner: Terry Cole
 - Window Replacement (Post action)*
- C. **COA 22-83**
 - 520 W Kirkwood Ave. (Near West Side Conservation District)
 - Petitioner: Bill Shank
 - Partial Demolition, removal of a chimney.*
- D. **COA 22-84**
 - 120 N Walnut St. (Courthouse Square Historic District)
 - Petitioner: Jill and James Farkas
 - New Signage*
- IV. **NEW BUSINESS**
- V. **OLD BUSINESS**
 - A. **Update on COA 22-78**
- VI. **COMMISSIONER COMMENTS**
- VII. **PUBLIC COMMENTS ANNOUNCEMENTS**
- VIII. **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 December 8, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 11/14/2022

Bloomington Historic Preservation Commission Meeting

Zoom:

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

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

Thursday October 13, 2022, 5:00 P.M.

AGENDA

I. CALL TO ORDER

Meeting was called to order by **Chair John Saunders @ 5:10 p.m.**

II. ROLL CALL

Commissioners Present:

Elizabeth Mitchell (Present)

Reynard Cross (Present)

Matthew Seddon (Present)

John Saunders (Present)

Allison Chopra (Present)

Sam DeSollar (Present)

Advisory Members Present:

Chris Sturbaum (Electronic)

Staff Present:

Brent Pierce (Present), HAND

Alex Crowley (Present), Economic & Sustainable Development

Mike Rouker (Present) City Legal Department

Gabriel Holbrow (Present)

Dee Wills (Electronic), HAND

Guests Present:

Laura Hammond (Electronic)

Richard Lewis (Electronic)

CATS (Present)

Jenny Mack (Electronic)

Kayle St. Denis (Present)

Jim Higgins (Present)
Don Weiler (Present)
Craig Bailey (Present)
Mike Trotske (Present)
Brad Wisler (Present)

III. APPROVAL OF MINUTES

A. September 22, 2022

Sam DeSollar made a motion to approve **September 22, 2022 Minutes** with the caviat that **Sam DeSollar** attended the **September 22, 2022 Meeting**.

IV. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA 22-75

1107 E 1st St. (Elm Heights Historic District)
Petitioner: Hanna Brown, Cornett Roofing Systems
New roof and flashing

Brent Pierce gave presentation. See packet for details.

Commission Review

B. 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

Brent Pierce gave presentation. See packet for details.

Alex Crowely gave details about the previous discussion of this property from the previous **Historic Preservation Meeting**. See packet for details. **Sam DeSollar** stated that the **Commissioners** had gone on site where the **Petitioner** outlined where the new addition would go, along with discussing the materials that will be used.

Sam DeSollar asked for clarification on the siding and windows proposed.

Sam DeSollar commented that he was very pleased that the **Petitioner** has gone to the lengths that they have gone, to accommodate the **HPC**.

Allison Chopra made a motion to approve **COA 22-72**.

Matthew Seddon seconded.

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

C. COA 22-76

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

Petitioner: Kayle St. Denis and Jim Higgins

Backyard picket fence

Brent Pierce gave presentation. See packet for details.

Sam DeSollar asked if **Prospect Hill** had a **Design Committee**. **Chris Sturbaum** stated that there was a combined committee for both **Prospect Hill Neighborhoods**. **Richard Lewis** stated that he was a resident of the **Prospect Hill Neighborhood** and a member of the **Greater Prospect Hill Historic District Design Review Committee** that actually covers just one neighborhood of **Prospect Hill**. **Richard Lewis** stated that this was not part of their review, because they deliberately did not put fencing in their design review.

Sam DeSollar commented that he supported this project, and thought this could be handled at **Staff** level because it is not in the guidelines. **Gabriel Holbrow** commented that the height of the fence is completely allowed by the **City Zoning Department**.

Matthew Seddon made a motion to approve **COA 22-76**.

Elizabeth Mitchell seconded.

Motion Carries: 6 Yes (Cross, Chopra, Mitchell, Saunders, Seddon, k DeSollar), 0 No, 0 Abstain.

D. COA 22-78

717 N Maple St. (Maple Heights Historic District)

Petitioner: Douglas Wells

Full Demolition of a carport

Petitioner was not present for this **COA** to be reviewed.

V. DEMOLITION DELAY

A. DD 22-16

1109 N College Ave. (Contributing)

Petitioner: Laura Hammond

Full Demolition

Sam DeSollar asked the Petitioner if he was aware of **BRI** and what their mission is. **Allison Chopra** asked if this home has a style. More discussion ensued. See packet for details. **Chris Sturbaum** asked the **Petitioner** if they could consider keeping the original front and that could be an option. The **Petitioner** stated that they had tried to do that. More discussion ensued. See packet for details.

Matthew Seddon commented that he did not see anything that stands out to recommend taking it to the **City Council**. **Reynard Cross** commented that he did not see anything that would lead him to go against their approval to demolish the last time. **Elizabeth Mitchell** commented that she did not really feel comfortable with demolishing the house, but reluctantly will go along with the previous **HPC**. **Sam DeSollar** commented that he did not think this had enough to see it go to **City Council**. More discussion ensued. See packet for details.

Allison Chopra made a motion to move **DD 22-16** to **City Council**.

Motion is not seconded.

Allison Chopra retracted her motion to move **DD 22-16** to **City Council**.

John Saunders read the **Demolition Delay Resolution for DD 22-16**.

Motion Carries: 5 Yes (Cross, Mitchell, Saunders, Seddon, DeSollar), 1 No, 0 Abstain.

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

Sam DeSollar discussed the possibility of charging fees. Discussion ensued. See packet for details.

Elizabeth Mitchell announced the **Indiana Landmarks** was having a launch party for the **Black Heritage Program**.

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Meeting was adjourned by John Saunders @ 6:08 p.m.

END OF MINUTES

Video record of meeting available upon request.

STAFF RECOMMENDATIONS	Address: 1304 E 2nd St.
COA 22-82 (Appealing 22-72)	Petitioner: Terry Cole
Application Date: 10/21/2022	Parcel: 53-08-03-208-016.000-009
RATING: CONTRIBUTING	Survey: c. 1940, English Cottage



Background: Elm Heights Historic District

Request: Window Replacement (Post action)

Guidelines: Elm Heights Historic District Guidelines

Staff Recommendation: Does not recommend approval of COA 22-82

- The petitioner submitted a list of properties which they alleged have vinyl windows within the Elm Heights Historic District.
- The list itself can and should be revised and revisited.
- However, there are multiple reasons why a building within the historic district may have vinyl windows including the following:
 - Was allowed due to the specific age of the building and surveyed category (non-contributing)
 - Was done illegally and needs to be investigated
 - Windows were placed before the historic district was enacted.

- None of these reasons in other properties become a precedent for an individual case in which the process was done improperly.

**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.

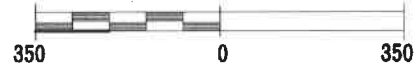
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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

Scale: 1" = 350



Oct 30, 2014



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

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



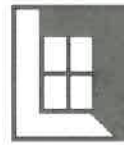
Back of House

AFTER



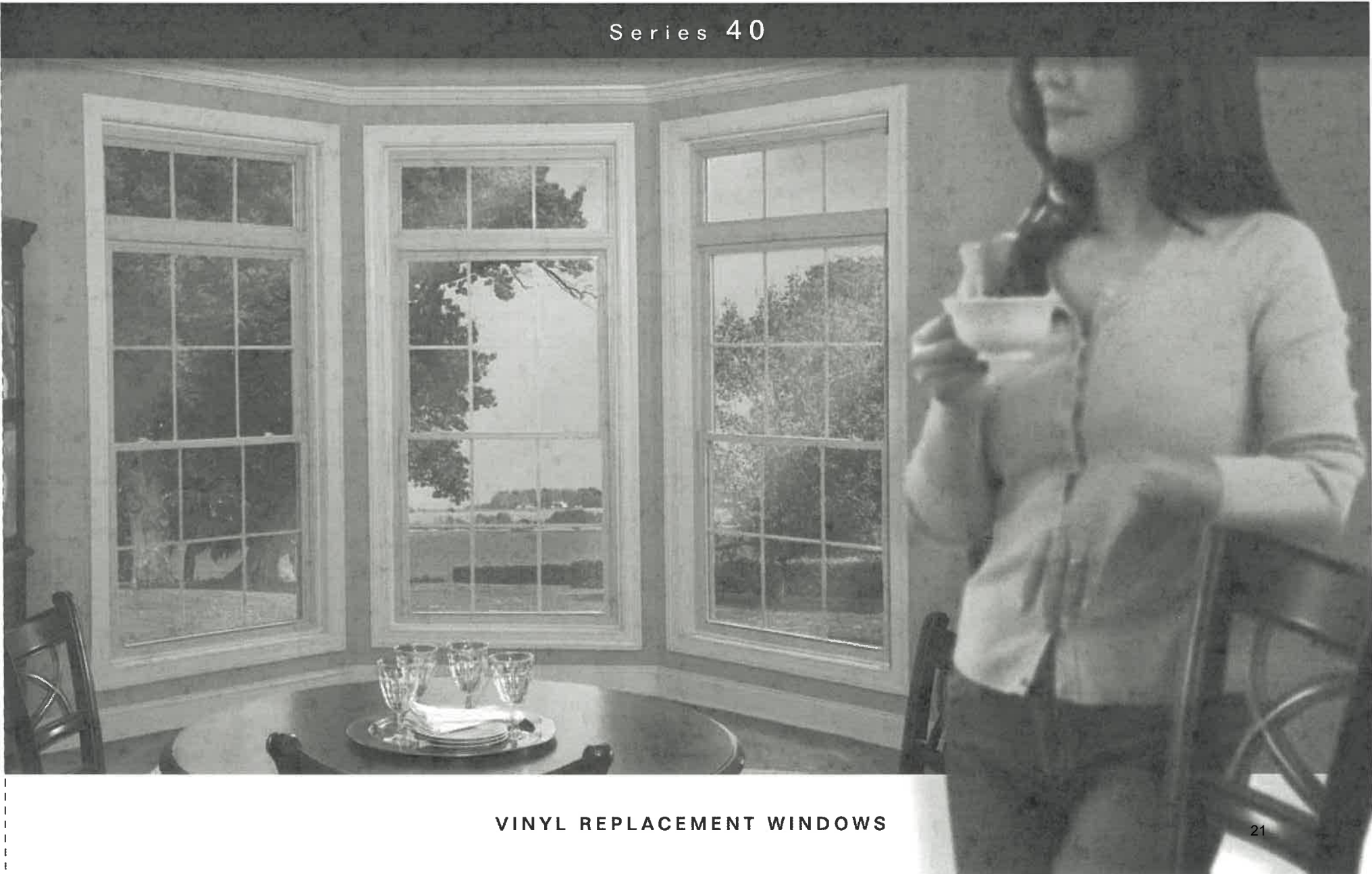
* Please ignore the junky looking patio/yard. It came that way and we are working on cleaning it up!

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

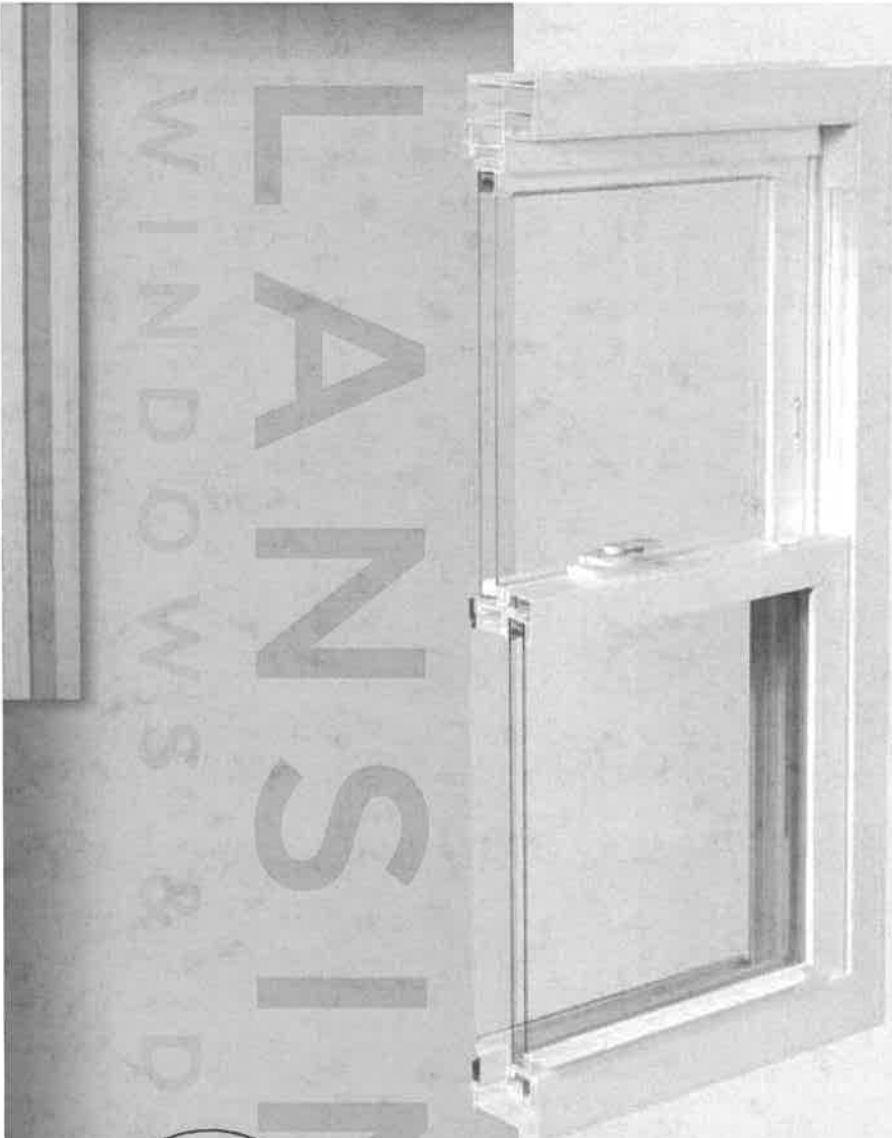
When it comes to low-maintenance, affordable windows, you can't beat vinyl. Lansing vinyl windows and doors never rust, rot or corrode. They never need painting, and they're easy to clean and maintain. You can also forget about scraping away paint that has chipped or peeled, or spending hours repairing 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.



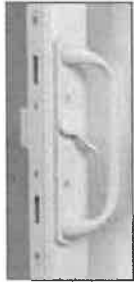
LANSING
WINDOWS & DOORS

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

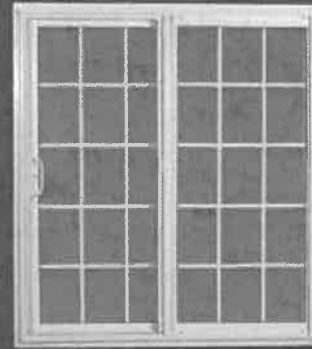
- Available colors: White, Almond or Clay
- Field reversible (custom sizes and BBG doors not reversible)
- Available in 6'8" height up to 12' wide
- Aluminum track for moving panel
- Easy installation in new construction applications
- Screen comes standard
- Deluxe color match hardware (White, Almond 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.

311 SLIDING PATIO DOORS

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

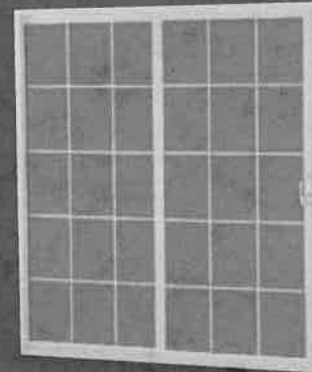


Shown here in Almond



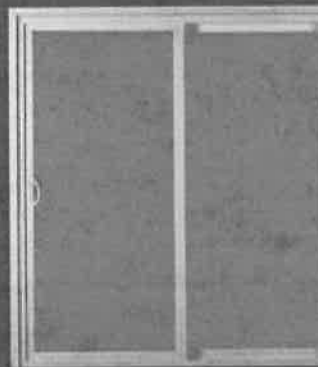
Model 332

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

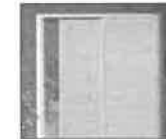
Blinds Between the Glass

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*:

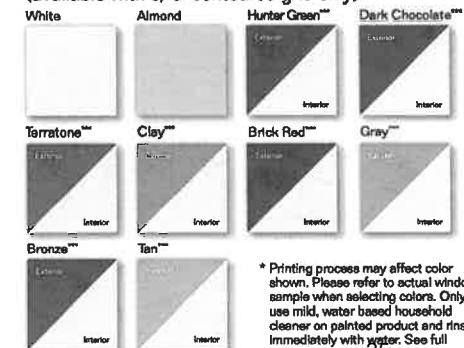


Exterior Laminate: (312 & 332)



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.

Multiple Glass Options for Series 40 Replacement Windows

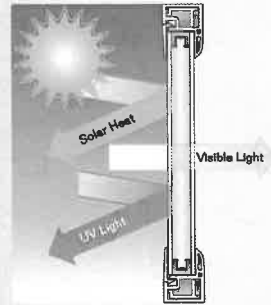
With multiple glass options to increase energy efficiency, there is a glass package to fit any climate need and budget.

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.

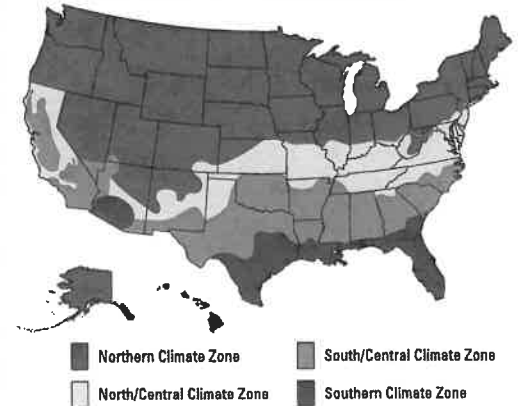


In the summer, Low-E glass reduces heat gain from the sun to help keep homes cooler.



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.



YouTube

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



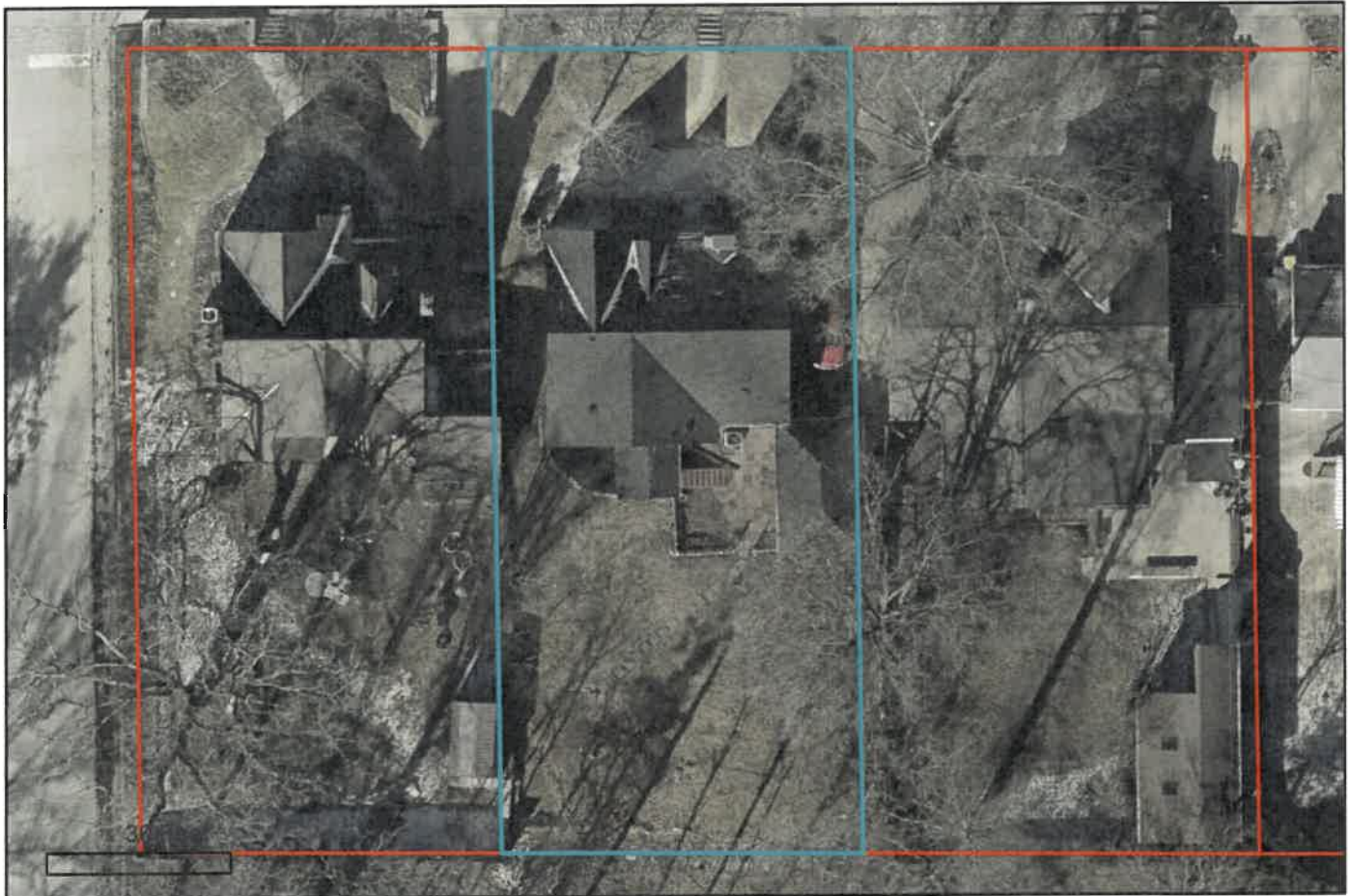
LANSING
WINDOWS & DOORS

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

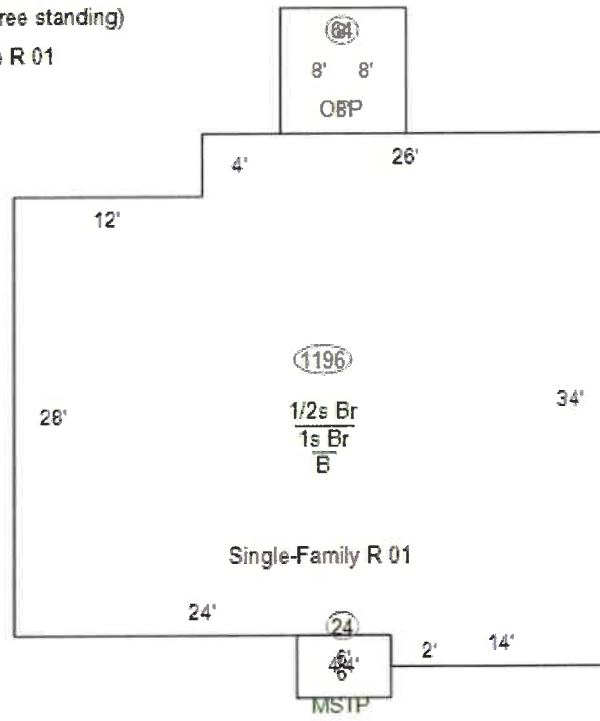
Taxing District

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



COA 22-82 (Appealing 22-72) 1304 E 2ND ST

When the Committee met to discuss the windows I have installed in my home, their reason for denying my request was based upon the premise that approving my vinyl windows would set a precedent in the district.

I had someone walk/drive through a portion of the historic district and count the number of homes with vinyl windows and there are a substantial number of them. When walking through, they did not cover the entire area, but rather a large square around my property (excluding those homes in the donut area). They found in excess of 30 homes with vinyl windows. I confirmed that each of the homes they noted with vinyl windows were actually in the historic district. And again, they did not cover the entire district, but rather only a large square around my property. I am happy to provide the addresses of the homes with vinyl windows. Regardless of whether all of these homes installed vinyl windows prior to Elm Heights becoming a historic district (which is highly unlikely) there is clearly a precedent of homes within the district containing vinyl windows and approving mine would not (could not) set a precedent. I would respectfully ask that the decision be reconsidered based upon this new information.

I have spent a significant amount of money in an effort to improve this home and make it a safe place for my daughter to live. I understand the importance of maintaining visual compatibility with the surrounding homes and am committed to ensuring my home remains compatible. If that means I need to replace the upper windows with 6 over versus the current 4 over windows as you had recommended, I will gladly make that change.

I really do appreciate your help and look forward to hearing from you regarding the path forward.

STREET	ADDRESS									
Atwater	1200	1130								
E. 1st Street	1208	1320	1217	1220	1214	1212				
S. Hawthorne	701	529	515							
S. Ballentine	620	721	601	604	500	405				
S Highland Ave.	527	613	528	405	409	402	419	504	520	516
Jordan/Eagleson	525	609	608	613	701	710	719	402	406	403
Jordan/Eagleson	405	409	413	417	423					

EXPANDING ON VINYL WINDOWS OF ELM HEIGHTS

ADDRESS	SHAARD (Updated in 2014-2015)	Google Street View (2019)	Verification Needed
1200 E Atwater (Contributing)	original	original, covered in storm windows	
1130 E Atwater (Outstanding)	replacement		
1208 E 1st St. (Contributing)	replacement		
1320 E 1st St. (Notable)	Replacement		
1217 E 1st St	replacement		
1220 E 1st St	original	original, covered in storm windows	
1214 E 1st St	replacement		
1212 E 1st ST (Contributing)	original casement (building from late 60's)	looks the same	
701 S Hawthorne St. (Contributing) 1960	both original and replacement		
529 S Hawthorne St (Notable)	original	can't tell	
515 S Hawthorne St	replacement		
620 S Ballantine Rd. (Outstanding)	some original doors and windows/ some replacements (2015)		verified
721 S Ballantine Rd. (outstanding)	replacement		
601 S Ballantine Rd.	combination original and replacement		
604 S Ballantine Rd.	3 replacements and three originals		
500 S Ballantine Rd.	replacement		
405 S Ballantine Rd.	NON CONTRIBUTING - replacement and original		

527 S Highland Ave. (contributing)	replacement and original		
613 S Highland Ave.	NOT IN THE HISTORIC DISTRICT		
528 S Highland Ave (contributing)	replacement		
405 S Highland Ave.	replacement windows		
409 S Highland Ave. (Non-Contributing)	Vinyl and original		
402 S Highland Ave. (Notable)	replacement		
419 S Highland Ave. (Non-Contributing)	replacement		
504 S Highland Ave.	original 1/1 window	looks the same	
520 S Highland Ave.	replacements		
516 S Highland Ave.	replacement		
525 S Eagleson Ave. (Non-Contributing)	replacement		
609 S Eagleson Ave.	replacement		
608 S Eagleson Ave.	replacement and original	looks the same	
613 S Eagleson Ave.	replacement		
701 S Eagleson Ave.	replacement and original	looks the same	
710 S Eagleson Ave	replacement and original	looks the same	
719 S Eagleson Ave.	replacement		
402 S Eagleson Ave.	original	looks the same	

406 S Eagleson Ave. (non-contributing)	original sliding windows	looks the same	
403 S Eagleson Ave.	replacement		
405 S Eagleson Ave.	original	looks the same with storm windows	
409 S Eagleson Ave.	original	looks the same	
413 S Eagleson Ave.	original (3/1 windows and 6/1 windows)	can't tell	
417 S Eagleson Ave.	two orig. 6/1 windows, orig. 8/1 window with orig. 6/1 sidelights, orig. door and sidelights	can't tell	
423 S Eagleson Ave.	three orig. 6/6 windows, orig. door flanked by orig. 6/6 windows, paired orig. 6/6 windows in side wing	looks the same with storm windows	

STAFF RECOMMENDATIONS	Address: 520 W Kirkwood Ave.
COA 22-83	Petitioner: Bill Shank
Application Date: 10/25/2022	Parcel: 53-05-32-413-027.000-005
RATING: CONTRIBUTING	Survey: c. 1895, L-plan Cottage



Background: Near West Side Conservation District

Request: Partial demolition, removal of chimney

Guidelines: Near West Side Conservation District Guidelines

- Demolition: Pg. 44: A significant alteration or removal of a portion of a structure which, according to staff, jeopardizes the structure's individual eligibility for listing in the National Register of Historic Places OR its status as a contributing structure in the local district. Such removals may include, but are not limited to, items such as removing front porches, altering the window shape and size on facades that are seen from the street, removing historic trim from the front facade, and removing original retaining walls and other hardscape features.
- The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.

Staff Recommends: Conditional approval of COA 22-83 to allow the chimney to be demolished with a requirement of rebuilding the chimney.

- The demolition of the chimney changes the silhouette of the building, which can be observed from the two rights of way, constituting a significant alteration to the structure.
- The chimney itself appears to be in a highly deteriorated state from what can be observed in the images of both the exterior and interior of the structure.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 520 W KIRKWOOD AVE

Date Filed: 10/25/2022

Scheduled for Hearing: 11/10/2022

Address of Historic Property: 520 W. Kirkwood

Petitioner's Name: Bill Shank

Petitioner's Address: 520 W. Kirkwood

Phone Number/e-mail: billshank@billshank.com

Owner's Name: Bill Shank

Owner's Address: 520 W. Kirkwood

Phone Number/e-mail: _____

Instructions to Petitioners

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

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

A **“Complete Application”** consists of the following:

1. A legal description of the lot. 013-48430-00

2. A description of the nature of the proposed modifications or new construction:
The existing chimney is structurally unstable and about 10 inches out of plumb at the roof line. We would like to remove it. The structure is at the begining stage of a full remodel

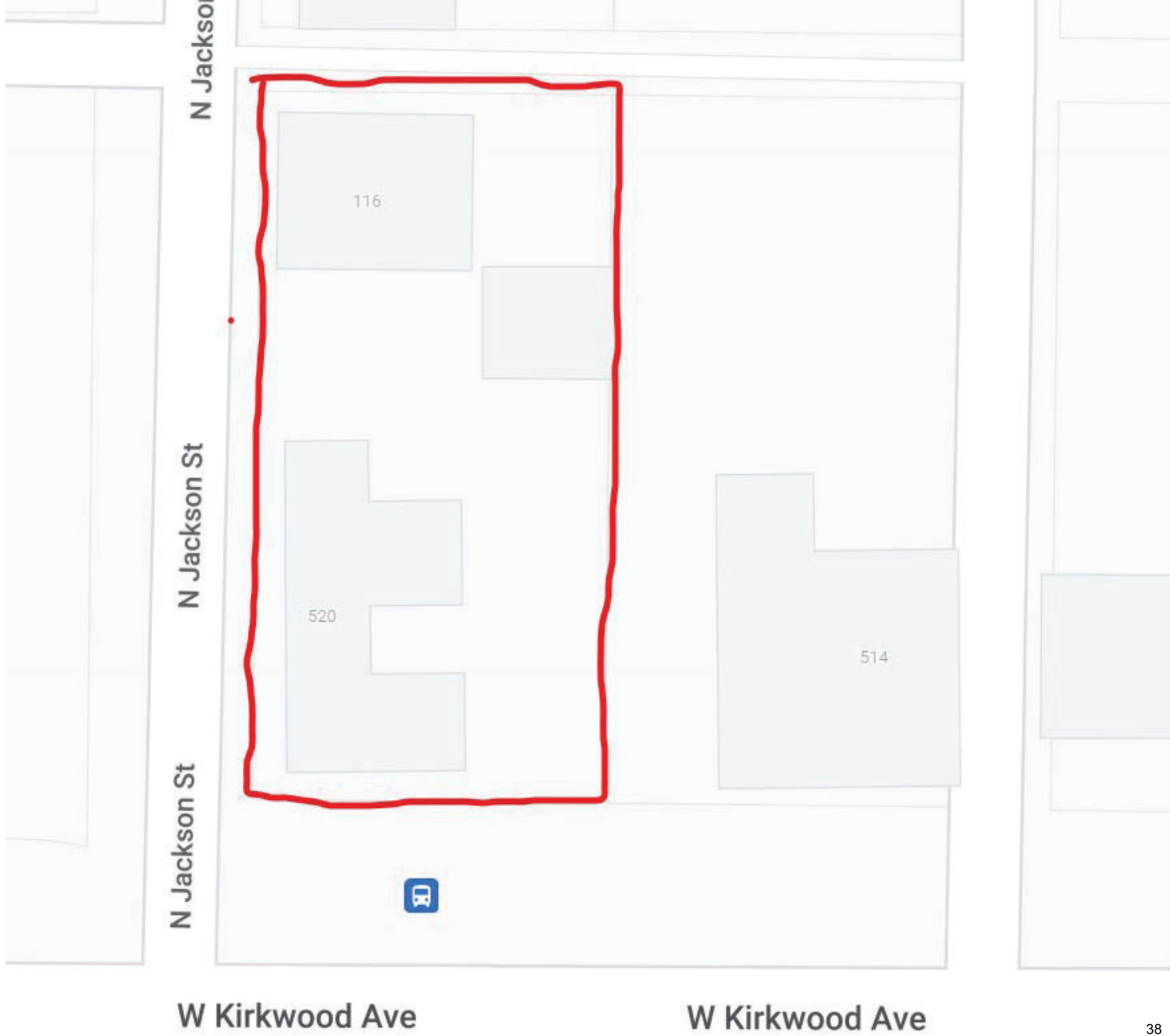
3. A description of the materials used.
N/A

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.



N Jackson St

N Jackson St

N Jackson St

W Kirkwood Ave

W Kirkwood Ave

116

520

514















STAFF RECOMMENDATIONS	Address: 120 N Walnut St.
COA 22-84	Petitioner: Jill and James Farkas
Application Date: 10/27/2022	Parcel: 53-05-33-310-044.000-005
RATING: NOTABLE	Survey: c. 1923, Mission/ Spanish Colonial Revival



Background: Courthouse Square Historic District

Request: New Signage

Guidelines: Courthouse Square Historic District Guidelines Pg. 22
Signage, General

1. Care should be taken with the attachment of signage to historic buildings.
2. The scale of signage should be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.
5. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage

parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.

6. Signage which is out of scale, boxy or detracts from the historic facade is discouraged.
7. Care should be taken to conceal the mechanics of any kind from the public right of way.

Wall Signs

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

Staff Recommendation: Approval of COA 22-84 with preference for the sign on the awning.

- The petitioner submitted two proposals for signage. The wall sign would be placed where the previous sign used to be located, complying with the location and minimizing damage to the historic structure. The proposal with the awning would more closely fit the current signage proportions.
- More information from the Planning and Transportation staff would be needed to make a determination on the secondary sign that is perpendicular to the building.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-84

Date Filed: 10/27/2022

Scheduled for Hearing: 11/10/2022

Address of Historic Property: 120 North Walnut St bloomington IN

Petitioner's Name: Jill and James Farkas

Petitioner's Address: 8072 State rd 46 East Nashville IN 47448

Phone Number/e-mail: 812-988-2233/jandjrocketfizz@gmail.com

Owner's Name: Abodes Management

Owner's Address: 940S clarizz Blvd #25 Bloomington In 47401

Phone Number/e-mail: 812-333-333/hvanness@abodes.com

Instructions to Petitioners

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

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

A “**Complete Application**” consists of the following:

1. A legal description of the lot. Retail

2. A description of the nature of the proposed modifications or new construction:
we are wanting to open a Rocket Fizz soda and Candy store we would either
like to install a new awning or mout a sign above the entrance we would also like to install either light and
signage on the windows and the door if this is allowed

3. A description of the materials used.
We will be able to use the material that is approved by this comission to insure we follow
all codes
If we use a wall mounted sign it would be made from metal with a hanging sign made from wood

if we usee a awning sign it would be made from canvas and a wooden hanging sign

these are both shown in the attached photos

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.



Map data ©2022 Google 50 ft



120 N Walnut St

Building



Directions



Save



Nearby



Send to phone



Share

You visited 4 weeks ago



120 N Walnut St, Bloomington, IN 47404



ROCKET FIZZ
SODA POP & CANDY SHOP

ROCKET FIZZ SODA POP & CANDY SHOP

Soda Pop
&
Candy Shop

SODA & CANDY



Soda Pop
&
Candy Shop

GAGS & GIFTS

COMING FALL 2013
BLOOMINGTON'S
NEWEST
STUDENT COMMUNITY



ROCKET FIZZ
SODA POP & CANDY SHOP

Rocket Fizz
SODA POP & CANDY SHOP

*Soda Pop
&
Candy Shop*
SODA & CANDY

*Soda Pop
&
Candy Shop*
GAGS & GIFTS

COMING FALL 2013
BLOOMINGTON'S
NEWEST
STUDENT COMMUNITY





GUNS & AMMO

NO HATE
NOT ANYWHERE

CURRENT
AT LATIMER SQUARE

COMING FALL 2023
BLOOMINGTON'S
NEWEST
STUDENT COMMUNITY

TAKE A TOUR



NO HATE
NOT
ANYWHERE



CURRENT
AT LATIMER SQUARE

COMING FALL 2023
BLOOMINGTON'S
NEWEST
STUDENT COMMUNITY

TAKE A TOUR

**Bloomington Historic Preservation Commission
Schedule of Regular Meetings
2023**

Application Deadline (Thur. by 5pm)	Agenda Released (Thur. by Noon)	Packet Released (Fri. by 5pm)	Neighborhood Written Input Due (Wed. by 5pm)	Meeting Date (Thur.)
Jan. 12	Jan. 19	Jan. 20	Jan. 25	Jan. 26
Jan. 26	Feb. 2	Feb. 3	Feb. 8	Feb. 9
Feb. 9	Feb. 16	Feb. 17	Feb. 22	Feb. 23
Feb. 23	Mar. 2	Mar. 3	Mar. 8	Mar. 9
Mar. 9	Mar. 16	Mar. 17	Mar. 22	Mar. 23
Mar. 30	Apr. 6	Apr. 7	Apr. 12	Apr. 13
Apr. 13	Apr. 20	Apr. 21	Apr. 26	Apr. 27
Apr. 27	May. 4	May. 5	May. 10	May 11
May. 11	May. 18	May. 19	May. 24	May 25
May. 25	Jun. 1	Jun. 2	Jun. 7	Jun. 8
Jun. 8	Jun. 15	Jun. 16	Jun. 21	Jun. 22
Jun. 29	Jul. 6	Jul. 7	Jul. 12	Jul. 13
Jul. 13	Jul. 20	Jul. 21	Jul. 26	Jul. 27
Jul. 27	Aug. 3	Aug. 4	Aug. 9	Aug. 10
Aug. 10	Aug. 17	Aug. 18	Aug. 23	Aug. 24
Aug. 31	Sep. 7	Sep. 8	Sep. 13	Sep. 14
Sep. 14	Sep. 21	Sep. 22	Sep. 27	Sep. 28
Sep. 28	Oct. 5	Oct. 6	Oct. 11	Oct. 12
Oct. 12	Oct. 19	Oct. 20	Oct. 25	Oct. 26
Oct. 26	Nov. 2	Nov. 3	Nov. 8	Nov. 9
Nov. 30	Dec. 7	Dec. 8	Dec. 13	Dec. 14

“Mid-Century Color: Seeing American Landscapes through the Lens of Charles Cushman”

Historic Preservation Commission Meeting



Looking up into Financial District from South Ferry
Charles W. Cushman Collection, Indiana University,
Bloomington

Eric Sandweiss provides a view of the changing twentieth-century American landscape through the images of Charles Cushman, one of a number of unknown amateur photographers who experimented with Kodachrome film during a period when professionals continued to rely on black and white. Cushman’s 14,000 color slides, left to Indiana University in the 1970s and forgotten for decades, reveal a new perspective on the endurance of earlier architectural forms amidst a wave of urban renewal and suburban development.

Eric Sandweiss is a Miller Professor of History at Indiana University at Bloomington, and a former advisory member of the Bloomington Historic Preservation Commission. His talk draws on his book, *The Day in Its Color: Charles Cushman’s Journey through the Mid-Century American Landscape*.

Thursday December 8, 2022

@5:00 p.m. EST after cases

In Person: 401 N Morton St. Suite 135

Zoom: [https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh-](https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh-1QUN3eWRKYThKQT09)

1QUN3eWRKYThKQT09

Meeting ID: 958 5218 5508

Passcode: 082945



CITY OF
BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT