



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday May 25, 2023

5:00 p.m. EST

Prepared by HAND Staff

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

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

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

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Dial by your location

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The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact John Zody at the Housing and Neighborhood Development Department at john.zody@bloomington.in.gov or 813-349-3582 and provide your name, contact information, and a link to or description of the document or web page you are having problems with. 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.

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Bloomington Historic Preservation Commission Meeting

In Person: 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

May 25, 2023, 5:00 P.M.

AGENDA

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- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. April 27, 2023
- IV. **NEW BUSINESS**
 - A. "College and Walnut Corridor Study" Presentation by Beth Rosenbarger
 - B. Proposal to create a subcommittee to evaluate new roofing materials on the market and their appropriateness/viability for historic buildings.
 - C. Proposal to eliminate the hybrid format for commissioners but maintain the format for the public
- V. **CERTIFICATES OF APPROPRIATENESS**
 - Staff Review**
 - A. **COA 23-30**
909 E University St. (Elm Heights Historic District)
Petitioner: Veronika Baradonner
Removal of five trees.
 - B. **COA 23-33**
613 W 4th St. (Greater Prospect Hill Historic District)
Petitioner: Sandra Washburn
Replacing 10 windows.
 - Commission Review**
 - C. **COA 23-29**
917 N Fairview St. (Maple Heights Historic District)
Petitioner: Jacob S. Bower-Bir and Daniel Joseph Weddle
Build an ADU.
 - D. **COA 23-31**
1108 S Madison St. (McDoel Historic District)
Petitioner: Linda Napier
Build a Detached Garage.

VI. DEMOLITION DELAY

A. DD 23-03

2201 E Moores Pike (Outstanding)

Petitioner: Kevin Whirter

Partial Demolition.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Next meeting date is June 8, 2023 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

Posted: 5/19/2023

Bloomington Historic Preservation Commission Meeting
In Person: 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

Thursday April 27, 2023, 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)

Sam DeSollar (Present)

Matthew Seddon (Present) (Left meeting @ 7:15 p.m.)

Elizabeth Mitchell (Zoom)

Daniel Schlegel (Present)

Reynard Cross (Present)

Marleen Newman (Present)

Advisory Members Present:

Chris Sturbaum

Staff Present:

Gloria Colom, HAND (Present)

John Zody (Zoom) (Entered meeting @ 5:32 p.m.)

Mike Rouker (Present) City Legal Department

Eric Greulich (Zoom) Senior Zoning Planner (Entered meeting @ 5:50 p.m.)

Guest Present:

CATS

Mary Girard (Zoom)

Jacob Bower-Bir (Zoom)

Jacob Holbrook (Present)

Daniel Weddle (Present)

III. APPROVAL OF MINUTES

A. April 13, 2023

Sam DeSollar made a motion to **approve April 13, 2023 Minutes.**

Daniel Schlegel seconded.

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

Gloria Colom announced that **Allison Chopra** asked for the Proposal to eliminate the **Hybrid** format for **Commissioners** to be removed from the **Agenda.**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 23-27

814 W 6th St. (Near West Side Historic District)

Petitioner: Elizabeth Barnhart and Alexander Lee Landerman

Replace a metal fence in the back yard with a wood fence that is four feet tall becoming a six foot privacy fence on the alley facing east.

Gloria Colom gave presentation. See packet for details.

Commission Review

B. COA 23-24

1017 W 6th St. (Near West Side Historic District)

Petitioner: Jacob Holbrook

Full Demolition of detached garage.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked where the structure report came from. **Jacob Holbrook** stated that **Sherlock Holms** did the Inspection.

Sam DeSollar commented that he was sad to see this garage go, but understands why it needs to. **Chris Sturbaum** commented that once the owner takes this garage down, that he may not be able to put something back in its place.

Matthew Seddon made a motion to **approve COA 23-24**.

Daniel Schlegel seconded.

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

C. COA 23-26

908 W Howe St. (Greater Prospect Hill Historic District)

Petitioner: Mary G Girard

Relocate rear window to west side and replace east window with a clerestory, move the back door and put another clerestory, remove small window on rear west side, install solar panels on the east and west facing sides of the roof.

Gloria Colom gave presentation. See packet for details.

Mary Girard stated that she had intended to add on to this home but that it was no longer feasible. **Mary Girard** stated that the kitchen is the main focus. See packet for details.

Sam DeSollar asked about the material of the replacement windows and if they could be painted over. **Chris Sturbaum** stated that a simple division would be more in keeping with the house and also asked about the east window. Reynard Cross about the siding being carefully removed. More discussion ensued. See packet for details. **Sam DeSollar** asked if the solar panels were going to be flush to the slope of the roof.

Chris Sturbaum commented that he did not think this would impact the neighborhood, and was supportive about the windows the **Petitioner** wants to use. **Matthew Seddon** commented that he was having trouble with the illustrations and it was very hard to tell what is going to be changed and what is not. **Sam DeSollar** described what kind of window would work better with the house than the craftsman windows. **Marleen Newman** agreed with **Sam DeSollar** about the windows. **John Saunders** asked if the mutttons were going to be removable.

Sam DeSollar made a motion to **approve COA 23-26** with the advocate that if they want to use double-hung windows that this would be okay as well.

Daniel Schlegel seconded.

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

D. COA 23-28

2521 N Fritz Dr. (Matlock Heights Historic District)

Petitioner: Tucker Jaroll

Removing a three season room and concrete pad. Building a larger room with heating.

Gloria Colom gave presentation. See packet for detail.

Chris Sturbaum asked if the back wall was all stone. **Sam DeSollar** asked about the peak of the addition and the height. **Tucker Jaroll** stated that they would match at the point and mesh.

Matthew Seddon commented that this was very nice and had no problem. **Chris Sturbaum** supports staff. **Sam DeSollar** commented about the drawings and how clear they were. **Sam DeSollar** commented that he would encourage the **Petitioner** to install some horizontal muttons and explained why. More examples were suggested from the **Commissioners**. See packet for details.

Matthew Seddon made a motion to **approve COA 23-28**.

Daniel Schlegel seconded.

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

E. COA 23-29

917 N Fairview St. (Maple Heights Historic District)

Petitioner: Jacob S. Bower-Bir and Daniel Joseph Weddle

Build an ADU.

Gloria Colom gave presentation. See packet for details.

Gloria Colom stated that there were mixed feelings from the neighborhood about this project.

The **Petitioner** explained the issues he had with getting his building permit. **Daniel Weddle** along with **Jacob Bower-Bir** explained the project in more detail with illustrations. **Reynard Cross** asked what was on top of the garage and what the space will be used for, and what would be underneath the Tiny House. More discussion ensued between the Commissioners and Petitioners about the design of the Project. See packet for details. Eric Greulich stated that the setbacks and the height do meet the requirements. In the terms of the exterior materials, the **UDO** does accept stucco. More discussion ensued. See packet for details.

Reynard Cross commented that he had an issue with the presentation itself and that it needs a lot of work. **Reynard Cross** commented that he needed to see exactly what they are approving and explained why. **Jacob Bower-Bir** stated that they did not expect a decision from the **Commission** at this meeting. **Matthew Seddon** commented that it was different, but did not think it would be vastly visible from the street, and that it had the spirit of the neighborhood. **Chris Sturbaum** questioned how they would justify this as a compatible structure. More comments from **Commissioners**. See packet for details.

Matthew Seddon made a motion to continue **COA 23-29** with more detailed plans to the **May 11, 2023 Historic Preservation Meeting**.

Daniel Schlegel seconded.

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

V. NEW BUSINESS

- A. Proposal to create a subcommittee to evaluate new roofing materials on the market and their appropriateness/viability for historic buildings.

The **Commissioners** decided to move this discussion to the next meeting on May 11, 2023.

- B. Proposal to eliminate the hybrid format for commissioners but maintain the format for the public.

Discussion ensued about the hybrid format. The **Commissioners** decided to move this discussion to the next meeting on May 11, 2023.

VI. OLD BUSINESS

VII. COMMISSIONER COMMENTS

VIII. PUBLIC COMMENTS ANNOUNCEMENTS

IX. ADJOURNMENT

Meeting was adjourned by John Saunders @ 7:45 p.m.

END OF MINUTES

Video record of meeting available upon request.

STAFF RECOMMENDATIONS	Address: 909 E University St.
COA 23-30	Petitioner: Veronicka Baradonner
Application Date: 4/24/2023	Parcel: 53-08-04-110-010.000-009
RATING: CONTRIBUTING	Survey: c. 1940, Colonial Revival



Background: Elm Heights Historic District

Request: Removal of five trees

Guidelines: Elm Heights Historic District Guidelines (pg. 12)

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

I. Removal of a mature tree that is visible from the public right-of-way.

A mature tree is:

- a) a shade tree whose trunk is twelve inches in diameter or larger,
- b) an ornamental tree whose trunk is four inches in diameter or fifteen feet high, or
- c) an evergreen tree whose trunk is eight inches in diameter or fifteen feet high.

- A COA is not required to remove a dead tree. Consult with the City staff person to the Historic Preservation Commission regarding diseased, dying, or infested trees.

- A COA is not required to remove an invasive tree as defined in the City of Bloomington Tree Care Manual.
- When replanting, refer to the City of Bloomington Tree Care Manual for recommendations.
- Retain historic landscape edging; do not introduce historically inappropriate edging materials and colors.
- Selective removal of mature trees to allow solar installations may be considered on a case-by-case basis.

Staff Partial Approval of COA 23-30

Staff approved of the removal of four trees that are located within the property as these were causing damage to the fence and retention wall.

A walnut tree was excluded from the COA as it is located in an alleyway.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 23-30

Date Filed: 4/24/2023

Scheduled for Hearing: 5/11/2023

Address of Historic Property: 909 East University St.

Petitioner's Name: Veronika Bardonner

Petitioner's Address: 909 East University St.

Phone Number/e-mail: 812-369-8129/vbardora@gmail.com

Owner's Name: Veronika Bardonner

Owner's Address: 909 East University St.

Phone Number/e-mail: 812-369-8129/vbardora@gmail.com

Instructions to Petitioners

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

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

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

1. A legal description of the lot. residential property

2. A description of the nature of the proposed modifications or new construction:
Removals of five trees from my property: black walnut, two maple, locust, and red pine

3. A description of the materials used.
Professional removal by Bluestone Tree company equipment

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.

To Whom It May Concern,

Our company has been hired to replace/repair the fencing for Veronika Bardonner located at 909 E University St. Three trees on the property are causing issues with the fencing. Two Maple trees and a Black Walnut along the paneled fence are causing the fence to buckle. This will continue to be an issue and put a strain on the fencing. Eventually, the post/post footings will be compromised causing the fence to collapse all together. My strong recommendation would be to remove the trees in order to restore in-kind the original historic fence.

Thanks,



Michael Sterrett

BAKER STONE WORK

1545 Hupp Road
Bloomington, IN 47401
812-824-2004
812-824-6500 fax

charley.bakerstonework@gmail.com, 812-327-3242 cell
mike.bakerstonework@gmail.com, 812-327-7977 cell

April 10, 2023

To Whom it may concern

The red pine tree growing at the front of property near the limestone retaining wall is causing damage to the wall, the wall needs to be restored.

There are moisture issues in the basement, the underground downspouts need to be replaced.

I recommend the tree be removed so the wall can be restored and the drainage issues can be addressed to prevent any future damage to the foundation.



PO Box 345 Clear Creek, IN 47426 812-824-3335 bloomington@bluestonetree.com

Proposal For

Veronica Bardonner

909 E University St
Bloomington, IN 47401

mobile: 812-369-8129
vbarbora@gmail.com

Location

909 E University St
Bloomington, IN 47401

ACCEPT	ITEM DESCRIPTION	QUANTITY	AMOUNT
<input checked="" type="checkbox"/>	<p>1) Tree Removal - With Cleanup Optional Accepted</p> <p>Black Walnut- Safely dismantle tree. Haul away all debris. Cut stump low. Cleanup final work site.</p>	1	\$ 6,251.27
<input checked="" type="checkbox"/>	<p>2) Tree Removal - With Cleanup Optional Accepted</p> <p>Maple- Safely dismantle tree. Haul away all debris. Cut stump low. Cleanup final work site.</p>	1	\$ 1,173.45
<input checked="" type="checkbox"/>	<p>3) Tree Removal - With Cleanup Optional Accepted</p> <p>Maple- Safely dismantle tree. Haul away all debris. Cut stump low. Cleanup final work site.</p>	1	\$ 1,235.81
<input checked="" type="checkbox"/>	<p>4) Tree Removal - With Cleanup Optional Accepted</p> <p>Red pine- Safely dismantle tree. Haul away all debris. Cut stump low. Cleanup final work site.</p>	1	\$ 1,873.29
<input checked="" type="checkbox"/>	<p>5) Tree Removal - With Cleanup Optional Accepted</p> <p>Locust- Safely dismantle tree. Haul away all debris. Cut stump low. Cleanup final work site.</p>	1	\$ 1,637.91
<input checked="" type="checkbox"/>	<p>6) Tree Removal - With Cleanup Optional Accepted</p> <p>Trees and shrubs at base of #1- Safely remove trees and shrubs. Haul away all debris. Cut stumps low. Cleanup final work site.</p>	1	\$ 665.79



PO Box 345 Clear Creek, IN 47426

<input checked="" type="checkbox"/>	7) SERVICES Optional Accepted	1	\$ 0 / 0.00
	Remove and haul away all existing wood debris on property.		
<input checked="" type="checkbox"/>	8) Services Optional Accepted	1	\$ 2,075.00
	Grind all accessible stumps. Re-cut any inaccessible stumps and apply herbicide.		
<input checked="" type="checkbox"/>	9) Tree Removal - With Cleanup Optional Accepted	1	\$ 0.00
	Cedar- Safely dismantle tree. Haul away all debris. Cut stump low. Cleanup final work site. No cost....(See photo)		
<input checked="" type="checkbox"/>	10) Discount Optional Accepted	1	- \$ 800.00
	We will discount the total cost of the job if all of the work is accepted at the same time.		

Client Notes

We may have to remove some fence panels and move some of the limestone around to remove wood debris, access stumps and/or trees.

Please use the checkbox to mark items as accepted.

All work will be completed in accordance with this proposal unless otherwise agreed upon by both parties. Payment due upon receipt of invoice. Please note: There is a processing fee of 1.69% for all credit card transactions.

SUBTOTAL	\$ 14,787.52
SALES TAX	\$ 0.00
TOTAL	\$ 14,787.52

Signature

x *Veronika Bardonner*

Date: 10/27/2022

Please sign here to accept the terms and conditions

Sales Reps

Matt Baldwin
matt@bluestonetree.com

Photos

PO Box 345 Clear Creek, IN 47426



1) Tree Removal - With Cleanup



1) Tree Removal - With Cleanup



PO Box 345 Clear Creek, IN 47426



4) Tree Removal - With Cleanup

4) Tree Removal - With Cleanup



PO Box 345 Clear Creek, IN 47426

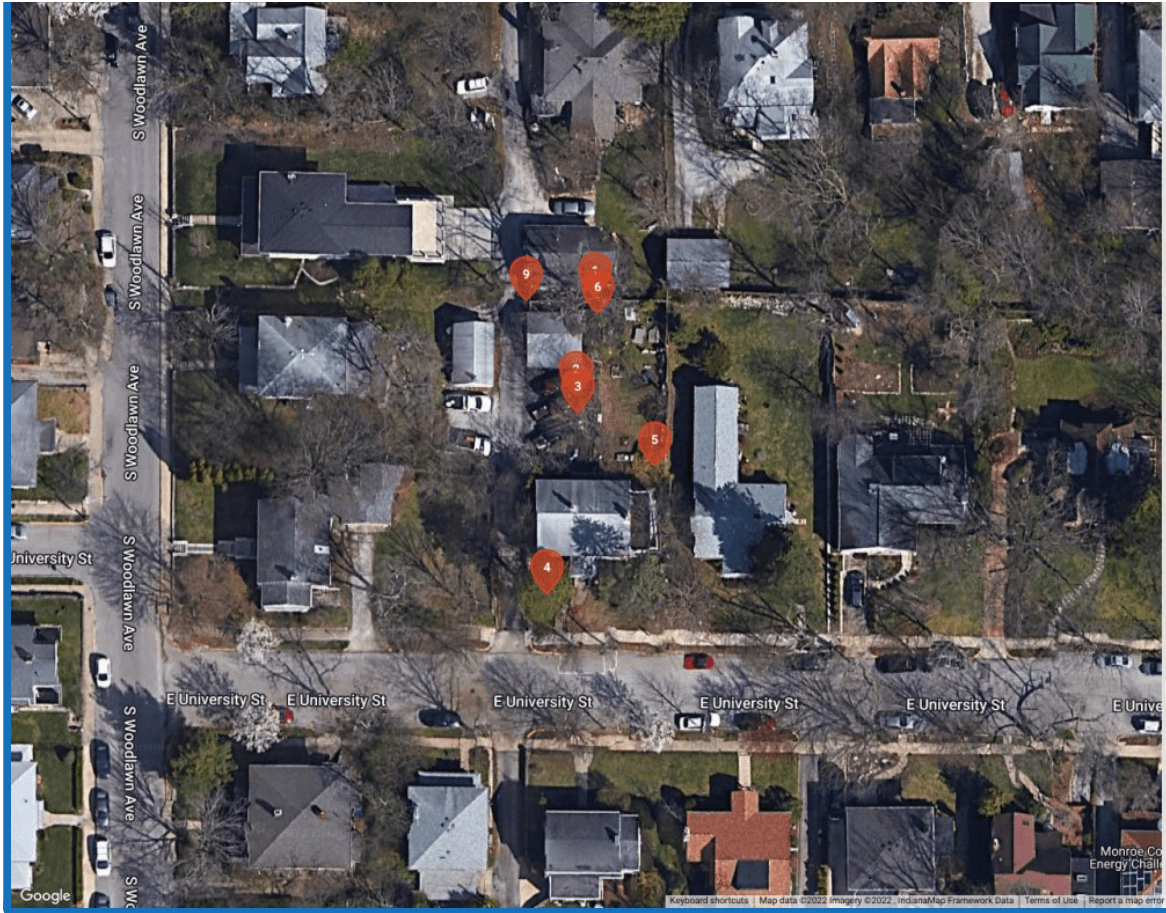


6) Tree Removal - With Cleanup

9) Tree Removal - With Cleanup



PO Box 345 Clear Creek, IN 47426



ID	DESCRIPTION	COLOR
1	Black walnut	
2	Maple	
3	Maple	
		

PO Box 345 Clear Creek, IN 47426

5 Locust



6 Trees and shrubs at base of #1.



9 Cedar



G. Murphy Build LLC

P.O. BOX 741

Bloomington IN 47402

(812) 360-6152

DATE; March 20, 2023

CLIENT; VERONIKA BARDONNER

STRUCTURAL DAMAGE REPORT FOR: 909 EAST UNIVERSITY ST.
BLOOMINGTON IN 47401

1. Locust Tree:

This tree is located on the Southeast corner of the house and is within 4 feet of the structure.

The tree roots are currently pushing on the foundation wall.

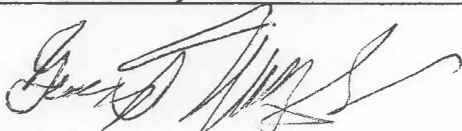
This will cause structural foundation damage. Additionally, the damage to the foundation wall will allow water penetration and possible flooding in the full basement.

2. Black Walnut Tree:

This tree is located 6 feet from the detached garage. The tree roots are causing structural damage to both the garage foundation, and the East wall structure.

RECOMMENDATIONS: REMOVAL OF BOTH TREES IS IMPERATIVE TO PROTECT THE STRUCTURE OF THE HOUSE AND DETACHED GARAGE.

**INSPECTIONS AND REPORT CONDUCTED BY GEORGE MURPHY,
PRESIDENT, G.MURPHY BUILD LLC**





Veronika Bardonner <vbardora@gmail.com>

Bluestone Tree

Matt Baldwin <matt@bluestonetree.com>
To: vbardora@gmail.com

Fri, Feb 17, 2023 at 4:05 PM

Ms. Bardonner contacted us at Bluestone Tree to assess her trees, as she felt the trees were interfering with the infrastructure of her property.

Upon the initial inspection it was noted that the majority of these trees were volunteers and not intentionally planted, except for the Red Pine.

The large Black Walnut is causing considerable damage to the structure below it (garage) and poses a significant risk to the building in the event of a major weather event. It was also noted that the trunk grows rather close to the building and is causing structural damage in the way of foundation and wall issues.

The eastern red cedar is also a volunteer and growing right next to the garage. It should be removed due to its extremely close proximity to the garage and concern for the roots conflicting with the wall and foundation of the garage.

The 2 Maple trees along the paneled fence are causing buckling of the fence. The trees are tall and have an unbalanced crown thus making them more susceptible to wind sail and failure.

The locust tree on the SE corner of the home is growing within close proximity to the home and there is concern for the roots of the tree conflicting with the foundation of the home.

The Red Pine growing in the front is causing damage to the retaining wall and the wall needs to be replaced.

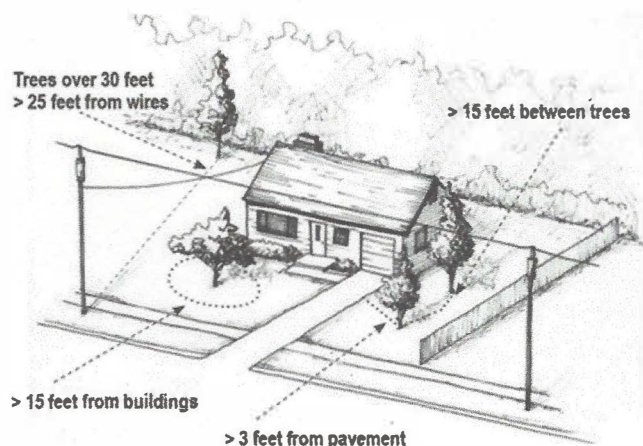
Any construction or improvements to these infrastructures would potentially cause great harm to the trees in question. The cutting of any roots or compaction of the soil around the roots of these trees could send them into a quick decline in health. This would increase the overall risk rating of these trees and there would be a higher likelihood that these trees could fail and impact the surrounding targets on the property and surrounding properties.

It is our professional opinion that these trees are candidates for removal due to the risk associated with these trees and to allow improvements to the property.

We recommend replanting with a variety of native hardwood species once the improvements to the property and infrastructure have been made. We recommend selecting the right species for each specific site when replanting.

Matt Baldwin
ISA Certified Arborist IN-3202A
ISA Tree Risk Assessment Qualified
OISC Certified Applicator F238042
Bluestone Tree

In The City of Bloomington Tree Care Manual (2017) this diagram shows the distance to plant different kinds of trees:



The Tree Care Manual says that the most critical area to sustain tree health is the critical root zone (CRZ), which is an area of the underground structure of a tree which is as large as the aboveground portion of the tree canopy.

One more important piece of information in the Tree Care Manual is that high-risk trees or tree parts have a high potential for failing, and a high potential to strike a foreseeable target resulting in significant damage.

My personal observation is that the black walnut trunk grows rather close about 6 ft. to my neighbor Jenny Southern historic detached garage. This closeness to the garage may cause structural damage of foundation and wall issues. The black walnut tree trunk is about 5 ft. to the power line, and its canopy is above the wires. Some weather conditions could provoke the tree to cause damage to the power line.

I agree with professional recommendations of Matt Baldwin, ISA Certified Arborist IN-3202A, ISA Tree Risk Assessment Qualified OISC Certified Applicator F238042. Matt's recommendations were made based on his arborist expertise, and in the respective to observe tree health, while needed works to preserve historic sites should be done.

Following The City of Bloomington Tree Care Manual and recommendation of Matt Baldwin, ISA certified arborist, I would like to retain historic landscape edging and replacing with native shrubs and small ornamental trees.

After deterioration that happened with time, preservation of the house and the detached garage, and my investments in in-kind improvements of the original fence, the original limestone retaining wall, and landscape will return back the original historic look to my property and preserve The Elm Heights Historic District architectural significance and retention of its historical integrity and fabric.

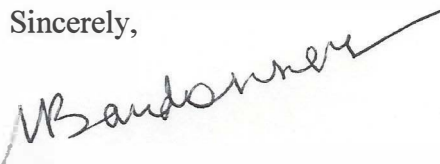
After all above was said and my studying two documents "Elm Heights Historic District Design Guidelines" and "The City of Bloomington Tree Care Manual" (2017), I am asking this Commission to take into

consideration all the reasons, brought out by me and by all appropriate services' professionals, and approve removals of five trees from my property: black walnut, two maple, locust, and red pine.

I enclose with my letter following documents:

1. Letter from George Murphy, G.Murphy Build, LLC
2. Letter from Michael Sterrett, Affordable Fence, Inc.
3. Letter from Baker Stone Work
4. Letter from Matt Baldwin, ISA Certified Arborist IN-3202A, ISA Tree Risk Assessment Qualified, OISC Certified Applicator F238042, Bluestone Tree

Sincerely,



Veronika Bardonner,

909 East University Street
Bloomington, Indiana 47401
April 11, 2023

To Whom It May Concern:

My name is Veronika Bardonner. I am the owner of 909 East University, Bloomington, IN 47401. My property is a part of the Elm Heights neighborhood.

My house was built in 1929.

My property is in urgent need for improvements to preserve and protect the architectural integrity and historic site of the Elm Heights neighborhood.

As it states in the Elm Heights Historic District Design Guidelines, I recognize and respect the equal value of preservation of historic buildings and structures, fences and walls, and historic landscapes. But in my case, in order to preserve the Elm Heights neighborhood's historic buildings, structures, fences, and walls on my property, some tree removal has to take place.

George Murphy, the owner of G. Murphy Build, in his letter states that the black walnut tree and the locust tree grow too close to the historic structures. The black walnut trunk grows rather close about 6 ft. to the detached garage. The locust tree on the SE corner of the house grows within close proximity close about 4 ft. to the house. These both trees are causing structural damage in the way of foundation and wall issues. The locust tree is concern for the roots of the tree conflicting with the foundation of the house. These tree roots may cause water penetration and possible flooding in the full basement.

Michael Sterrett, the owner of Affordable Fence, Inc., in the letter describes that in order to restore in-kind the original historic fence two maple trees and the black walnut tree should be removed. Two Maple trees and a Black Walnut tree are growing along the paneled fence are causing buckling of the fence. This will make the post footings be compromised causing the fence to collapse all together.

Baker Stone Work in the letter explains that the roots of the red pine, which grows in the front of the house and next to the historic limestone retaining wall, is causing damage to the limestone retaining wall. To fix the flooding and moistures issues in the basement, underground downspouts and basement drainage should be replaced.

Observation of all above mentioned professionals brings liability concerns in case of terminal damages cause by these trees.

STAFF REVIEW	Address: 613 W 4th St.
COA 23-33	Petitioner: Sandra Washburn
Application Date: 5/10/2023	Parcel: 53-05-32-417-033.000-005
RATING: CONTRIBUTING	Survey:



Background: Greater Prospect Hill Historic District

Request: Replacement of 10 Windows

Neighborhood Comments:

Sandy, as you may already know, your request hits 2 areas covered in our Greater Prospect Hill (GPHHD) design guidelines: removal of original materials and changes to public-way façade. Just as an FYI/reminder, our design review committee approval is not technically needed for these requests, which can be handled at the staff (Gloria) level. However, members of our committee can choose to support, not support, abstain, etc. I appreciate that Gloria and you (the homeowners) keep us in the loop.

Speaking only for myself, I think these changes make sense and are in keeping with similar replacements made by other property owners, as you have pointed out.

Guidelines: Greater Prospect Hill Historic District Guidelines
Pg. 25 - Changes to the Public Way Facade

1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house.

Pg. 26 - Removal of Original Materials

Removal of original materials shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.

The following guidelines relate to the above actions and they are enforceable by the BHPC.

Definition: In general, original material refers to the material and elements first used on the

structure, but may also include materials used in subsequent updates to the house.

(Note that some, many, or all original materials may already have been removed from the structure, while in other cases, some original materials may exist but remain hidden under more recently added materials.)

1. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.
2. Avoid removing or altering historic material or distinctive architectural features, like those listed. If materials are original and in good shape, means with which to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA. If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.

Staff Approved COA 23-33

- The windows comply with the fenestration size, materials, and shape requirements within the guidelines.
- The neighborhood subcommittee was not opposed.
- The property owner used the same window template design as their next door neighbor (605/607 W 4th St.) which was approved by the Historic Preservation Commission in 2022.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 613 West 4th Street

Parcel Number(s): 53-05-32-417-002.000-005

(OFFICE USE ONLY)
Filing Date: <u>5/10/2023</u>
Case Number: <u>COA 23-33</u>
HPC Hearing Date: <u>5/25/2023</u>

Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: _____

RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

APPLICANT INFORMATION:

Name: sandra Washburn Email: swashbur@iu.edu

Address: 613 W 4th Street Phone: 812 345 2596

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: _____ Email: _____

Address: _____ Phone: _____

PROPOSED WORK (Check all that Apply):

- New construction
 - Principal building
 - Accessory building or structure
 - Addition to existing building
- Demolition
 - Full Demolition
 - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
 - Window replacement
 - Door replacement
 - Siding
 - Roof material
 - Foundation
 - Other façade element: _____
- New Signage
- Alterations to the yard
 - Alteration to fences, walls
 - Tree removal
- Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer’s brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

CERTIFICATION

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant’s Signature: sandra J washburn  Digitally signed by sandra J washburn
Date: 2023.05.10 12:18:54 -04'00' Date: _____

INSTRUCTIONS TO PETITIONERS

1. No fee is required for submittal.
2. 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. This can be done in person, via the phone, or teleconference.
3. **Application form:** The [Bloomington Historic Preservation Map](https://bton.in/M_pUv) at https://bton.in/M_pUv provides the historic district and historic building survey. You need to open the layers and click on “Historic Sites and Survey” to find the historic ratings which are color coded.
4. Communicate with the Monroe County Building Department and the City of Bloomington’s Planning and Transportation Department in order to verify if there are additional requirements.
5. In the historic districts listed on the bottom of the page, the petitioner should contact the historic district construction subcommittee and acquire their feedback as early in the process as possible.
6. The petitioner must file a complete application that includes all of the required documents with Housing and Neighborhood Department Staff no later than fourteen days before a scheduled regular meeting.
7. The petitioner, owner or a delegated representative must attend the Bloomington Historic Preservation Commission (BHPC) Meeting. The BHPC meets the second and fourth Thursday of each month at 5:00 P.M. in a hybrid fashion, at the McCloskey Room (401 N Morton St., Room 135) and via Zoom (with a link to be provided). The petitioner will be notified of the Commission’s decision and a Certificate of Appropriateness will be issued to them. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If the petitioner feels uncertain of the merits of the petition, they 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.

CHECKLIST OF REQUIRED DOCUMENTS

- Filled and signed Application for the Certificate of Appropriateness
- Written description of the nature of the proposal
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer’s brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction. **(All images must be clear and submitted either in a physical format or as 150-300 dpi jpg, png, or pdf.)**
- A map of the site with the site boundaries indicated (GIS imagery from sites such as the [Elevate Tax Maps](https://monroein.elevatemaps.io/) at <https://monroein.elevatemaps.io/> or [Google Maps](https://maps.google.com/) (maps.google.com) are acceptable). In the case that the historic district in which the property is located has a construction
- subcommittee, it is highly advisable to contact and review your project with said committee before submitting the application. Contact information for the committee representatives is available upon request from the Historic Preservation Program Manager.

- [Elm Heights Historic District](#)
- [Greater Prospect Hill Historic District](#)
- [Matlock Heights Historic District](#)
- [McDoel Gardens Historic District](#)
- [Near West Side Historic District](#)
- [Maple Heights Historic District](#)

We wish to remove 10 double hung single pane windows and large single pane storm windows and replacing with wood double hung energy efficient windows with screens. We are no longer physically able to remove storms for cleaning of the windows and have no place to store storms (they are huge) if we were to have screens made.

The description of the windows we wish to install is directly from the Pella Brochure.

PELLA® ARCHITECT SERIES® – TRADITIONAL Wood Double-Hung Window

A classic window style, Pella Architect Series - Traditional double-hung windows have two moveable sashes for improved ventilation. With authentic spoon-style lock hardware and innovative traditional grilles, these double-hung windows deliver distinguished craftsmanship.



3/27/2001







STAFF RECOMMENDATIONS	Address: 917 N Fairview St.
COA 23-29	Petitioner: Jacob S. Bower-Bir and Daniel Joseph Weddle
Application Date: 4/13/2023	Parcel: 53-05-32-104-005.000-005
RATING: CONTRIBUTING	Survey: Contributing



Background: Maple Heights Historic District

Request: *Build an ADU.* ADDITIONAL DATA PENDING

Neighborhood Comments: Original comments tended towards being ambivalent. However, additional comments are pending.

Guidelines: Maple Heights Historic District Guidelines

BUILDING OUTLINE (pg. 27)

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

RECOMMENDED

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

NOT RECOMMENDED:

1. Roof shapes that create uncharacteristic shapes, slopes and patterns.

Massing (pg. 28)

“RECOMMENDED

1. The perceived total mass and site coverage of a new building should be consistent with surrounding buildings.
2. A larger than typical mass might be appropriate if it is broken into elements that are visually compatible with the mass of the surrounding buildings.”

FOUNDATION/ FIRST FLOOR ELEVATION

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

RECOMMENDED

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

Accessory Structure Guidelines (pg. 33)

“For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case.”

RECOMMENDED:

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

Staff Recommends for 23-29 that the petitioner work with the HPC to find a creative solution which allows for the incorporation of creative features while maintaining the principles of the historic district guidelines.

- The proposed ADU's location is in line with the guidelines.
- The design proposes a creative use of materials.
- The proposed materials, massing, and roofing break with the local building patterning.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 23-29

Date Filed: 4/13/2023

Scheduled for Hearing: 4/27/2023

Address of Historic Property: 917 North Fairview Street

Petitioner's Name: Daniel Joseph Weddle & Jacob S. Bower-Bir

Petitioner's Address: 1131 Lexington Ave, Indpls, IN 46203

Phone Number/e-mail: 317.332.9073 / jake@terranrobotics.ai

Owner's Name: Daniel Joseph Weddle

Owner's Address: 917 North Fairview Street, Bloomington, IN

Phone Number/e-mail: 812.360.5829 / danny@terranrobotics.ai

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. 53-05-32-104-005.000-005

2. A description of the nature of the proposed modifications or new construction:
The new construction will be an unattached, single story ADU with an alley-facing basement garage that will not touch the historic structure (aka "main house"). The main house is a single story structure with a basement apartment. The basements of the main house and of the proposed ADU are accessible via the alley. On the ground level, the proposed ADU has two components. (1) To the south is an existing, wood-clad tiny home with a kitchenette, eating nook, loft, and bathroom. (2) To the north is a clay composite (aka "cob") structure that will serve as a bedroom. Atop the cob structure is a roof deck with low slope roof lines referencing the main house roof. Together, the main house and ADU frame the backyard, gathering S and SE sunlight.

3. A description of the materials used.
The basement of the proposed ADU is the same exposed concrete block of the main house basement apartment. The bedroom of the proposed ADU will be constructed of, and finished with, natural earthen material--- specifically, locally sourced clay. The local clay used is warm in color and plays well the the brick that clads the main house. The remainder of the proposed ADU is clad in car siding produced regionally from cherry, maple, and poplar harvested from the owner's family farm outside Bedford, IN. The roof of this structure reaches to the ground, and it is made of metal collected regionally.

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.

PHOTOGRAPHS OF THE EXISTING HISTORIC STRUCTURE
aka "main house"

façade from Fairview looking EAST



façade from Fairview, looking NORTHWEST



façade from Fairview, looking SOUTHWEST



façade from Fairview and alley intersection, looking SOUTHWEST



façade from Fairview, showing southern neighbor, looking SOUTHWEST



façade from Fairview, showing northern neighbor, looking NORTHWEST



PHOTOGRAPHS OF PROPERTIES ADJACENT TO THE PROPOSED BUILD SITE
All photographs taken from the location of the proposed ADU.

looking NORTH



looking SOUTH



looking EAST at existing main structure



looking WEST



PHOTOGRAPHS OF PROPOSED ADU FINISHES

Proposed ADU has two main above ground components: (1) an earthen bedroom and (2) a converted tiny home.

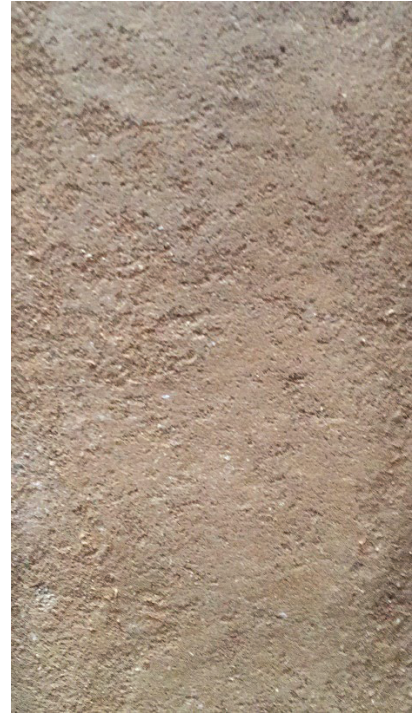
earth burnished with OIL



POLISHED earth



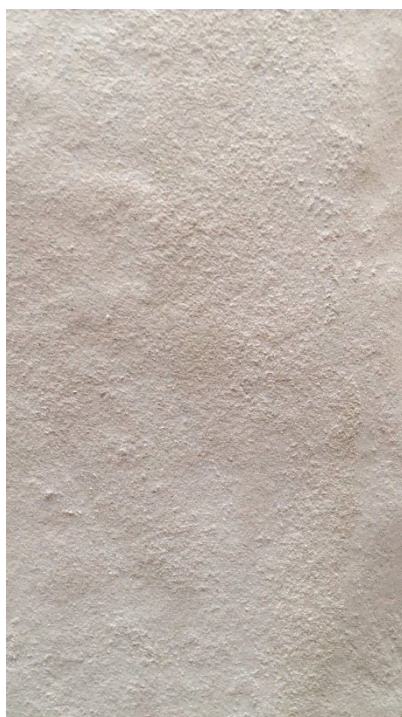
earth with PVA



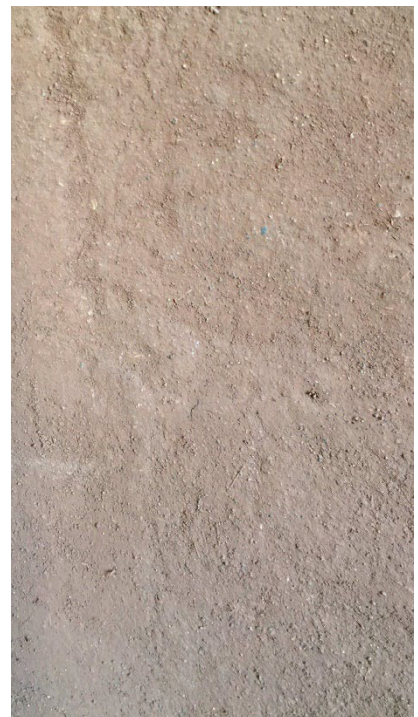
earth with 3 COAT LIME



earth with LIME STUCCO



traditional EARTEN PLASTER



proposed EASTERN façade

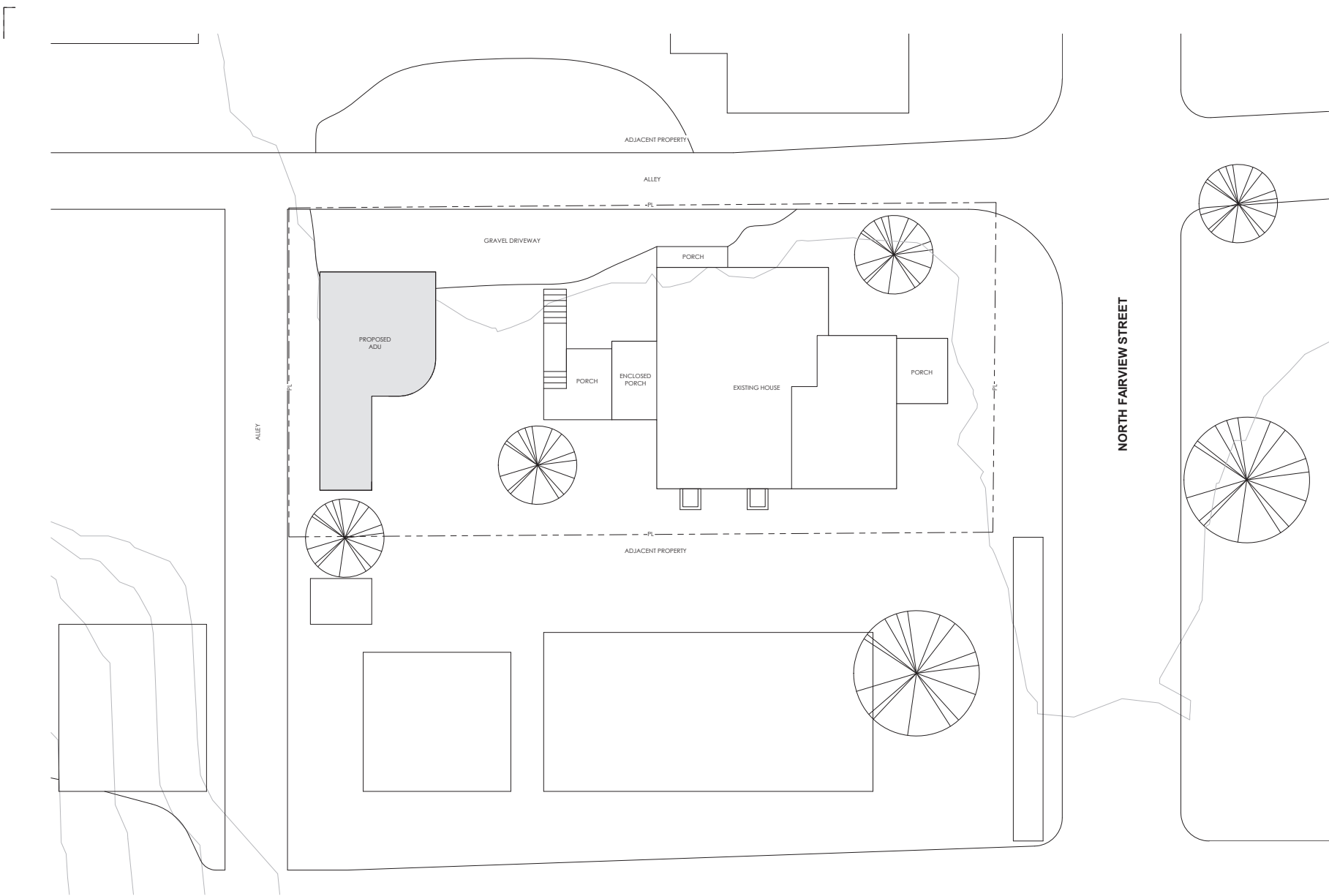


proposed SOUTHER façade



proposed WESTERN façade





  **SITE PLAN**
1/8" = 1'-0"



**THE DESIGN ANARCHY
COOPERATIVE**

SITE PLAN
TERRAN - HOUSE PROJECT
PROJECT ADDRESS

REVISIONS	DATE

DATE: 04-13-2023
SCALE VERIFICATION: 0

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ADDENDUM to COA application for 917 N Fairview St

Original application submitted April 13, 2023

Addendum submitted April 21, 2023

This addendum is meant to provide an extended discussion of the layout and materials of the proposed accessory dwelling unit (ADU) at 917 N Fairview St, which is located within the Maple Heights Conservation District. As noted in the Bloomington Historic Preservation Commission’s staff report on that conservation district, “[t]he construction and styles of houses in Maple Heights are representative of the need for worker housing near the downtown area” (p. 7). As befits such a neighborhood, there is not one overriding housing style characteristic of Maple Heights; rather, there are a variety of housing styles, including “gabled-ell cottages and pyramid roof houses, [...] shotgun houses, double-pen houses, and California Bungalows” (p. 6). It is into this eclectic, cozy mix of worker cottages that we propose the ADU detailed in our original COA application.

There are three principal objectives we set for the proposed ADU: (i) increase housing density in the neighborhood, with its walkable proximity to downtown Bloomington; (ii) limit the environmental impact of the building process and ensure that the resulting structure is energy efficient; and (iii) honor the pragmatic, frugal style of homebuilding that characterizes the historic Maple Heights neighborhood. The first objective is necessarily achieved with the addition of a bedroom and living space, so we will concentrate here on the second and third objectives.

Regarding the **environmental sustainability** of the project:

The proposed ADU’s kitchen, dining room, and bathroom are housed within a preexisting tiny home the owner built years ago using locally harvested wood from his family’s nearby farm and locally sourced scrap metal. Because it is preexisting and can be repurposed, this portion of the proposed ADU is already well into its lifecycle and will not invite the material waste that new construction would necessarily entail. Meanwhile, the remainder of the ADU main living space will be built with a clay composite commonly called “cob”. Cob is made from all natural materials (clay, sand, and straw), all of which can be harvested either on site or locally, all of which can be recycled into new cob structures if demolished, and all of which will revert to their constituent components if left unattended. None of this structure will end up in a landfill; there will be no waste. The repurposed tiny house is already insulated, and the new cob structure will be built to a thickness such that it is naturally insulated. Additionally, the cob walls passively act as solar heat sinks, further reducing the need for actively heating the space during cold months.

Regarding the **appropriateness of the appearance** within the Maple Heights historic district...

As detailed above, Maple Heights is architecturally eclectic. The main house on the property, which is designated as a contributing historic structure, clearly exhibits the practical, piecemeal approach to home improvement you would expect in a working-class neighborhood. For example, three porches have been added over the years, none of which match the original roof line—two are low sloped EPDM roofs and the other is gabled, all abutting a main structure with a hipped shingle roof. The abundance of

exterior finishes on the main house further highlights the intermittent patchwork of home expansion common throughout the neighborhood. In order of total coverage, the main house is clad in (i) aluminum siding, (ii) brick, (iii) CMU block, (iv) exterior plywood, and (v) stacked limestone foundation.

The proposed ADU, with its mix of materials and rooflines, plays to the heterogenous sensibilities of the larger Maple Heights district, and to the materials and forms of the main house specifically. The warm, natural cob walls and the tung oiled wood planks of the tiny home speak to the main house's brick and wood siding, respectively, and the CMU block of the ADU's basement is the same as that composing the basement of the existing house. The low sloped roof over the cob structure matches the roofs of the two previous porch additions to the main house. Like the mix-and-match rooflines of the existing main house and its historic additions, the proposed ADU combines two different roof shapes. In addition to their environmental benefits mentioned above, the use of a repurposed structure and a structure built out of abundant earthen materials speaks directly to the practical, working-class character of Maple Heights. The materials are attractive, while also being immediately available, affordable, and durable. They communicate a commonsense approach to building, and a viable path towards affordable housing.

The proposed ADU will not be visible when standing in front of the main house, and the ADU does not touch or in any way alter the historic main house. The ADU sits in conversion with the main house but makes sure not to overpower or compete with it. Together, the proposed ADU and main house enclose the back yard, creating a courtyard. This allows the residents of both dwellings to exist comfortably apart, but also enjoy the benefits of communal outdoor space. The slope of the lot is downhill from south to north, with an alley-facing walkout basement on both the main house and the proposed ADU. The logic of the ADU follows the logic of the home, with a walkout basement/garage entrance on the north alley and a main entrance towards Fairview St to the east.

To aid in the Commission's review of our proposal, we have attached several photographs of precedent structures. Please see:

- **Figures 1–15** for examples of dwellings around Maple Heights that have **compound roofs** akin to that of the tiny home and cob portions off the proposed ADU.
- **Figures 16–21** for examples of dwellings and accessory structures around Maple Heights that use **mass walls** akin to the cob and CMU portions of the proposed ADU.
- **Figures 22–27** for examples of dwellings and accessory structures around Bloomington that have **curved exterior walls** akin to the cob portion of the proposed ADU.
- **Figures 28–33** for examples of dwellings and accessory structures around Bloomington that are built with **exposed natural materials**.
- **Figures 34–36** for examples of dwellings and accessory structures around Bloomington that have **plaster or stucco finishes**.

Finally, please see the attached, **updated drawing set** for additional renderings, plans, and elevations.

FIGURES
1 - 15

COMPOUND
ROOFS
in Maple
Heights



512 W 13th St accessory



512 W 15th St



522 W 13th St accessory



522 W 13th St



523 W 13th St



626 W 13th St



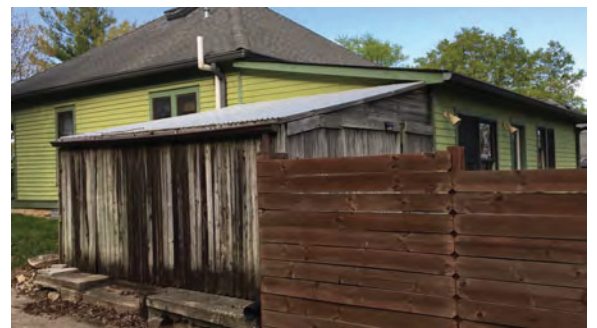
702 W 13th ST



705 W 13th St



721 N Fairview St accessory



721 W 13th St



802 N Fairview St



811 N Jackson St



943 N Jackson St accessory I



943 N Jackson St accessory II



1001 N Madison St

FIGURES
16 - 21

MASS
STRUCTURES
in Maple
Heights



702 W 13th ST



807 N Maple St



916 N Fairview St



924 N Fairview St accessory



931 N Fairview St accessory



931 N Fairview St

FIGURES
22 - 27

CURVED
STRUCTURES
in
Bloomington



1010 W 11th St



1105 N Woodburn Ave 2



1105 N Woodburn Ave



1105 N Woodburn Ave view I



1105 N Woodburn Ave view II



514 W Kirkwood Ave

FIGURES
28 - 33

NATURAL
MATERIALS
in
Bloomington



604 N Adams St



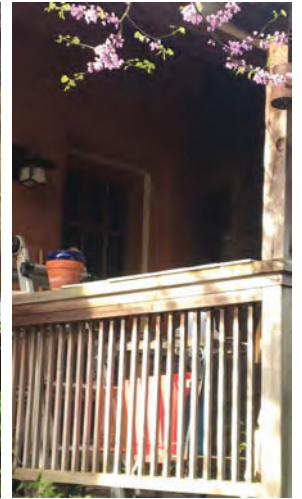
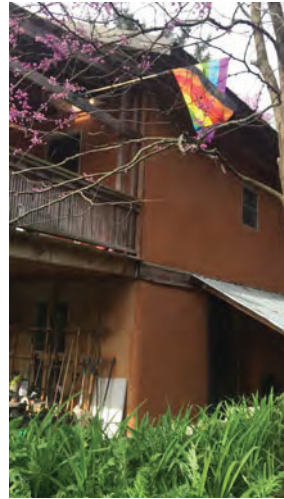
1212 W Cottage Grove Ave B



907 S Madison St view I



907 S Madison St view II



907 S Madison St view III & IV



901 N Maple St

FIGURES
34 - 36

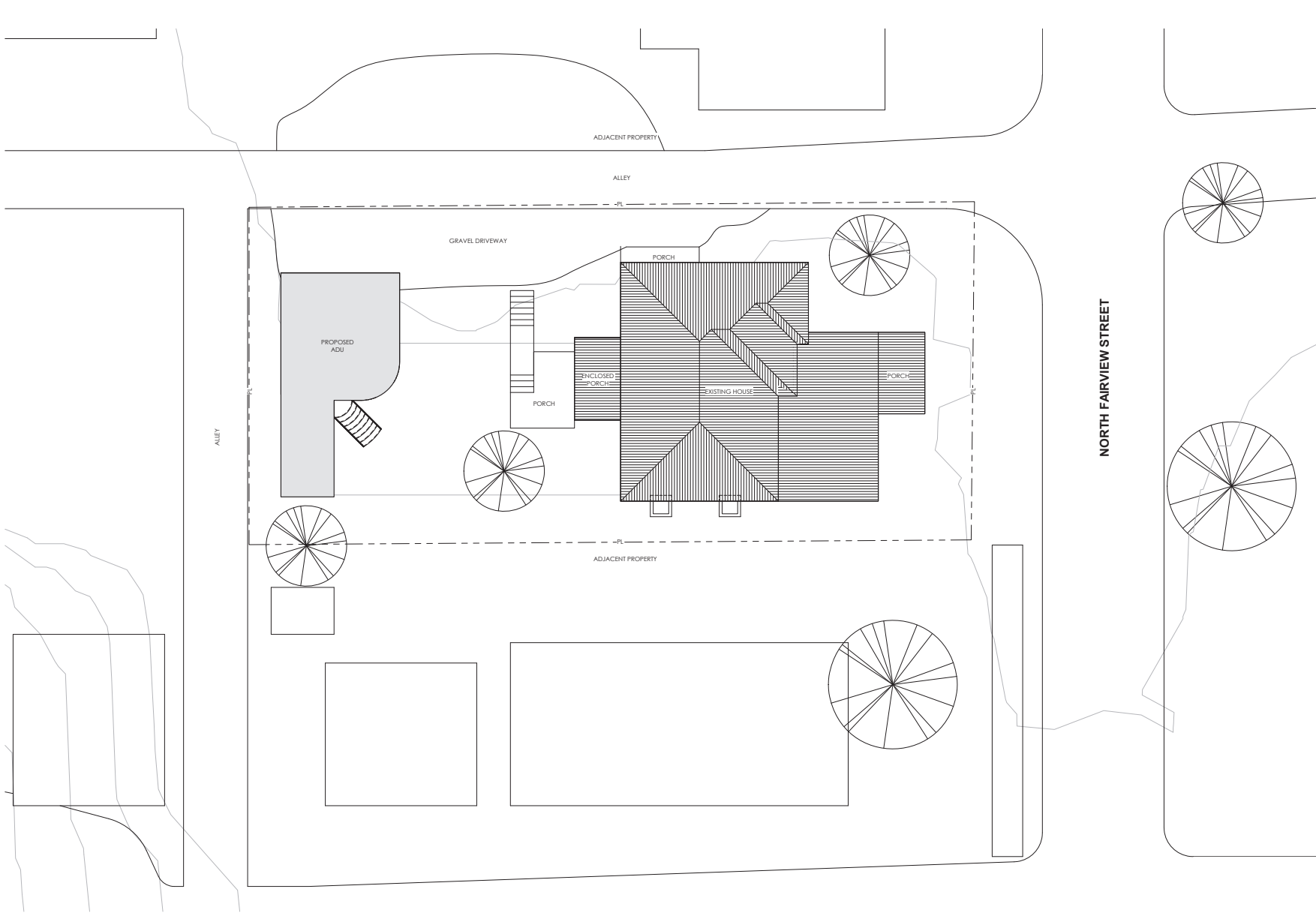
PLATER
FINISHES
in
Bloomington



920 N Crescent Rd



910 N Crescent Rd





SITE PLAN
 1/8" = 1'-0"



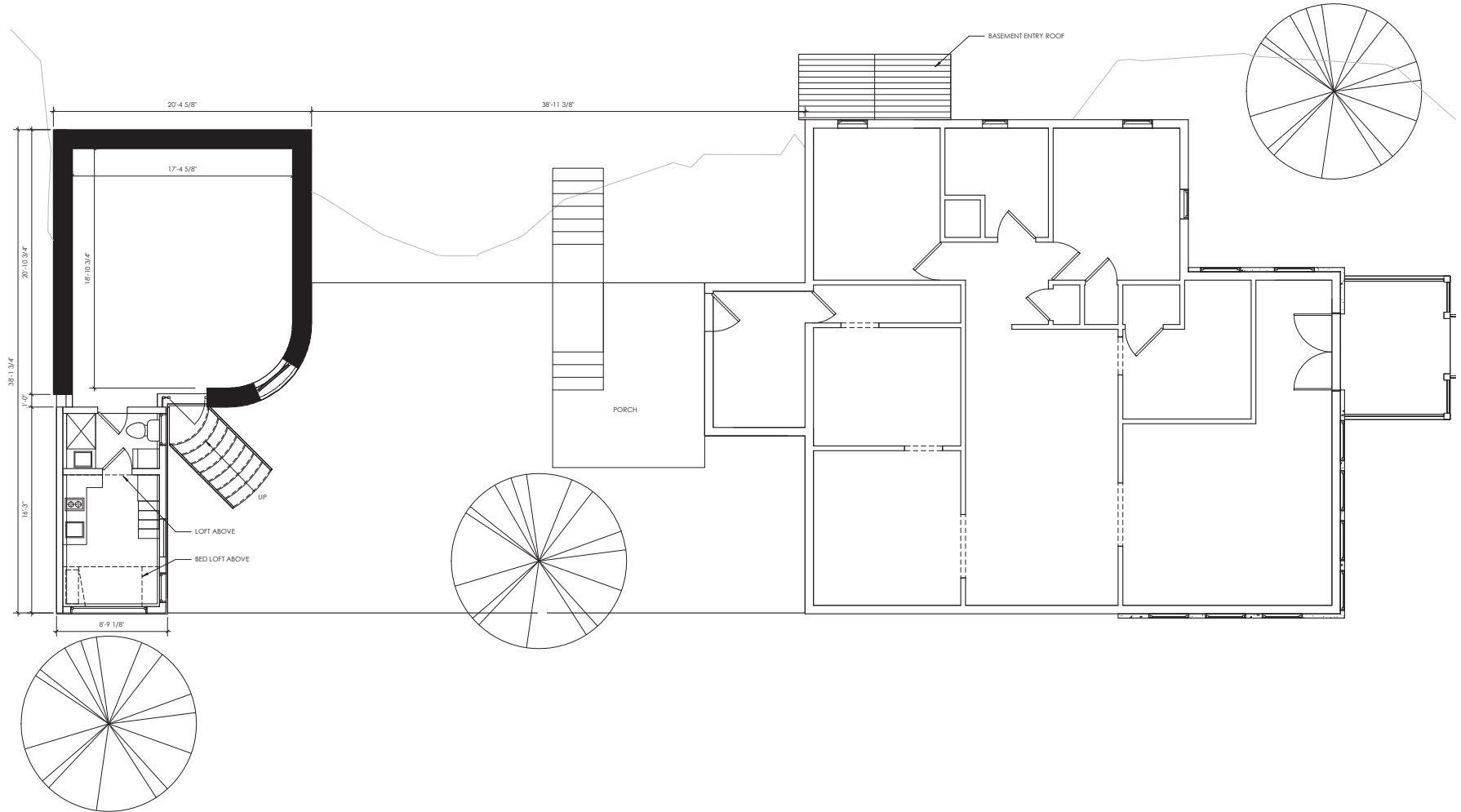
DESIGN ANARCHY
 COOPERATIVE

SITE PLAN
 TERRAN - HOUSE PROJECT
 PROJECT ADDRESS

REVISIONS	DATE

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ADU & HOUSE PLAN

1/4" = 1'-0"



DESIGN ANARCHY
COOPERATIVE

ADU & HOUSE PLAN
TERRAN - HOUSE PROJECT
PROJECT ADDRESS

REVISIONS	DATE

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SCALE VERIFICATION: 0

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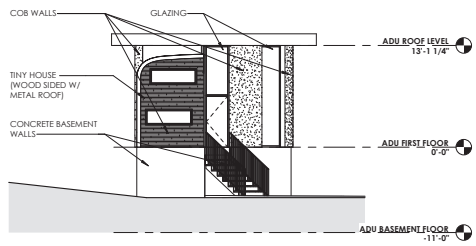
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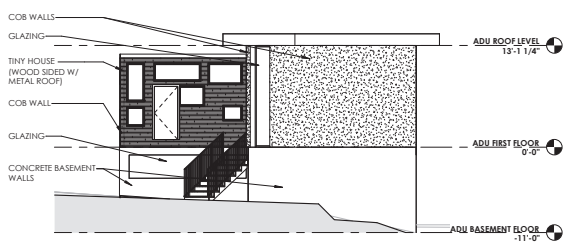
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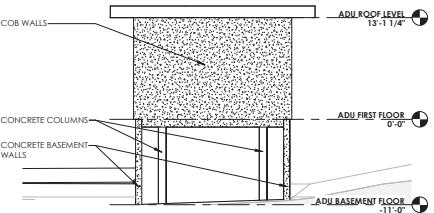
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JOB # 00-00
SHEET:



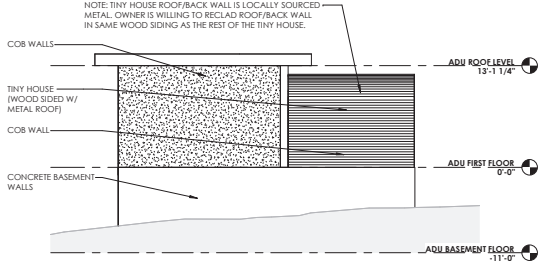
1 ADU SOUTH ELEVATION
1/8" = 1'-0"



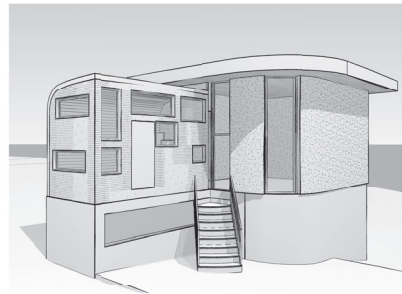
2 ADU EAST ELEVATION
1/8" = 1'-0"



3 ADU NORTH ELEVATION
1/8" = 1'-0"



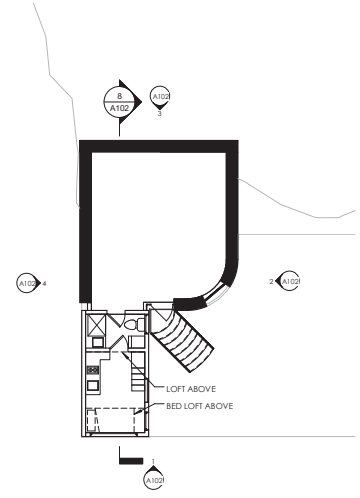
4 ADU WEST ELEVATION
1/8" = 1'-0"



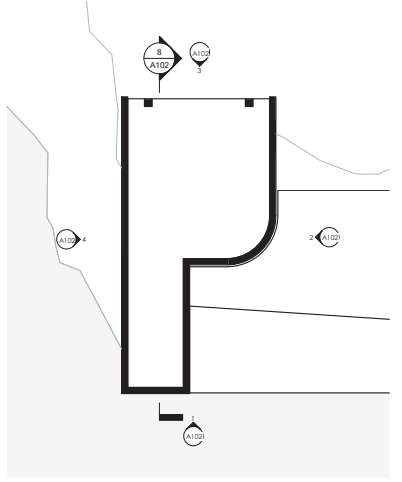
7 3D VIEW - FOR REFERENCE ONLY



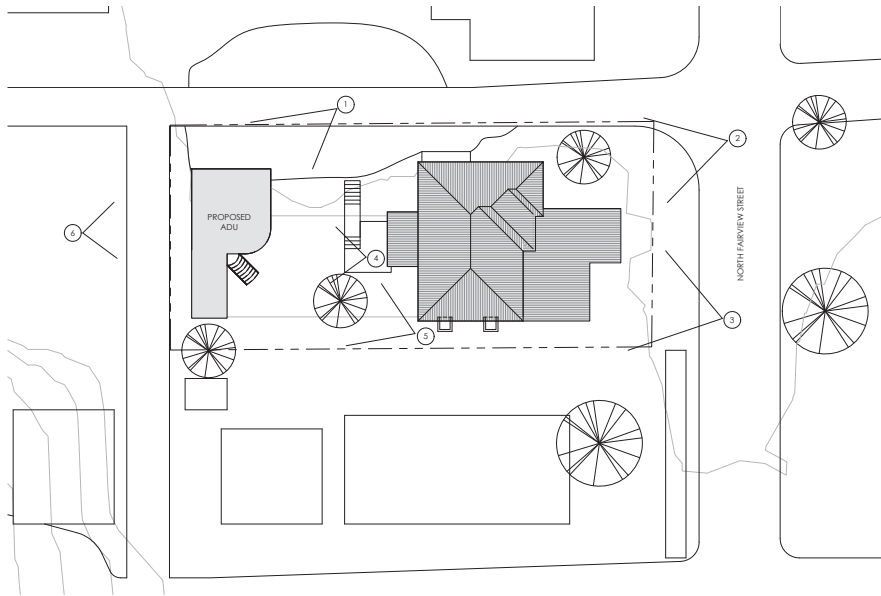
8 ADU SECTION
1/8" = 1'-0"



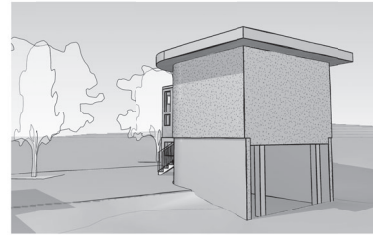
5 ADU FLOOR PLAN
1/8" = 1'-0"



6 ADU BASEMENT PLAN
1/8" = 1'-0"



REFERENCE VIEWS KEY PLAN
1/16" = 1'-0"

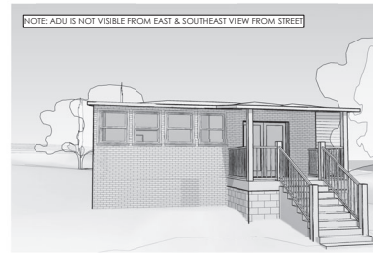


1 ADU - NE SIDE VIEW
A103

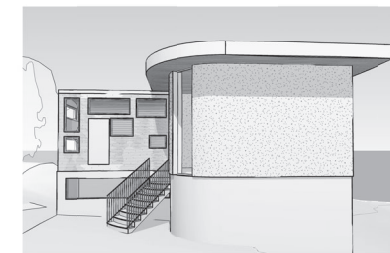
NOTE: ALL VIEWS SHOWN ARE FOR REFERENCE ONLY



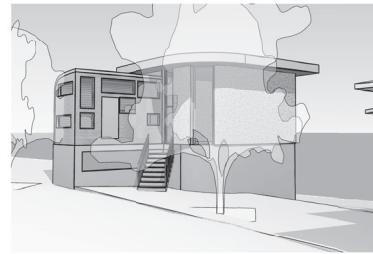
2 HOUSE & ADU - NE SIDE STREET VIEW
A103



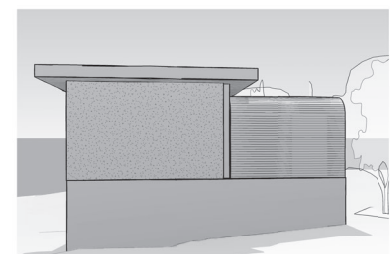
3 HOUSE - EAST SIDE STREET VIEW
A103



4 ADU - EAST ELEVATION VIEW
A103



5 ADU - SE VIEW
A103



6 ADU - WEST SIDE VIEW
A103

REVISIONS	DATE

DATE: 04-21-2023

SCALE VERIFICATION: 0 1'

THIS DRAWING IS FORMATTED TO PRINT ON 22X34 PAPER

JOB # 00-00

SHEET:

A103

4/20/2023 8:52:08 PM

STAFF RECOMMENDATIONS	Address: 1108 S Madison St.
COA 23-31	Petitioner: Linda Napier
Application Date: 4/27/2023	Parcel: 53-08-05-401-048.000-009
RATING: CONTRIBUTING	Survey: c. 1930, front gabled bungalow



Background: McDoel Historic District

Request: Build a new detached garage

Neighborhood Comments: Neighborhood overwhelmingly approves of this project, and established so after having met on May 4, 2023 to discuss it.

Guidelines: McDoel Historic District (pg. 9)

Accessory Structures:

- **Placement on Lot:** Existing historic accessory structures are generally found within the backyard of the lot. To be compatible with this pattern, permanent new accessory structures should be placed within the backyard when feasible. Existing historic accessory structures placed in backyards are often visible from the public right of way; this is acceptable with new accessory structures as well.
- **Structure Design:** Permanent new accessory structures visible to public view, that is, seen from the defined public ways by casual passers-by, are encouraged to be visually compatible with existing structures. Garages are limited to a maximum two-car size. Roof lines that match the pitch of the main structure on the lot are encouraged.

Staff Recommends approval of COA 23-31

The proposed garage would have horizontal siding, fit two cars, and be overall compatible in scale, material, and roof pitch with surrounding structures.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1108 S. MADISON ST.

Parcel Number(s): 53-08-05-401-048.000-009

(OFFICE USE ONLY)	
Filing Date:	<u>4/27/2023</u>
Case Number:	<u>COA 23-31</u>
HPC Hearing Date:	<u>5/11/2023</u>

Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: _____

RATING (City of Bloomington Survey of Historic Sites and Structures) Info AT: <https://bton.in/M-pUv>

- Outstanding
- Notable
- Contributing
- Non-Contributing

APPLICANT INFORMATION:

Name: LINDA J NAPIER Email: sunflowerspices@yahoo.com

Address: 1108 S. MADISON ST 47403 Phone: 812-371-8998

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: (SAME AS ABOVE) Email: _____

Address: _____ Phone: _____

INSTRUCTIONS TO PETITIONERS

1. No fee is required for submittal.
2. 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. This can be done in person, via the phone, or teleconference.
3. **Application form:** The Bloomington Historic Preservation Map provides the historic district and historic building survey. You need to open the layers and click on "Historic Sites and Survey" to find the historic ratings which are color coded.
4. Communicate with the Monroe County Building Department and the City of Bloomington's Planning and Transportation Department in order to verify if there are additional requirements.
5. In the historic districts listed on the bottom of the page, the petitioner should contact the historic district construction subcommittee and acquire their feedback as early in the process as possible.
6. The petitioner must file a complete application that includes all of the required documents with Housing and Neighborhood Department Staff no later than fourteen days before a scheduled regular meeting.
7. The petitioner, owner or a delegated representative must attend the Bloomington Historic Preservation Commission (BHPC) Meeting. The BHPC meets the second and fourth Thursday of each month at 5:00 P.M. in a hybrid fashion, at the McCloskey Room (401 N Morton St., Room 135) and via Zoom (with a link to be provided). The petitioner will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to them. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If the petitioner feels uncertain of the merits of the petition, they 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.

CHECKLIST OF REQUIRED DOCUMENTS

- Filled and signed Application for the Certificate of Appropriateness
- Written description of the nature of the proposal
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction. **(All images must be clear and submitted either in a physical format or as 150-300 dpi jpg, png, or pdf.)**
- A map of the site with the site boundaries indicated (GIS imagery from sites such as the Elevate tax maps available at (<https://monroein.elevatemaps.io/> or [Google Maps](https://maps.google.com) (maps.google.com) are acceptable).
- In the case that the historic district in which the property is located has a construction subcommittee, it is highly advisable to contact and review your project with said committee before submitting the application. Contact information for the committee representatives is available upon request from the Historic Preservation Program Manager.
 - Elm Heights Historic District
 - Greater Prospect Hill Historic District
 - Matlock Heights Historic District
 - McDoel Gardens Historic District
 - Near West Side Historic District

PROPOSED WORK (Check all that Apply):

- New construction
 - Principal building
 - Accessory building or structure
 - Addition to existing building
- Demolition
 - Full Demolition
 - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
 - Window replacement
 - Door replacement
 - Siding
 - Roof material
 - Foundation
 - Other façade element:
- New Signage
- Alterations to the yard
 - Alteration to fences, walls
 - Tree removal
- Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

- Written description of the nature of the proposal. *[CAN USE THE BACK OF THE PAGE]*.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

CERTIFICATION

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: _____

Linda J. [Signature]

Date: 4-27-2023









April 26, 2023

Linda Napier
1108 S. Madison St.
Bloomington, IN
47403

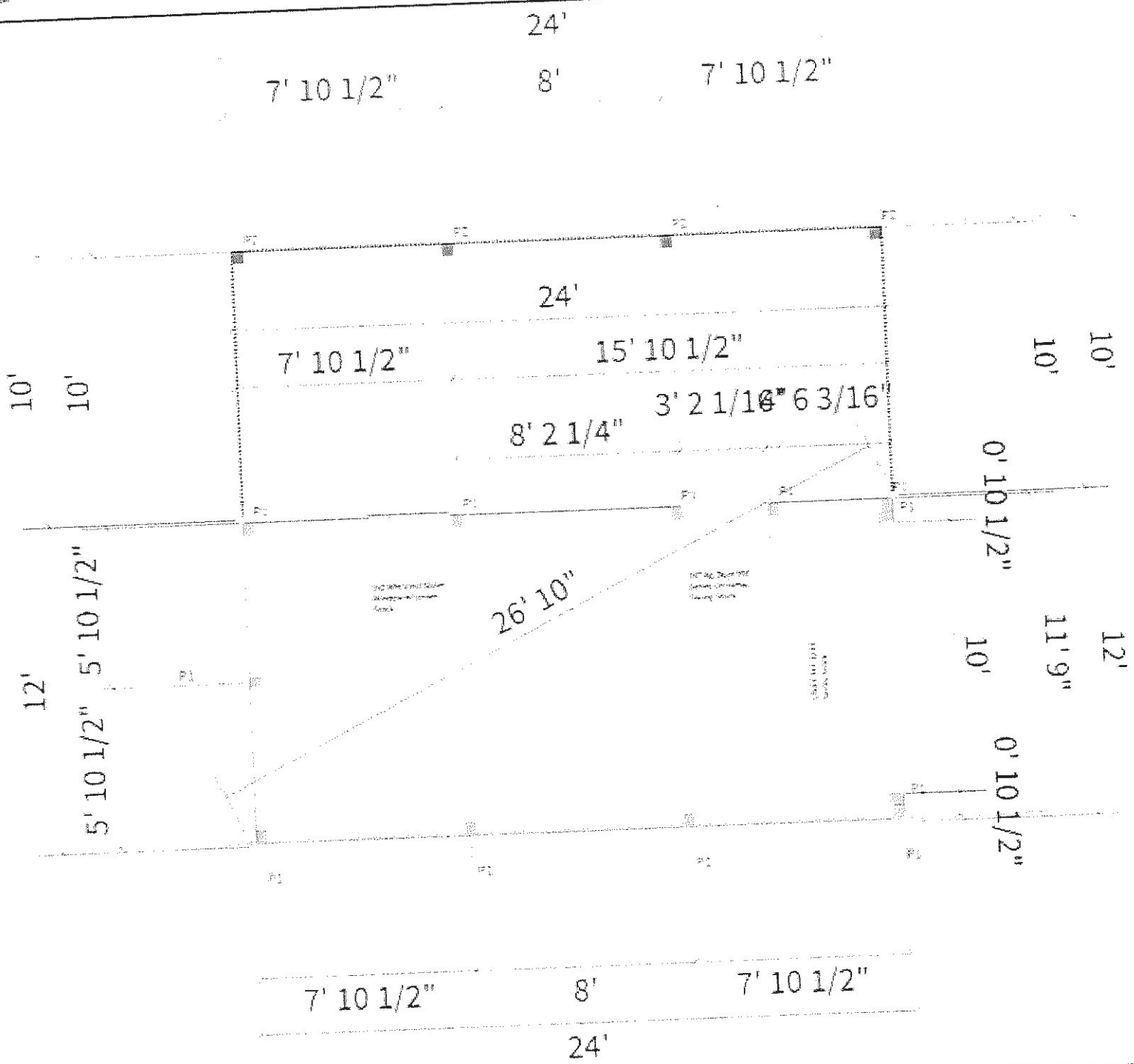
812-371-8998
sunflower spices@yahoo.com

Garage Construction
Proposal

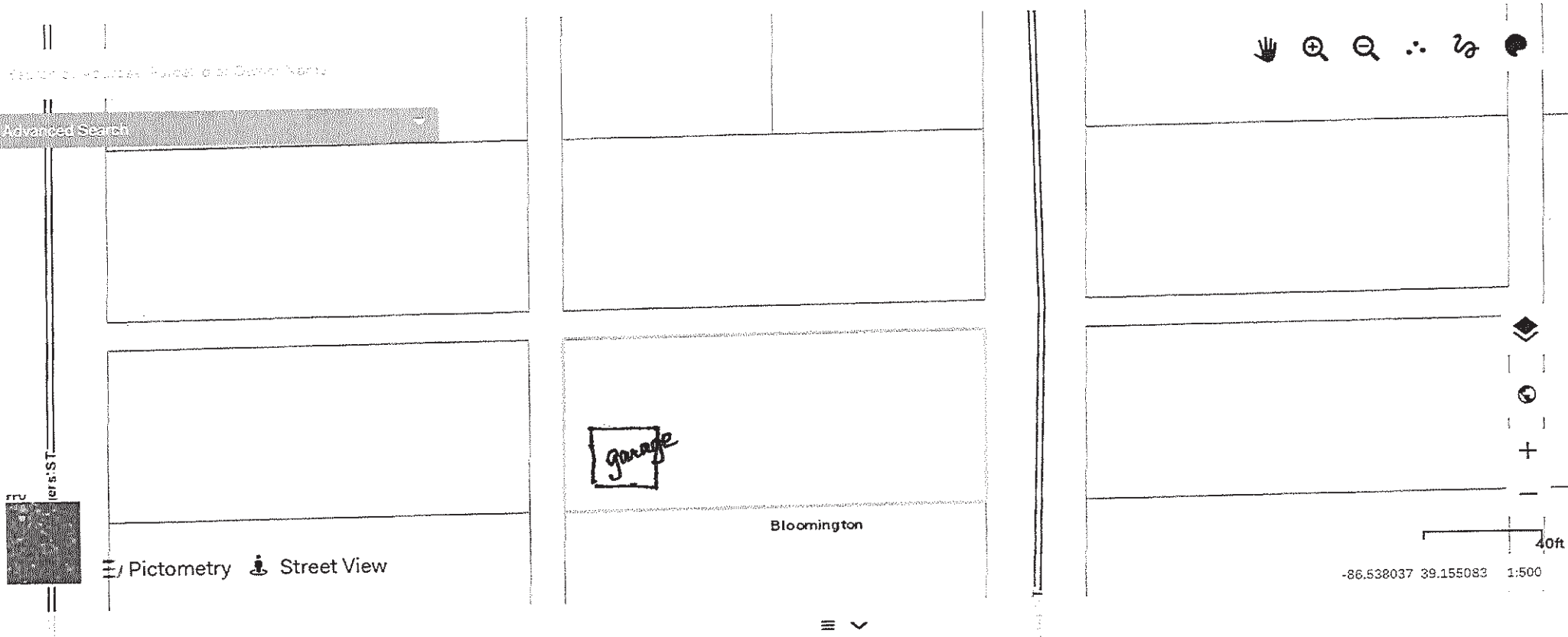
Contractor —

Logan ~ 812-227-1813
Steele Construction
steeleconstruction02@gmail.com

Post Layout



	3 Ply 2x6 Nail Lan
	15" Precast Concr
	Cookie
P1	1' 4"x4' Hole Dept
	80 = Bag Of Sackr
	Treated 6x6
	15" Precast Concr
	Cookie
P2	1' 4"x4' Hole Dept
	80 = Bag Of Sackr

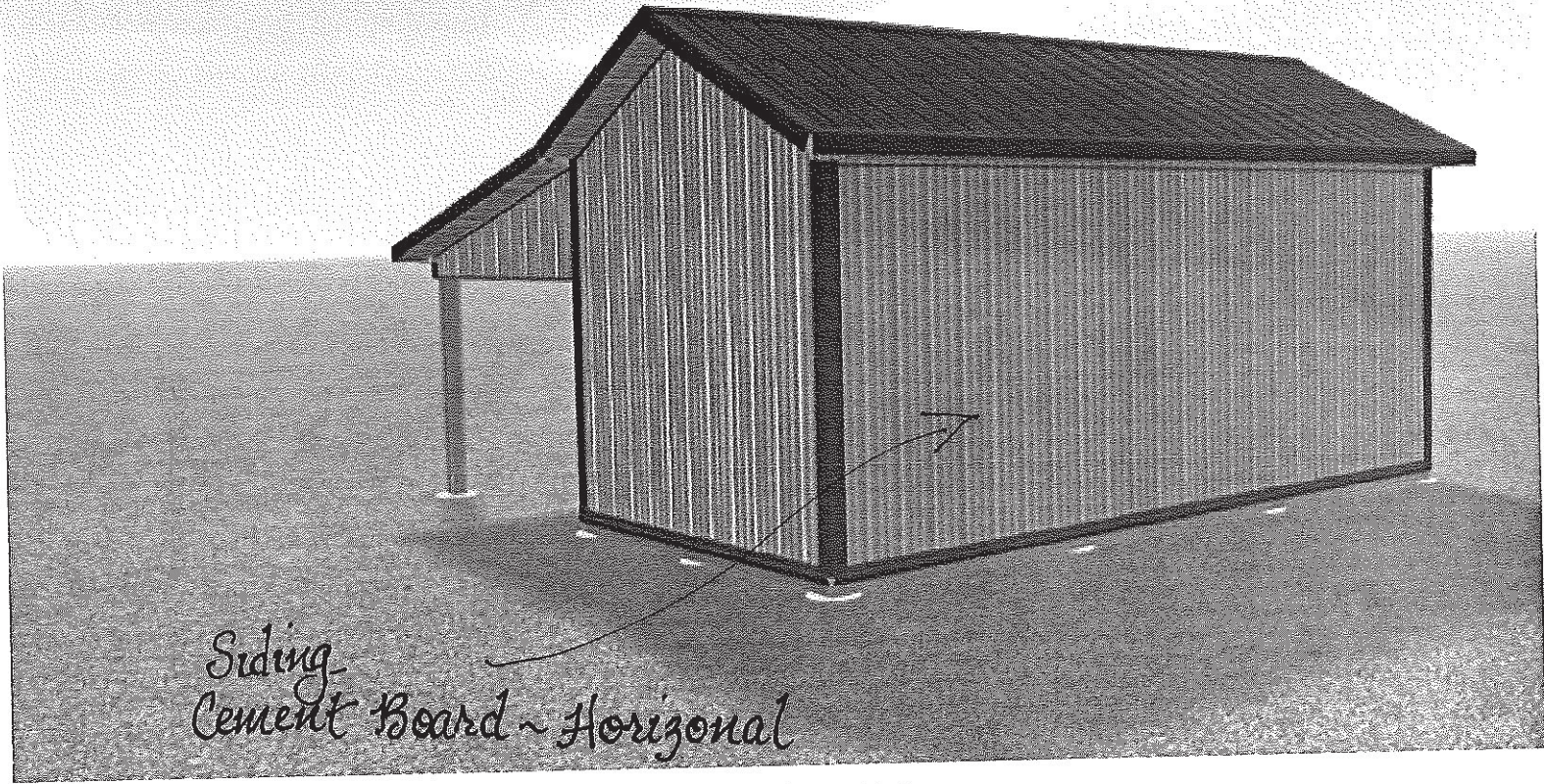


Select All (1) Delete Download Clear **Draw Shapes** - X

Parcels Corporate Boundaries Delete Delete All Load KML Save KML

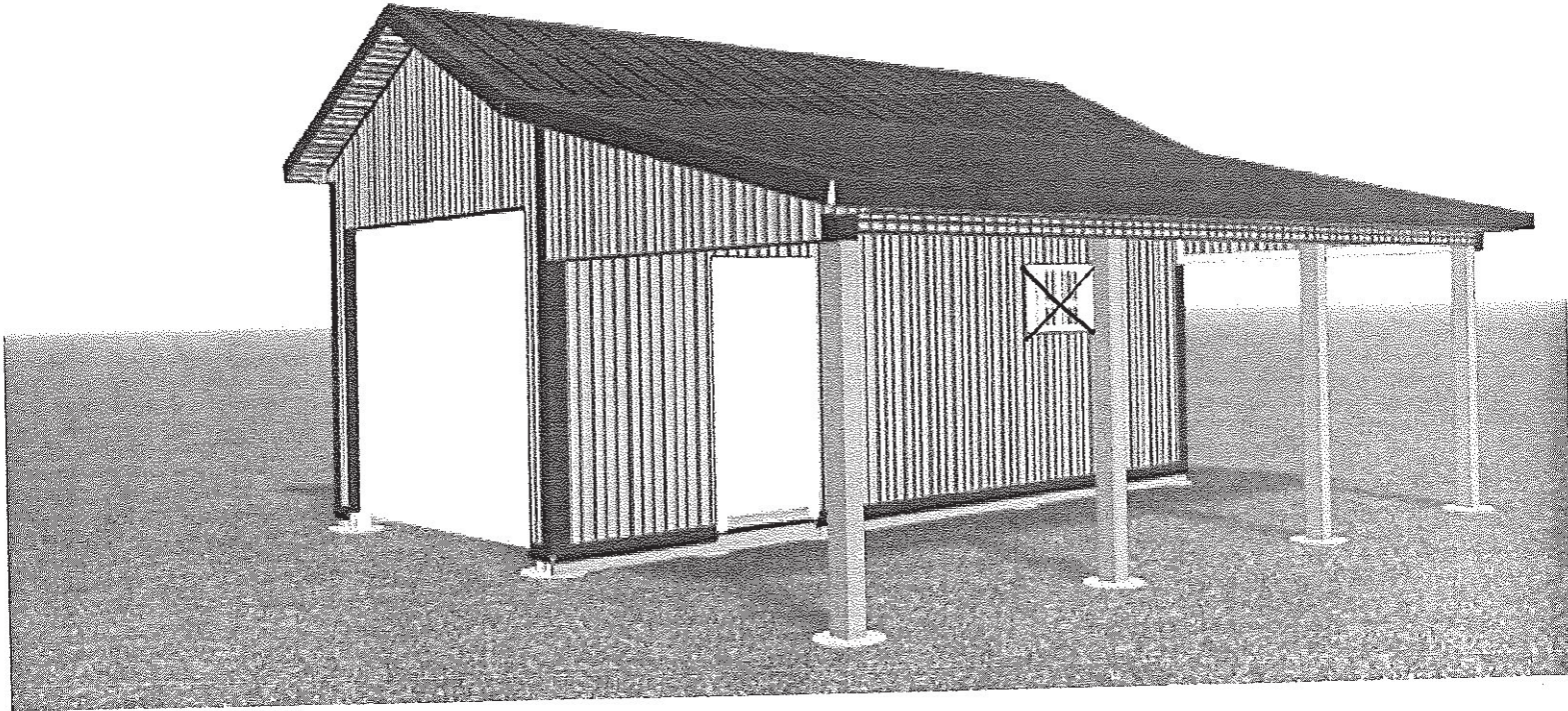
Parcel Number (18-digits) Owr Solid 7 1 Transparency

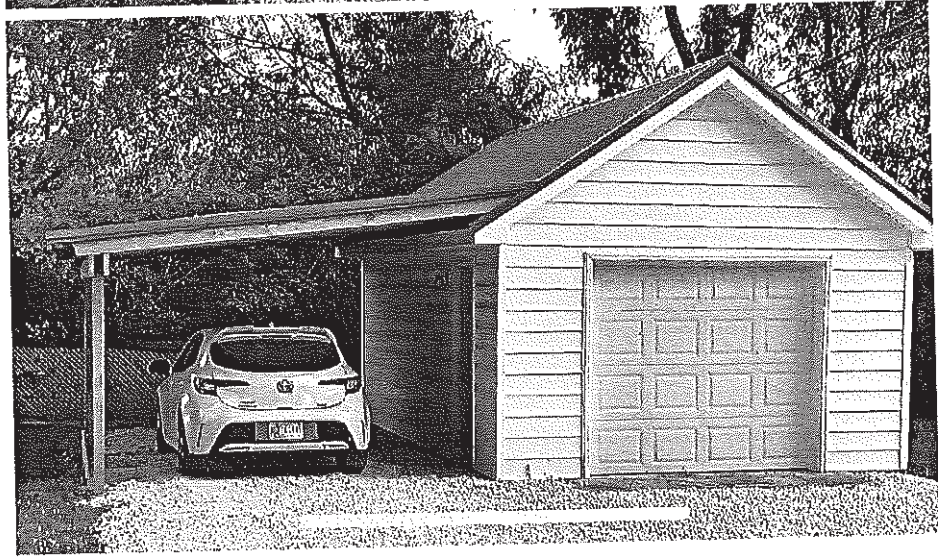
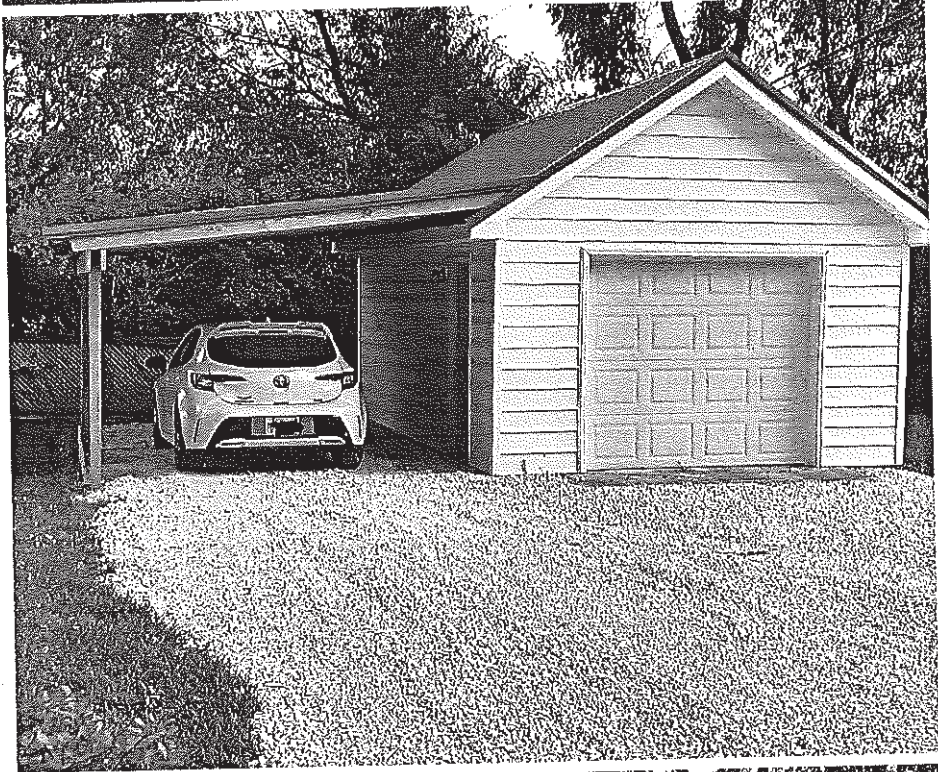
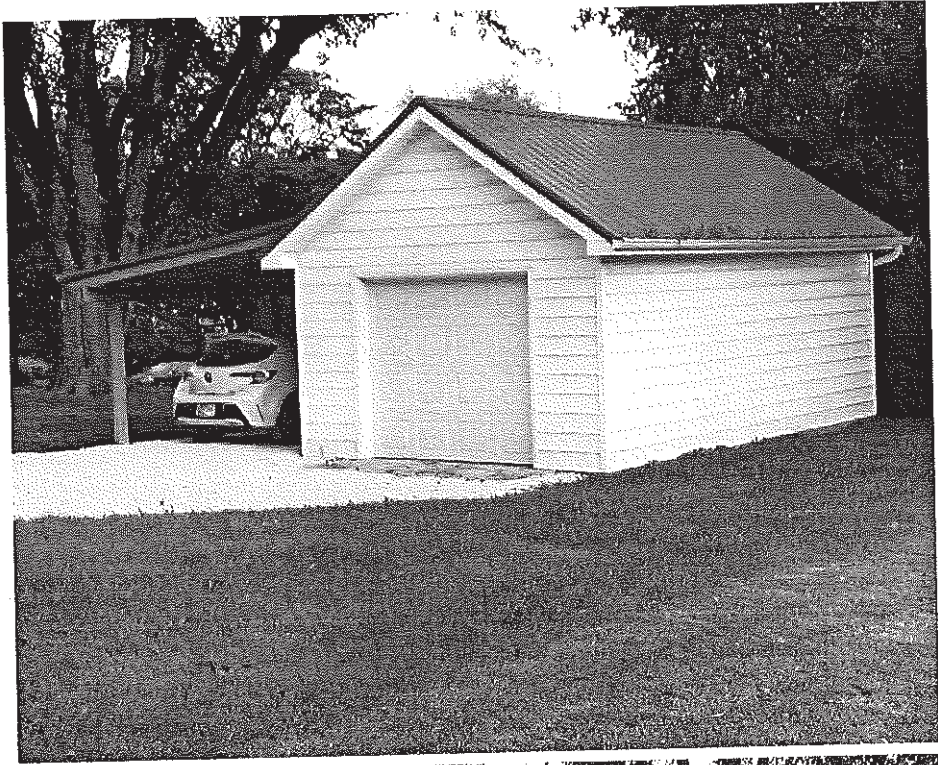
53-08-05-401-048.000-009 Napier, Emme 1100 S Madison Ct Bloomington, IL 61700 Tax 10 015-47360-00



*Siding
Cement Board ~ Horizontal*

3d View for untitled







12x24 Garage with lean to material list

- 6x6 post
- 2x4's
- Concrete floor
- One door
- One window
- Metal roof (red,6/12pitch)
- 2x8x10
- Metal screws
- Insulated garage door
- Insulation
- 2x6
- 12ft Truss
- Metal flashing
- Metal ridge cap
- Cement siding
- Drain
- Genie Garage door opener
- Staples
- Tapcons
- Stone
- Wire mesh
- Weather strip
- *Guttering*

STAFF RECOMMENDATIONS	Address: 2201 E Moores Pike
DD 23-03	Petitioner: Kevin S. McWhirter
Start Date: 4/25/2023	Parcel: 53-08-03-400-027.000-009
RATING: OUTSTANDING	Survey: 1956/ 1968, Modernist



Background: Mr. and Mrs. Lawrence Wheeler House, Mr. and Mrs. Bernard Morris House

Both the original house and the addition were designed by Gladys J. Miller and her husband. “Designed by architect Gladys Miller, one of Indiana’s notable women architects, this house is an excellent example of Modernist architecture. Prominent features include the distinct massings of the first and second floors and the blocks of windows, creating screens which allow for both light and privacy.

Miller designed the original house for the Wheelers in 1956 and designed the 2nd floor addition for the Morris’ in 1968 (SHAARD).”

Request: Partial 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.

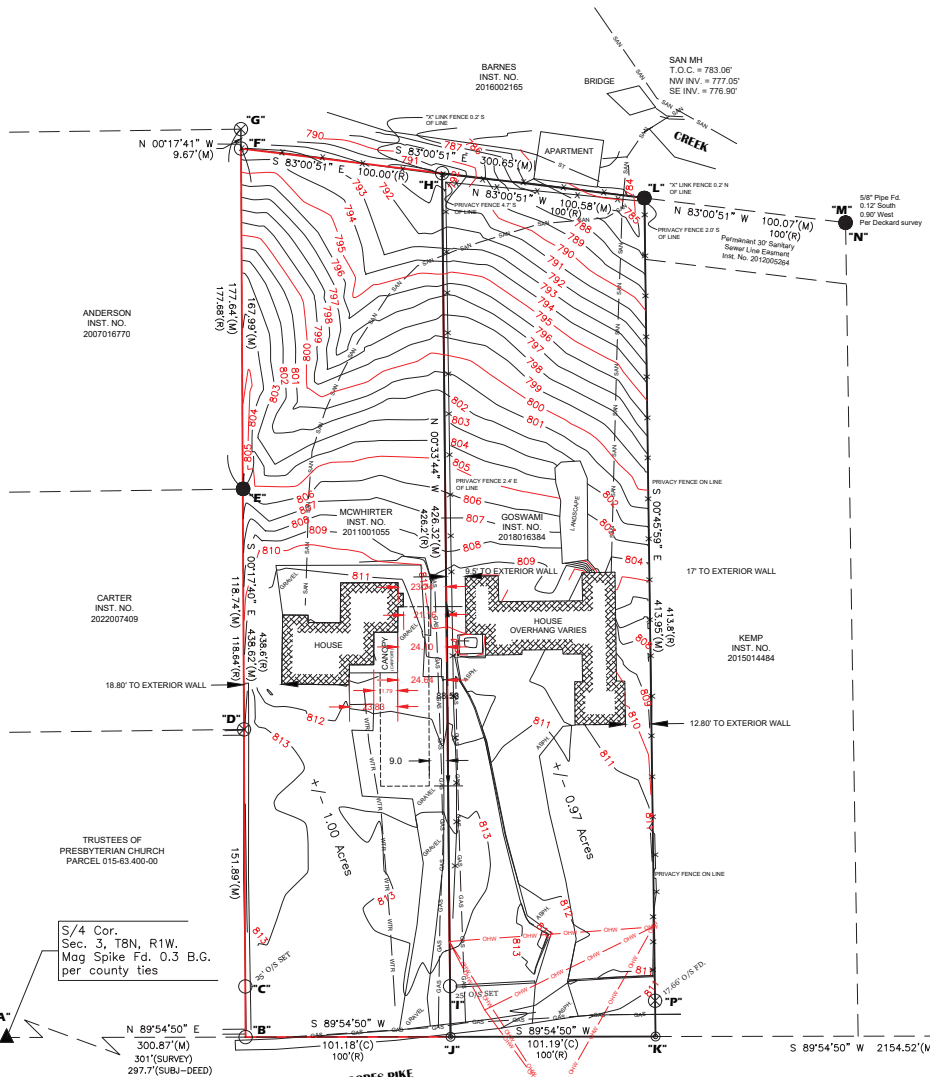
Staff equally recommends elevation to a historic district and release.

- The site provides a unique modernist architectural gem, designed by one of Indiana’s historical female architects and continues to maintain its integrity through the owner’s care.
- The owner is taking good care of the building and does not intend to damage the historic fabric of the building.

Boundary & Topographic Survey

Pt. Sec. 3, T-8-N, R-1-W.

Monroe County, Indiana.



SURVEYORS REPORT
 Prepared for Kevin McWhirter and Nancy Goswami, for property described in Instrument #2011001055 and #2018016384, Section 3, Township 8 North, Range 1 West, in the records of the Monroe County Recorder's Office. The purpose of this survey was to perform a Boundary survey of said Instruments stated above.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"). The following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- *VARIANCES IN REFERENCE MONUMENTS;
- *DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- *INCONSISTENCIES IN LINES OF OCCUPATION;
- *RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)

There may be unwritten rights associated with these uncertainties.

Basis of Bearings - Indiana State Plane, West Zone

REFERENCE SURVEY INFORMATION:

- 1) All reference deed information was obtained through the records of the Monroe County Recorder's Office.
- 2) All reference Section corner information was obtained through the records of the Monroe County Surveyors Office.
- 3) A survey by Eric Deckard for the Anderson Family, dated 08/23/2007, project # 07-92.
- 4) A survey by Eric Deckard for Terry Kemp, dated 08/23/2014, project # 14-09.

FINDINGS OF FACTS/THEORY OF LOCATION:

(The following alphabetical reference letter corresponds to a specific location on the attached survey plat.)

- A) A mag spike was recovered 0.3' below grade and was held this survey for the Southwest corner of said Section 3. Said mag spike is consistent with records found in the Monroe County Surveyors Office.
- B) A #5 rebar inscribed "Travis Norman 20500020" was set flush with grade on the south line of said Section 3. The west line of said tract was defined by holding original monuments "D" and "G". See measured vs. record for uncertainty.
- C) A #5 rebar inscribed "Travis Norman 20500020" was set flush with grade on said west line as a 25' offset to monument "B".
- D) A 3/4" pipe was recovered 0.5' above grade and was held this survey. Said rebar is consistent with document #3, listed above.
- E) A #5 rebar w/Deckard cap was recovered flush with grade on said West line. Said rebar is consistent with document #3, listed above.
- F) A #5 rebar inscribed "Travis Norman 20500020" was set flush with grade at the northwest corner of the McWhirter tract. Said rebar was set by projecting monument "L" through a 2" post near said corner to said west line, shown on document #3, listed above.
- G) A 3/4" pipe was recovered 0.5' above grade and was held this survey for the northeast corner of the Anderson tract, shown on document #3, listed above.
- H) A #5 rebar inscribed "Travis Norman 20500020" was set flush with grade at the northeast corner of the McWhirter tract. Said rebar was set at the record distance of 100' as shown on the survey plat. An old fencepost cut flush with grade was recovered 0.19' north of said set rebar.
- I) A #5 rebar inscribed "Travis Norman 20500020" was set flush with grade as a 25' offset to monument "J".
- J) A mag nail w/washer was set flush with grade. Said mag nail was set at the midpoint between monument "K" and monument "B". There is as much as 2.4' of uncertainty within said position, due to measurements between original monuments.
- K) A mag nail was set flush with grade on the south line of said Section 3. Said mag nail was set on said south line by projecting monument "L" through monument "P" to said line.
- L) A #5 rebar w/Deckard cap was recovered flush with grade and was held this survey for the northeast corner of said Goswami tract. Said rebar is consistent with document #4, listed above.
- M) A #5 rebar w/Deckard cap was recovered 1.0' above grade and was held this survey for the northeast corner of the Kemp tract. Said rebar is consistent with document #4, listed above. There is as much as 1.0' of uncertainty within this position, due to monument "N".
- N) A 5/8" pipe was recovered 0.5' above grade. Said pipe is consistent with other original monuments recovered within the area and creates an uncertainty of 1.0'.
- O) A 1" iron pin was recovered 0.3' below grade and was held this survey for the South quarter corner of said Section 3. Said iron pin is consistent with the records found in the Monroe County surveyors office.
- P) A 5/8" iron pipe was recovered 0.8' below grade and held this survey. Said pipe is consistent with document #4, listed above.

SUMMARY:

As a result of the above observations, it is my opinion that the uncertainties in the locations of lines and corners established on this survey are as follows: none noted.

DUE TO VARIANCES IN REFERENCE MONUMENTS: See Findings of Facts above.

DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS: none noted.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: All inconsistencies in the lines of occupation are dimensioned on the attached survey plat.

SURVEY CLASSIFICATION: The subject tract lies within an area classified as a Suburban survey and is within the relative positional accuracy specifications of 0.13 feet plus 100 parts per million.

Notice: To subject landowner, the adjoining land owner may have unwritten rights to that land outside of any fences or occupation lines that you may or may not be occupying. Before removing any fences or improvements, I recommend that you consult with an attorney. Contact Travis Norman Group, LLC, if you have any questions.

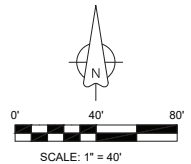
LEGEND

- ▲ Section Corner Found (type as noted)
- 5/8" Rebar With Cap stamped PLS#20500020 Set
- Rebar Found
- ⊙ Mag nail Set
- Mag/PK Nail found
- Railroad Spike found
- Railroad Spike Set
- ⊗ Iron Pipe Found
- Wood Corner Post Found
- (R) Record Deed Dimension
- (R/W) Right of Way
- X- Fenceline

LAND SURVEYORS CERTIFICATION:

This survey was performed wholly under the direction of Travis A. Norman, a Registered Land Surveyor, and to the best of my knowledge and belief was executed according to the survey requirements stated in 865 Indiana Administrative Code 1-12-1 Minimum Standards for Competent Practice of Land Surveying.

TRAVIS A. NORMAN, PLS LS#20500020 DATE



TNG
 TRAVIS NORMAN GROUP
 LAND SURVEYING
 412-581-1844

Address: 1535 G St., Bedford, IN 47421

Date: 07/12/2022 Drawn by: MPB Scale: 1" = 40'
 Project No. 22-229 Checked by: TAN Sheet 1 of 1

R-23-281

Residential Building Permit

Status: Active

Date Created: Mar 30, 2023

Applicant

Kevin McWhirter
ksmcwhirter@comcast.net
2201 E. Moores Pike, Bloomington, IN 47401
Bloomington, Indiana 47401
812-322-3552

Primary Location

2201 E Moores PIKE
Bloomington, IN 47401-6190

Owner:

MCWHIRTER, KEVIN S
2201 E. MOORES PIKE BLOOMINGTON, IN 47401

Project Info

Please check all types of work involved in your project.

Addition



Addition Sq ft

720

Owner Name

Kevin McWhirter

Note, beginning April 27, 2022, the Monroe County Planning Department will be requiring a certified plot plan for all NEW residential construction in the Monroe County IN jurisdiction (Outside of Ellettsville and City of Bloomington). Call 812-349-2560 with any questions. Also, see the press release (https://www.co.monroe.in.us/egov/documents/1648127476_00358.pdf) for how to get involved.

Scope of Project

Addition of 4 car garage and wood shop/art studio

Estimated Project Cost (Do not include the dollar symbol [\$].)

75,000

Building Type

Single Family (1 unit)

Is the current use of the property changing?

No

Contractor

Contractor Name

Mike Shick

Contractor Email

Msshick2@gmail.com

Contractor Registration

GC-106

Contractor Phone

812-345-3064

Project Details

First Floor Sq. Ft

0

Deck sq.ft (30" + above grade)

0

Attached Garage Sq. Ft

2,200

Basement Sq. Ft

0

Number of Bedrooms (Before Project)

4

Foundation and Attic**Foundation Material**

Poured Concrete

Attic Ventilation

Roof Vents

Girder Beam Supports**How many water heaters will there be?**

0

Where will the water heater be located?

Utility Room

Furnace System**Furnace System Type**

Gas BTU input

Other Furnace Location

kitchen utility room

Number of Fireplaces

0

Size of electric service

200 amp

Electric subpanel size

100 amp

Will 1 or more acres be disturbed?

No

Second Floor Sq. Ft

0

Covered Porch(es) Sq. Ft

0

Detached Garage Sq. Ft

0

Number of Bedrooms (After Project)

4

Energy/Insulation Information

Performance Compliance

Foundation Type

Slab on Grade

Roof Structure

Truss

Floor System

N/A

Water Heater**Water Heater Type**

Gas BTU Input

Other Water Heater location

Existing Water Heater in Main House

Number of Furnace Units

2

Furnace System Location

Utility Room

Fireplace**Will there be a fireplace?**

No

Electric System**Electric Service Panel Location**

Exterior east wall of new garage

Electric subpanel location

Exterior east wall of new garage

Total Square Footage of project area

2,200

Is the property part of a Subdivision?

Yes

Is this permit needed as a result of storm damage?

No

Please digitally sign by checking the box below to consent to the required state law regarding soil and erosion control for construction:

Site Specifications

Is this property on sewer?

Yes

Septic Permit #

na

A **driveway permit** is needed when an applicant: 1. does not have a pre-existing driveway; 2. wants to move the location of the driveway entrance; or 3. is changing the use of the property from commercial to residential, or vice versa. If the property is within the City limits you will need to reach out to them, and if in County please apply for Right of Way Permit within this online portal
<https://monroecountyin.viewpointcloud.com/categories/1084/record-types/6468>

Is there a driveway that is pre-existing on the site?

Yes

Will there be structural changes made to the pre-existing driveway entrance?

No

Code Requirements

Plumbing Code

Indiana Residential Plumbing Code

Electrical Code

Indiana Residential Electrical Code

Certify Application

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.

Kevin Stewart McWhirter

10/18/2021

Staff Dept Section - General

Staff Use - Building Front Office

Staff Use - Building Inspectors

Living and Non-Living Sq Ft Total

0

Planning Staff Review

Does the lot contain at least 1 acre of contiguous area with less than 12% slope?

--

Second MS4 Review

Is there a drainage easement on the lot?

--

--

Does the property meet minimum lot size?

--

Does the property have a historic preservation overlay?

--

Airport Noise Sensitive Zone?

--

List of Permit History on the Property (only list if not in OpenGov)

--

How much area (approximate) in square footage is being disturbed with this building permit?

--

Certified or non-certified plot plan submitted?

--

Was additional Plot Plan information requested?

--

If more information was requested for non-certified plot plan, was the final plot plan certified?

--

Chapter 803 Expansion?

Square Footage of Chapter 803 Expansion

--

--

IHSSI (County Survey)



Survey Number: 105-055-61665

Rating: Outstanding

Historic Name: Mr. and Mrs. Lawrence Wheeler House,
Mr. and Mrs. Bernard Morris House

Year Dataset Compiled: 2015

National Register File
Number: -

Survey County

County	Legal Township(s)	Quad Name(s)
Monroe	Perry	Bloomington

Address: 2201 E Moores Pike

City: Bloomington

Location Notes: -

Coordinates

Easting

Northing

542589

4333582

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

Use: Present

Residence:

Commercial:

Vacant:

Other:

Other:

Use: Past

Residence:

Commercial:

Vacant:

Other:

Other:

Surveys/Legal Protections

National Register:

State Register:

Hoosier Homestead:

National Historic
Landmark:

Local Designation:

Protective
Covenants:

Other:

Areas of Significance: ARCHITECTURE,
SOCIAL HISTORY

Other Significance: -

Endangered: No

Explanation: -

Number of
Contributing 1
Resources:

Number of
Non-
contributing 0
Resources:

Environment: urban

Bibliography: -

Structure Type

Bridge:

Cemetery:

Other:

Time Period(s): 1956/ 1968

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: 2nd floor added 1968

Style: -

Type/Vernacular: -

Architect/Builder

Architectural Firm

Affiliation

Gladys J. Miller

-

-

Replacement

Windows:

Roof:

Other:

Additions

Siding:

Wings:

Other:

Removals: -

Stories

1:

1 1/2:

2:

2 1/2:

Other:

Plan

Rectangular:

Polygonal:

L:

T:

X:

U:

Irregular:

Other:

Depth

Single-Pile:

Double-Pile:

Irregular/Massed:

Other:

Number of Bays: 5

Foundation: CONCRETE

Foundation Description: -

Walls Description: -

Other Walls: -

Roof

Side-Gable:

Front-Gable:

Cross-Gable:

Hip: Pyramidal: Mansard: Other: Description: Shed

Material: ASPHALT

Features: -

PorchesFront: Side: Back:

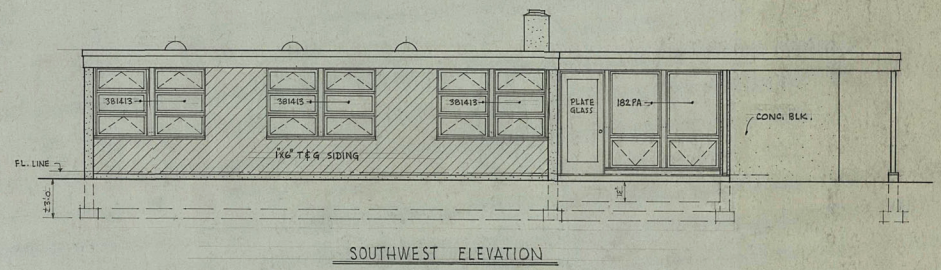
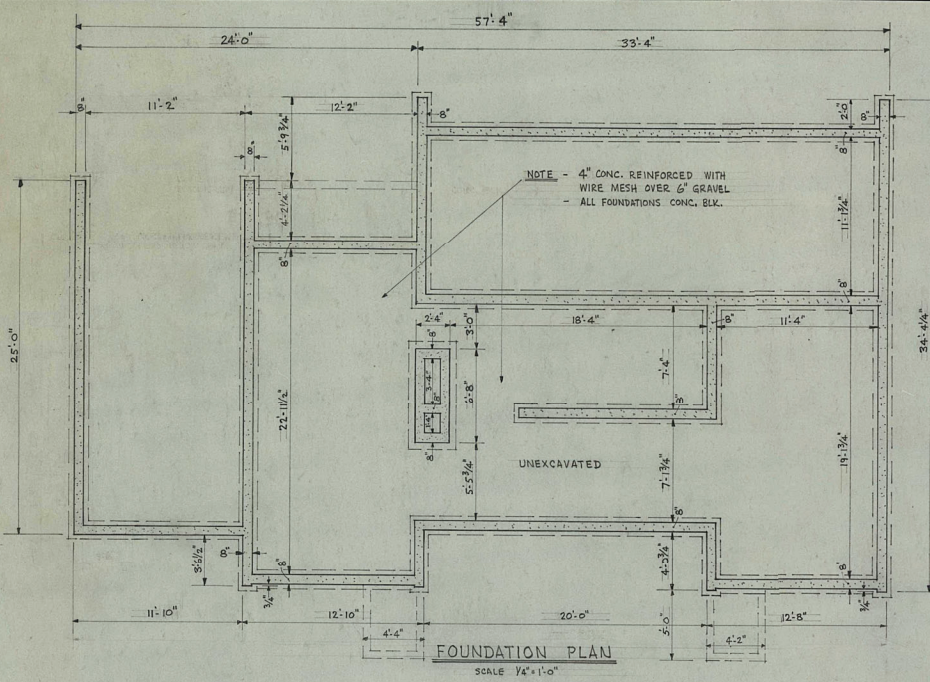
Notes: roof supported by concrete wall

Openings: five sets of six orig. vent windows, orig door, paired orig. fixed windows with bottom vents**Interior:** -**Outbuildings:** -

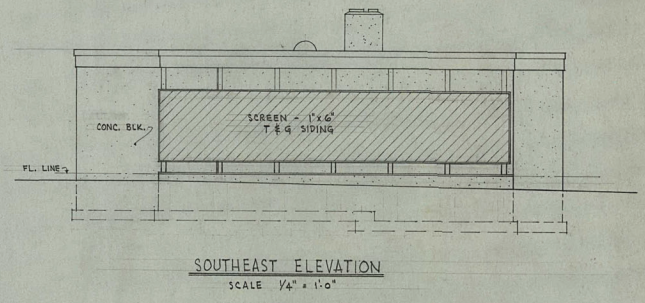
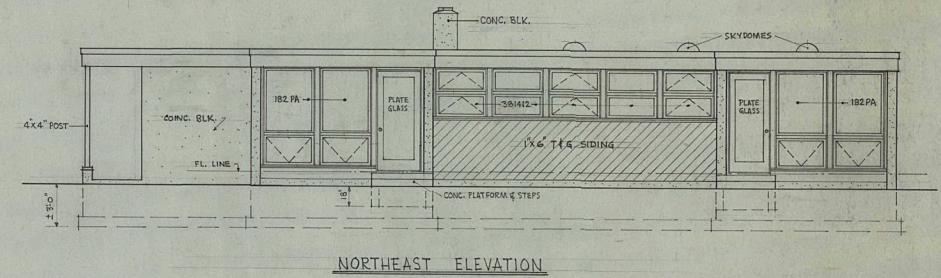
Notes: -

Statement of Significance: -**Architectural Description:** Designed by architect Gladys Miller, one of Indiana's notable women architects, this house is an excellent example of Modernist architecture. Prominent features include the distinct massings of the first and second floors and the blocks of windows, creating screens which allow for both light and privacy.

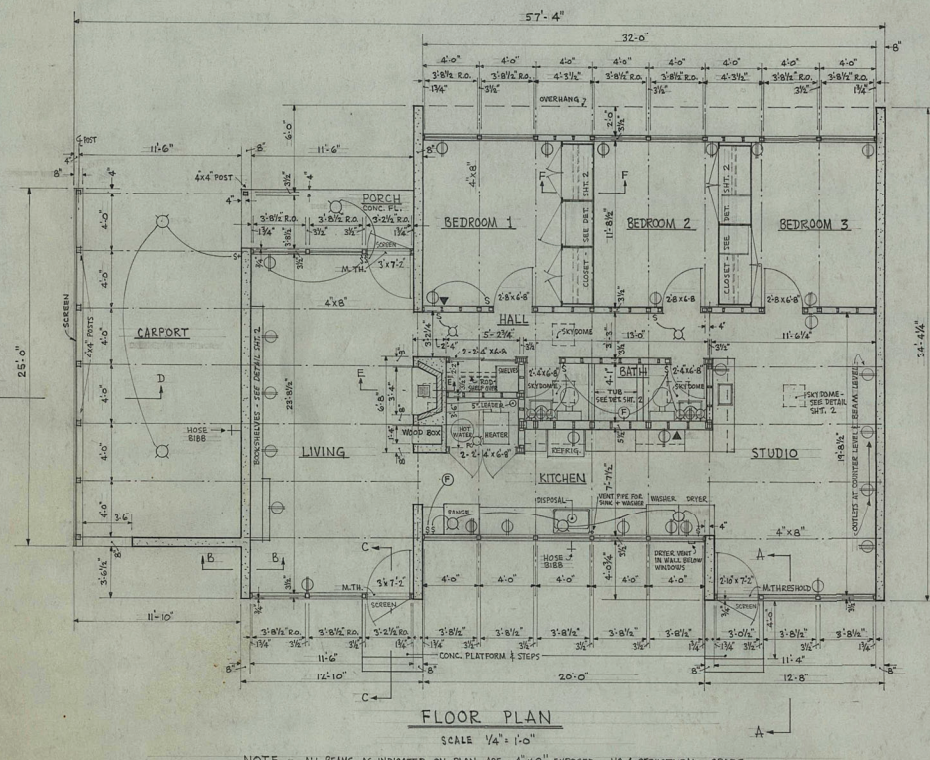
Miller designed the original house for the Wheelers in 1956 and designed the 2nd floor addition for the Morris' in 1968.



WINDOWS - WOOD, AS MFG. BY ANDERSEN CO.
WITH D.S. GLASS AND WOOD SCREENS
ON ALL FLEXIVENT UNITS



NOTES - 2" BATT INSULATION IN EXTERIOR
STUD WALLS



MILLER • VRYDAGH • MILLER • Architects
TERRE HAUTE, INDIANA

GENERAL CONSTRUCTION & ELECTRICAL
~ PLANS & ELEVATIONS ~

PROJECT RESIDENCE
MOORE'S PIKE, BLOOMINGTON, IND.
OWNER MR. & MRS. LAWRENCE WHEELER

REVISIONS: _____ SCALE: 1/4" = 1'-0" DRAWN BY: GJM
DATE: JUNE 22, 1926 TRACED BY: GJM
PROJECT NO. 16771 APPROVED BY: M.V.M.

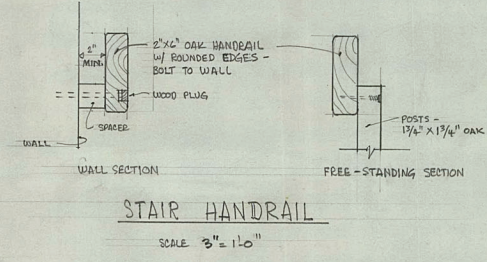
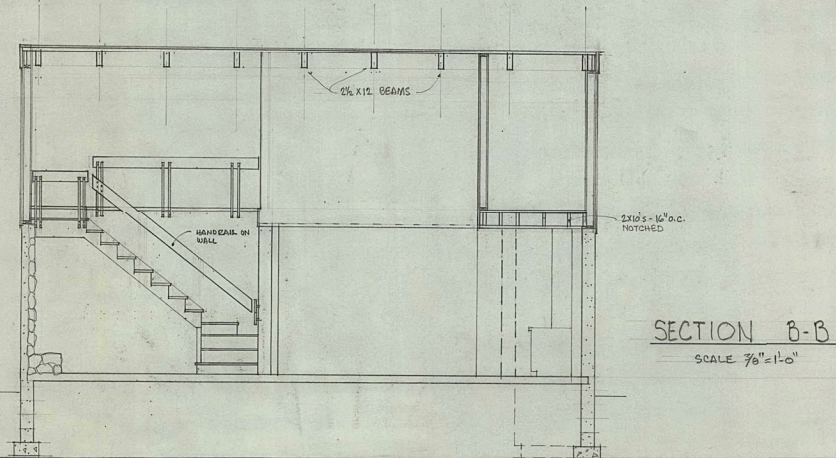
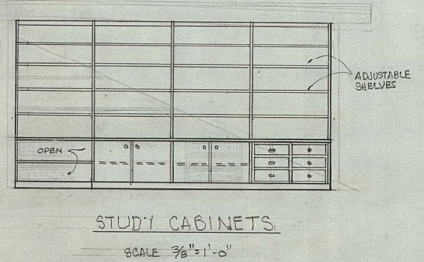
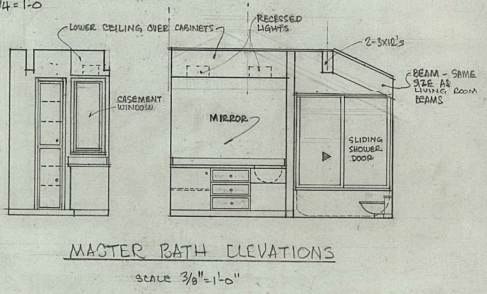
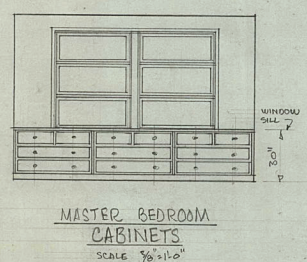
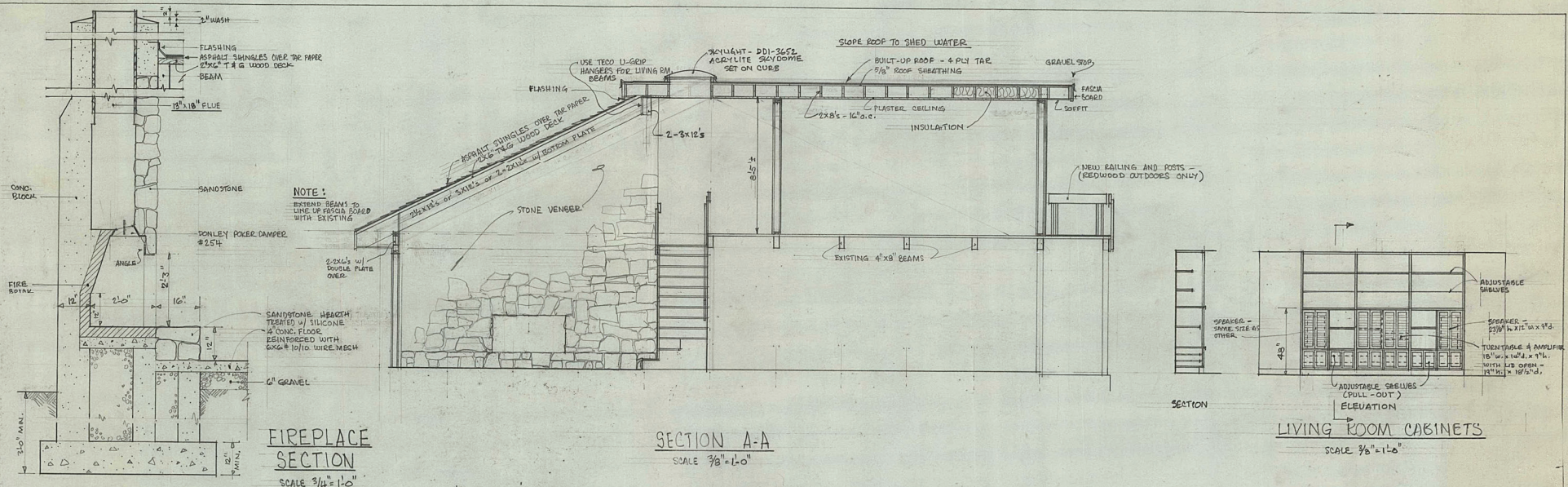
1



awc/pt

2-10-21-15
2-10-21-15
2-25-12-3

810"

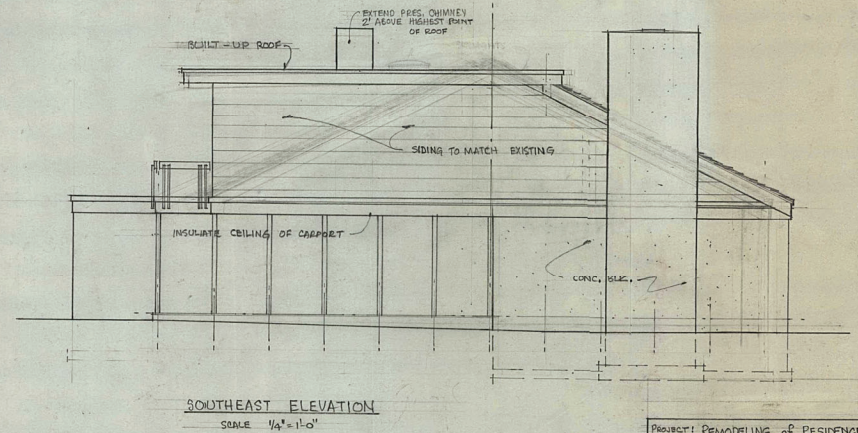
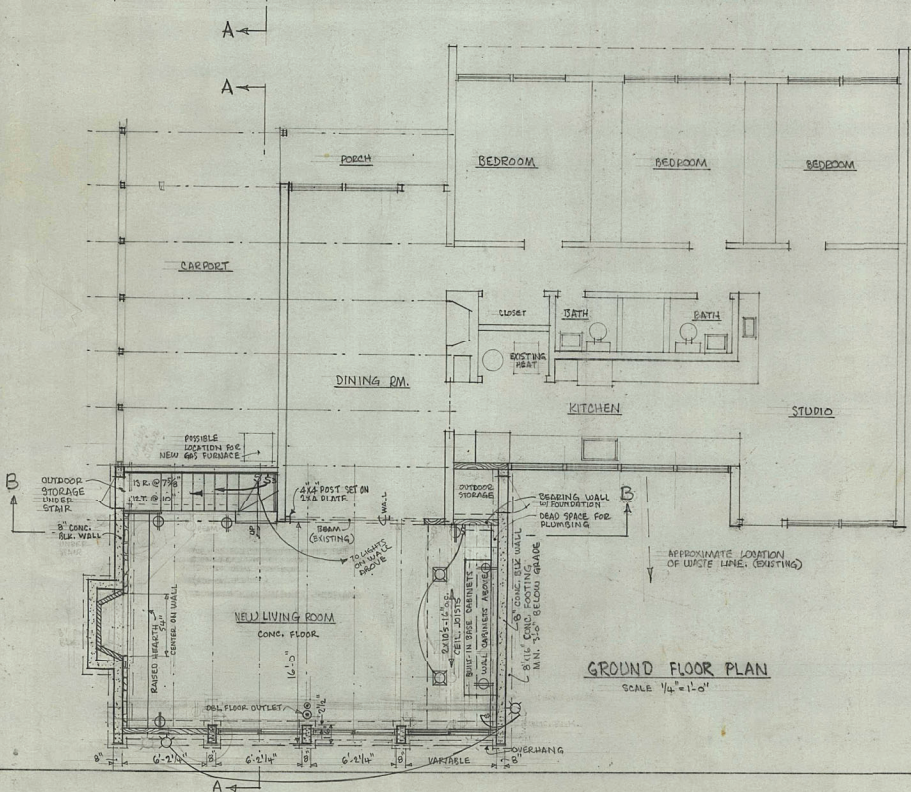
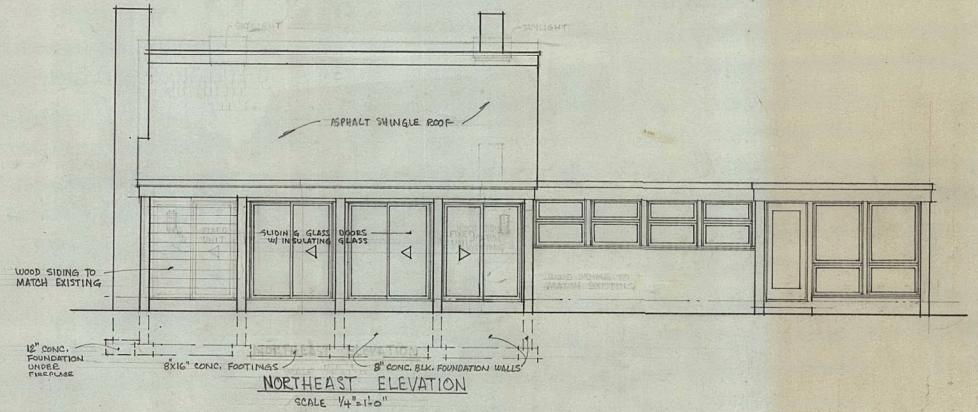
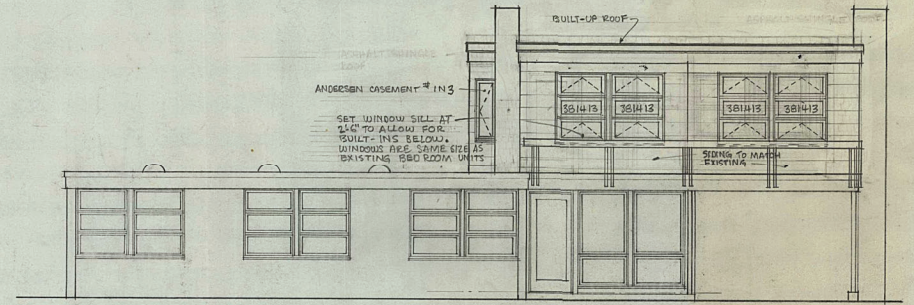
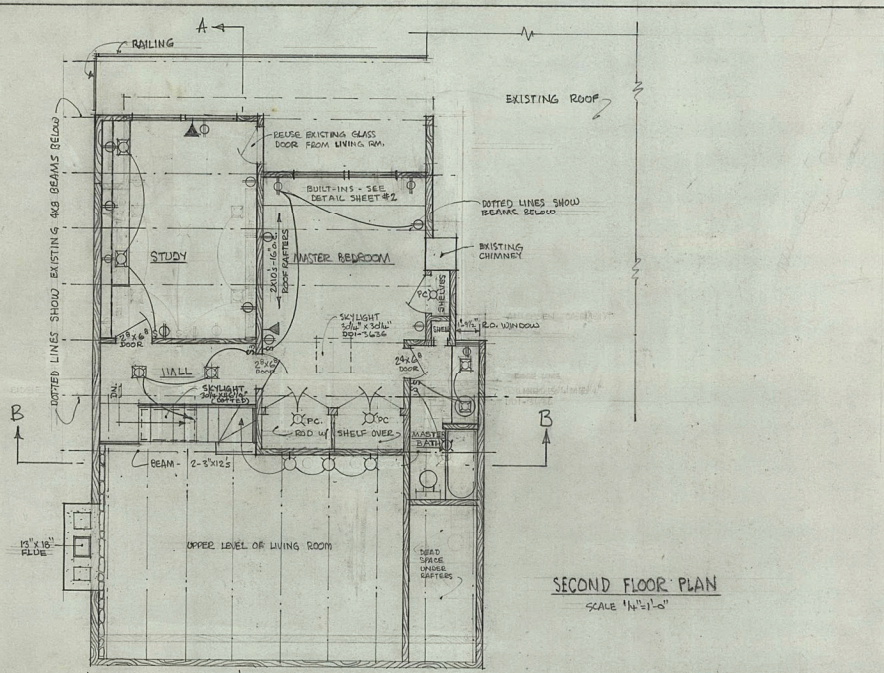


PROJECT: RENOVATION of RESIDENCE	
2101 MOORE'S PIKE BLOOMINGTON, INDIANA 47401	
OWNER: Mr. and Mrs. BERNARD MORRIS	
DATE: MAY 10, 1958	SCALE: AS NOTED
BY: GJM	DRAWN BY: GJM
2	
GLADYS J. MILLER - ARCHITECT 2102 BOX 453, TIGER LAKE, INDIANA 47802	

2-10-21-15
1-11-17-15
fin. schedule
total
total
base price
Spillights

check skylights?

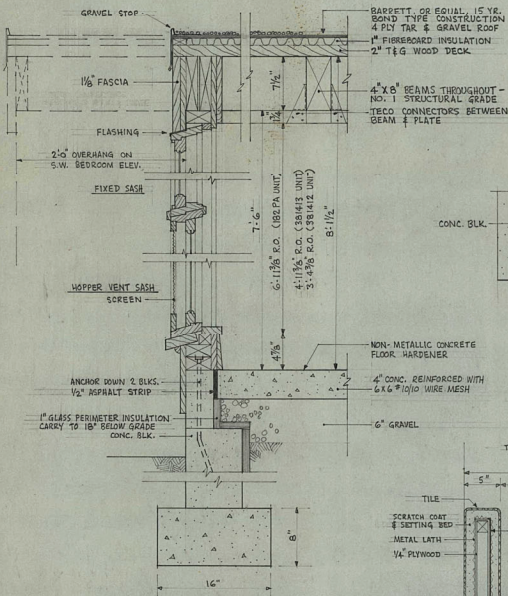
what is end of carport? - wood



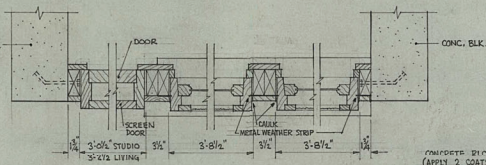
PROJECT: REMODELING OF RESIDENCE
2001 MADRID'S PIKE
BLOOMINGTON, INDIANA 47401
OWNER: MR. and MRS. BERNARD MORRIS

REVISIONS: SCALE: AS NOTED DRAWN BY: GJM SHEET NO: 1
DATE: 1 MAR. 1969
DRAWN BY: GJM

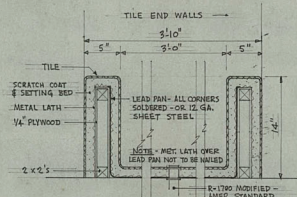
GLADYS J. MILLER ARCHITECT
E.P.E. BOX 455, 89 WHITE, INDIANA, 47401



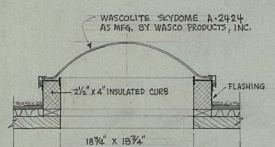
SECTION A-A
SCALE 1/2" = 1'-0"



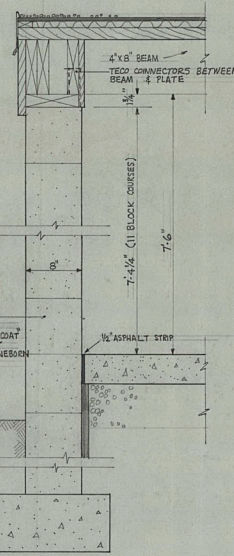
PLAN SECTION A-A
SCALE 1/2" = 1'-0"



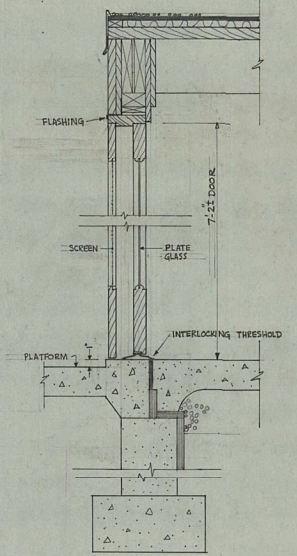
TILE TUB
SCALE 1/2" = 1'-0"



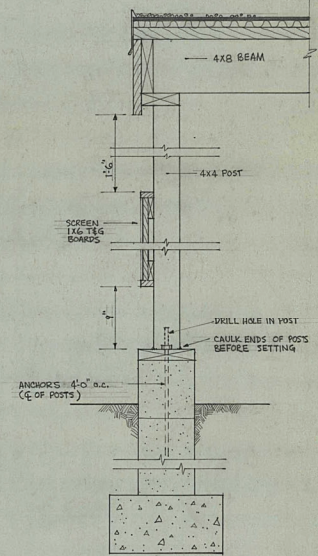
SKYDOME
SCALE 1/2" = 1'-0"



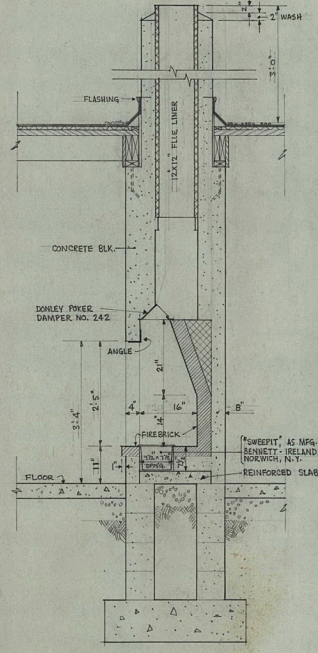
SECTION B-B
SCALE 1/2" = 1'-0"



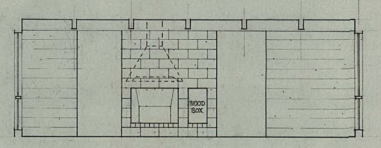
SECTION C-C
SCALE 1/2" = 1'-0"



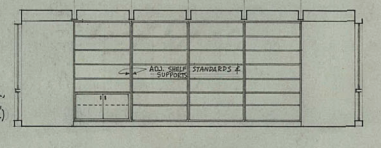
SECTION D-D
SCALE 1/2" = 1'-0"



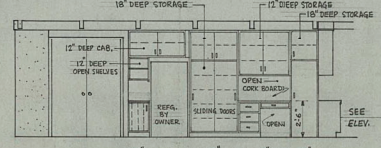
SECTION E-E
SCALE 3/4" = 1'-0"



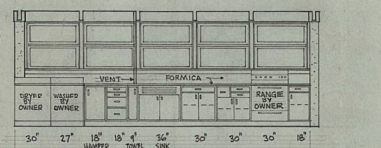
FIREPLACE WALL ELEVATION
SCALE 3/4" = 1'-0"



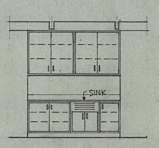
BOOKSHELVES ~ LIVING ROOM
SCALE 1/4" = 1'-0"



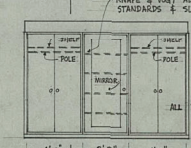
KITCHEN ~ SOUTH ELEVATION
SCALE 3/4" = 1'-0"



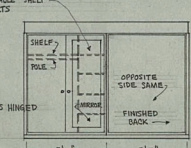
KITCHEN ~ NORTH ELEVATION
SCALE 1/4" = 1'-0"



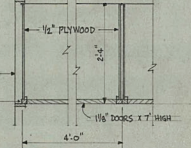
STUDIO ~ EAST ELEVATION
SCALE 3/4" = 1'-0"



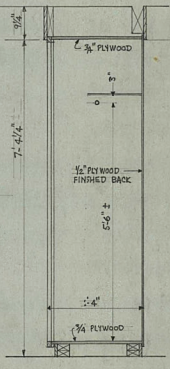
CLOSET ~ BEDROOM 1
SCALE 3/4" = 1'-0"



CLOSET ~ BEDROOM 2
SCALE 3/4" = 1'-0"



CLOSET PLAN
SCALE 3/4" = 1'-0"



SECTION F-F
SCALE 3/4" = 1'-0"

MILLER • VRYDAGH • MILLER ~ Architects
TERRE HAUTE, INDIANA
GENERAL CONSTRUCTION
~ SECTIONS & DETAILS ~
PROJECT RESIDENCE
MOORE'S PIKE, BLOOMINGTON, IND.
OWNER MR. & MRS. LAWRENCE WHEELER



REVISIONS	SCALE	AS NOTED	DRAWN BY	GJM	SHEET NO.
					2

REMEMBERING NANCY HILLER: PRESERVATIONIST, WRITER, WOODWORKER, ETHICIST

In this year's annual Rosemary Miller Lecture Duncan Campbell remembers Nancy Hiller and her deep commitment to historic preservation, the written word, fine woodworking, and personal ethics. A stalwart member of the Bloomington community, Nancy's advocacy, good humor, and personal touch were felt by everyone she met; and her writing, furniture, and model of ethical citizenship reached well beyond Bloomington. Few have done as much for preservation, or spread its word as far, but it was her readiness to so elegantly share her life's work and intimate self-examination in her writing that truly set her apart.

When: 6:00 p.m. on May 26, 2023

Where:

In Person: Council Chambers at City Hall, 401 N Morton St., Room 115

Zoom: <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh-1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508

Passcode: 082945

Duncan Campbell is originally from Indianapolis, Indiana, and has made his home in Bloomington since 1970. Campbell majored in history and received a Master of Science degree in historic preservation from Columbia University. He served on Bloomington's Historic Preservation Commission from 1992 to 2008 and co-authored the city's Historic Preservation Ordinance. He recently retired as an associate professor of architecture and Director of the Graduate Program in Historic Preservation at Ball State University's College of Architecture & Planning.



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

