



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday June 22, 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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+1 669 900 6833 US (San Jose)

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Accessibility Statement

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 joh.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.

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 June 22, 2023, 5:00 P.M.

AGENDA

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.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. May 25, 2023
- IV. **CERTIFICATES OF APPROPRIATENESS**

Staff Review

- A. **COA 23-36**
112 N Walnut St. (Courthouse Square Historic District)
Petitioner: Dayna Thompson / Caveat Emptor
Change paint color on existing sign.
- B. **COA 23-37**
200 E Kirkwood Ave (Bank Historic District)
Petitioner: Tim Cover
Amend COA 22-63 - change of approved materials.

Commission Review

- C. **COA 23-34**
301 N Morton St. (Illinois Central Railroad Depot District)
Petitioner: Bruce Norton
New Signage.
- D. **COA 23-35**
218 S Grant St. (Greater Restaurant Row Historic District)
Petitioner: Property Stars LLC, Kelly Jones/ Dennis Burch
New Building.
- E. **COA 23-38**
The Kiln - 628 N Madison St. (Showers Brothers Furniture Complex Historic District)
Petitioner: Lucas Brown
New Addition.

- F. **COA 23-39**
748 S Morton St. (McDoel Historic District)
Petitioner: Louis Joyner Architect
Partial Demolition, new addition, alterations to the roof, tree removal
- G. **COA 23-40**
917 N Fairview St. (Maple Heights Historic District)
Petitioner: Daniel Joseph Weddle
New addition.
- H. **COA 23-41**
345 S Rogers St. (Prospect Hill Historic District)
Petitioner: Peter Haralovich
Paint color.

V. **DEMOLITION DELAY**

- A. **DD 23-04**
219 E 19th St. (Contributing)
Petitioner: Ryan Strauser
Full Demolition.
- B. **DD 23-05**
1210 W Arlington Rd. (Contributing)
Petitioner: Katie Stein
Full demolition.
- C. **DD 23-06**
1220 W Arlington Rd. (Contributing)
Petitioner: Katie Stein
Full demolition.
- D. **DD 23-07**
1320 W Arlington Rd. (Contributing)
Petitioner: Katie Stein
Full demolition.
- E. **DD 23-08**
1404 W. Arlington Rd. (Contributing)
Petitioner: Katie Stein
Full demolition.
- F. **DD 23-09**
1411 W 17th St. (Contributing)
Petitioner: Rich Hull
Full demolition of accessory building.

VI. **NEW BUSINESS**

- A. Invitation to consult - 2nd Street Modernization Project (INDOT Des. No. 2200012), City of Bloomington, Monroe County (Have Responded)

VII. **OLD BUSINESS**

- VIII. **COMMISSIONER COMMENTS**
- IX. **PUBLIC COMMENTS ANNOUNCEMENTS**
- X. **ADJOURNMENT**

Next meeting date is July 13, 2023 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

Posted: 6/15/2023

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

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

MINUTES

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.

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners Present:

John Saunders (Present)
Matthew Seddon (Present)
Sam DeSollar (Present)
Reynard Cross (Present)
Daniel Schlegel (Present)
Alison Chopra (Present)
Marleen Newman (Zoom)

Advisory Members Present:

Ernesto Castaneda (Present)
Chris Sturbaum (Present)

Staff Present:

Gloria Colom (Present), HAND
John Zody (Zoom), HAND
Dee Wills (Zoom), HAND
Beth Rosenbarger (Present) Assistant Director, City Planning Department
Gabriel Holbrow (Present) City Zoning Planner
Colleen Newbill (Present) City Legal Department

Guests Present:

Jacob Bower-Bir (Present)
Daniel Joseph Weddle (Present)
Justin Meschter (Present)
Richard Lewis (Zoom)
Janelle Curry (Zoom)
Lucy Schaich (Present)
Tom Doak (Present)
Paul Ash (Present)
Elizabeth Cox Ash (Present)
Linda Napier (Present)
Hugh Farrell (Present)

III. APPROVAL OF MINUTES

A. April 27, 2023

Matthew Seddon made a motion to approve **April 27, 2023 Minutes**.

Daniel Schlegel seconded.

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

IV. NEW BUSINESS

A. "College and Walnut Corridor Study" Presentation by Beth Rosenbarger

Beth Rosenbarger gave presentation. See packet for details.

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

Discussion ensued about creating a subcommittee. See packet for details

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

Allison Chopra made a proposal and make a motion to eliminate the **Hybrid** portion format for the meetings. **Allison Chopra** stated that they have had attendance issues that have caused a problem with getting a quorum, and thinks that the **Voting Commissioners** should attend in person.

Discussion ensued. See packet for details.

To Clarify the vote is to eliminate the Hybrid format for **Voting Commissioners**, but not for the **Advisory Board Members, Staff** or the **Public**.

Allison Chopra made a motion to eliminate the **Hybrid Format** for Voting Commissioners. **Daniel Schlegel** seconded.

Motion Carries: 4 yes (Schlegel, Seddon, Chopra, Cross), 3 No (Newman, DeSollar, Saunders), 0 Abstain.

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.

Gloria Colom gave presentation. See packet for details.

B. COA 23-32

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

Petitioner: Kelly Rauch

Build a retaining wall.

Gloria Colom gave presentation. See packet for details.

C. COA 23-33

613 W 4th St. (Greater Prospect Hill Historic District)

Petitioner: Sandra Washburn

Replacing 10 windows.

Gloria Colom gave presentation. See packet for details.

Commission Review

D. 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.

Jacob Bower-Bir and **Daniel Joseph Weddle** gave presentation for a new design of the project. See packet for details.

Chris Sturbaum asked how they would justify this with the **Neighborhood Guidelines** and the **Secretary of Interior Guidelines**. **Gloria Colom** explained that the **Guidelines** provide a guide of best practices but every single case is unique and every single building or lot has its own story and you have to weigh the pros and the cons. Take into consideration every single factor. **Ernesto Castaneda** asked the **Petitioners** if they thought the collaboration they have with the **Neighborhood Association** compromised any of their designing intents. The **Petitioner** stated that it was different but that it in some ways works better, and that it is less of a bold statement. **Reynard Cross** stated that one of his main issues is with the proposed finishes and asked about the earthen material. More discussion ensued. See packet for details. **Sam DeSollar** asked to hear what the **Neighborhood** has to say. **Janelle Curry** stated that she has been in the **Neighborhood** for about 3 years and has seen a lot of **Daniel Weddle's** work. **Janelle Curry** thought the project was great and could not wait to see the finished product. **Lucy Schaich** stated that in looking at the designs that they were just given yesterday, that they were different than the ones online. **Lucy Schaich** read aloud their concerns and issues with the design. More discussion ensued with **Neighborhood Residents**. See packet for details. **Sam DeSollar** asked about what kind of materials for the roof, fascia and soffit. **Marlene Newman** commented about the roof appearing to be flat and the height and location of the new building. More discussion ensued. See packet for details.

Chris Sturbaum commented that they need to think about the president that they are setting and sees this as largely incompatible. **Matthew Seddon** commented that he was impressed with the efforts to adjust and make changes on the part of the **Petitioners** and thinks this project is eclectic enough to meet the general overall diversity of the neighborhood. **Ernesto Castaneda** commented that he was really glad to see that the **Petitioners** made the effort to collaborate with the **Neighborhood** and thinks this is a good project. **Daniel Schlegel** commented that he thought this was a unique project and could go either way. **Reynard Cross** made comments about the term "Eclectic" and the definition of, along with his perception of the building and that he still does not see how this fits in the neighborhood. See packet for details. **Sam DeSollar** read from the **Design Guidelines** about accessory dwellings. More discussion ensued. See packet for details.

Matthew Seddon made a motion to approve **COA 23-29**.

Allison Chopra seconded.

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

E. COA 23-31

1108 S Madison St. (McDoel Historic District)

Petitioner: Linda Napier

Build a Detached Garage.

Gloria Colom gave presentation. See packet for details.

Linda Napier gave details about the project and why she needs to go this direction.

Elizabeth Cox Ash stated that their **Neighborhood** approved this project.

Chris Sturbaum asked what kind of siding was being used. **Allison Chopra** asked if the shed was staying on the property. **Linda Napier** stated that eventually would like to turn this into a four season room. **Allison Chopra** asked more questions about the shed in relation to the new structure.

Matthew Seddon made a motion to **approve COA 23-31**.

Daniel Schlegel seconded.

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

VI. DEMOLITION DELAY

A. DD 23-03

2201 E Moores Pike (Outstanding)

Petitioner: Kevin Whirter

Partial Demolition.

This **Petition** was retracted from the **Agenda**.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Meeting was adjourned by John Saunders @ 7:15 p.m.

END OF MINUTES

Video record of meeting available upon request.

STAFF REVIEW	Address: 112 N Walnut St.
COA 23-36	Petitioner: Dayna Thompson / Caveat Emptor
Application Date: 5/25/2023	Parcel: 53-05-33-310-255.000-005
RATING: CONTRIBUTING	Survey: c. 1900, storefront



Background: Courthouse Square Historic District

Request: Repaint the sign in a different color

Guidelines: Courthouse Square Historic District Guidelines

Staff approved COA 23-36 to repaint the sign.

- The proposed colors in blue and gold with white detailing is consistent with other color palettes found within the historic district.
- The existing sign would be otherwise unaltered and the rest of the structure unaffected.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 112 N. Walnut St.
Parcel Number(s): _____

(OFFICE USE ONLY) MAY 25, 2023
Filing Date: _____
Case Number: COA 23-36
HPC Hearing Date: June 8, 2023

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: Caveat Emptor (Dayna Thompson) Email: daynathompson@mail.com
Address: 112 N. Walnut St Phone: 812-332-9995
812-219-2637 (c)

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: OLYMPUS PROPERTIES Email: manager2@olyprop.com
Address: 2626 N. Walnut St, Suite 1000 Phone: 812-334-8200
47404

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): Paint existing sign

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

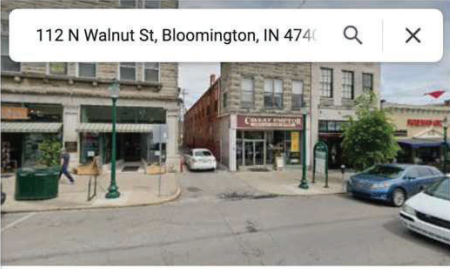
I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

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: *[Signature]*

Date: 5-24-23

112 N Walnut St, Bloomington, IN 47404



112 N Walnut St
Building

Directions Save Nearby Send to phone Share

- 112 N Walnut St, Bloomington, IN 47404
- Suggest an edit on 112 N Walnut St
- Add a missing place
- Add your business
- Add a label

Photos

Restaurants Hotels Things to do Transit Parking Pharmaci

N Walnut St

N Walnut St

Layers

116 Gather Gift shop

Jeff & Siobhán Norris Photography

The Standard at Bloomington

108 Malibu Grill American • \$\$

Chico's Women's clothing store

Book Corner Book store

101

100

Google

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Caveat Emptor Sign Painting

Description of Nature of Proposal:

We propose repainting the existing sign in a blue/old gold motif. (Current colors are maroon and white). The colors were chosen to invoke the colors of an old book and will complement the façade of the building nicely.

Description of materials to be used:

- Paint (navy, gold, white)
- Paintbrushes
- ladder
- (potentially) sand paper



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USED AND RARE BOOKS

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* believe
in your own
magic

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* believe
in your own
magic.

The large glass window features several posters and advertisements. At the top left, a poster for 'ELC Photography' includes the phone number 317.315.4173 and social media handles @elcphotography and @elcphotoblog. Below it is a poster for 'mude design, llc' with the phone number 812-310-8045 and the name Jeff K. Sooban Norris Photography. To the right, a poster for 'LESS IS MORE BOLDNESS PHOTOGRAPHY' is visible. The window also displays a large 'CAVEAT EMPTOR USED AND RARE BOOKS' sign and a 'BOOKS RARE' sign. A '18' sign is located in the upper right corner of the window.

CAVEAT EMPTOR

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in your own*

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OFFICE & COMMERCIAL
SPACES AVAILABLE
FOR LEASING
CONTACT 812.330.7500

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jeffnorrisnorrisphotography.com
812.330.8055

BLOOMINGTON UNITED
NO HATE

STAFF REVIEW	Address: 200 E Kirkwood Ave.
COA 23-37	Petitioner: Tim Cover, Studio 3 Design
Application Date: 5/25/2023	Parcel: 53-05-33-310-227.000-005
RATING: NOTABLE	Survey: c. 1960, modernist



Background: Bloomington National Savings and Loan Association Historic District

Request: Amend COA 22-63 - change of approved materials

Guidelines: Secretary of the Interior's Standards for Rehabilitation

Staff Approved COA 23-37

- The property owners met with both staff and two members of the Historic Preservation Commission as part of the ongoing project in order to discuss material replacement due to budgetary constraints.
- The alternative black brick references the black stone veneer on the historic structure.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 200 E. Kirkwood

Parcel Number(s): _____

(OFFICE USE ONLY)

Filing Date: 5/25/2023

Case Number: COA 23-38

HPC Hearing Date: 6/8/2023

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: Tim Cover Email: tcover@studio3design.net

Address: 10748 Sky Prairie Dr. Fishers Indiana, 46037 Phone: 317-691-8018

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Bailey 8, LLC Email: develop@tenthandcollege.com

Address: 601 N. College Ave., Suite 1A, Bloomington In. 47404 Phone: 812-339-8777

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): This is a resubmittal of approval COA #22-63, issued 7-28-22 to request changing approved materials

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: _____



Date: _____

5-23-23

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 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 at <https://monroein.elevatemaps.io/> or Google Maps (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](#)



REPLACE CAST STONE
WITH BLACK BRICK



BLACK BRICK
INSTEAD OF
CAST STONE

FIBER CEMENT
PANEL INSTEAD OF
METAL PANEL

BLACK BRICK
BASE INSTEAD
OF CAST STONE

METAL PANEL REMAINS
ON FRONT AND RETURNS
BACK ON CORNER.



May 23, 2023

City of Bloomington Planning Department
P.O. Box 100
Bloomington, IN 47402

Attn: Gloria Colom

RE: 200 E. Kirkwood Development

PETITIONERS STATEMENT

Dear Karina,

Studio 3 Design is pleased to submit the attached development for your review.

The following document outlines the project scope. Please take time to review and contact us with any additional questions.

Please find attached a COA application, the original filing renderings and new renderings showing the modified exterior finishes.

Project Location

The project is located at 200 E. Kirkwood Ave at the intersection of Kirkwood and Washington Streets. Current building is the Peoples State Bank.

Project approval

COA -22-63, issued 7/28/2022

Proposed modifications:

The owner is requesting a few minor modifications to materials that were approved with the original building approval in July of 2022.

Attached you will find the original renderings presented and two new renderings with call-outs noting material changes to the façade.

The requested edits are as follows:

1. On the West (Washington street), we are requesting to change the cast stone shown at level 1 on the new addition to a dark (black) brick – see renderings.
2. On the South façade (alley) we are requesting to change the cast stone shown at level 1 on the new addition to a dark (black) brick – see renderings.
3. On the East façade (facing Graduate hotel)) we are requesting to change the cast stone shown at level 1 base to a dark (black) brick – see renderings.
4. Handrails: On the North (Kirkwood and the West (Washington street facades we are requesting to change the glass railing system to a post and rail system with glass panel infill. This is to provide a stiffer, more cost-effective assembly around (2) balcony locations and the roof top patio.
5. East elevation, level 1, under the drive-thru: we are requesting to change the metal wall panels that line the wall under the drive-thru canopy to Hardie panel, painted to match the walls above. The walls in question are set back from the Kirkwood elevation and face the concrete wall of the Graduate Hotel.
6. Balcony thickness at level 2 above the drive-thru exit.
We are requesting to change the thickness to account for the depth of the structural beams and precast platform that is supporting the building and balcony. The final thickness required is approx.. 12” deeper than was originally shown on the approved renderings.

While we are pursuing these modifications to assist us in dealing with the rather volatile construction market pricing, we have found that the changes actually are an improvement on the original approval. The change to brick, being the biggest impact, actually helps to separate the addition from the original bank building and while still being respectful of it. The dark color brick also serves to pick up on the black color of the stone that wraps the corner of the historic structure.

Thank you for considering these alterations.
We look forward to getting the project under construction later this summer.

Respectfully submitted,

STUDIO 3 DESIGN, INC



Tim Cover, Architect



NORTHWEST AERIAL

07/25/22



NORTHWEST AERIAL

07/25/22



NORTHWEST STREET

07/25/22



WEST ELEVATION

07/25/22



SOUTHWEST STREET

07/25/22



SOUTHWESTCORNER

07/25/22



SOUTH ELEVATION

07/25/22



NORTHEAST CORNER

07/25/22



NORTHEAST CORNER (2)

07/25/22

STAFF RECOMMENDATIONS	Address: 301 N Morton St.
COA 23-34	Petitioner: Bruce Norton
Application Date: 5/16/2023	Parcel: 53-05-33-310-375.000-005
RATING: NOTABLE	Survey: c. 1906, 20th Century Industrial



Background: Illinois Central Railroad Depot Historic District

Request: New Signage

Guidelines: Secretary of the Interior’s Standards for Rehabilitation

Staff Recommends conditional approval of COA 23-34 with the caveat that all four signs be placed against the wall without covering windows or architectural detailing or hanging from the awning.

- The proposed signs were inspired in form and style by the existing presidents at the site.
- There is one sign proposed to hang from the awning which is inappropriate for the historic structure. However, the sign could be placed on the wall as long as it does not cover windows or other historical detailing.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 301 North Morton

Parcel Number(s): 53-05-33-310-375.000-005

(OFFICE USE ONLY)
Filing Date: <u>May 16, 2023</u>
Case Number: <u>COA 23-34</u>
HPC Hearing Date: <u>June 8, 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: Bruce Norton (Station 43 Design) Email: station43design@gmail.com

Address: 4647 W Johanna Dr, Bloomington, IN 47404 Phone: 812.340.5015

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Pence Group LLC Denise Pence Email: _____

Address: 482 S Mutz Drive, Columbus, IN 47201 Phone: 812-375-0011

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.

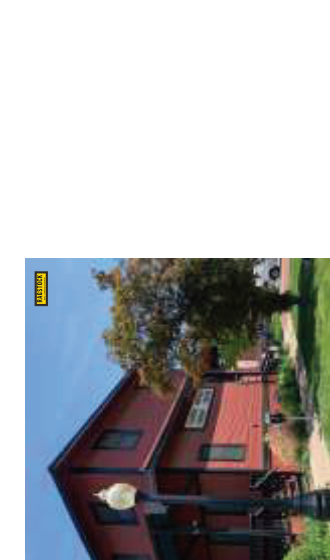
CERTIFICATION

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:  Date: May 16, 2023

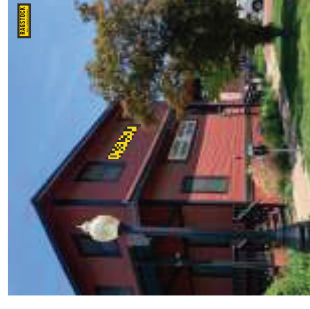
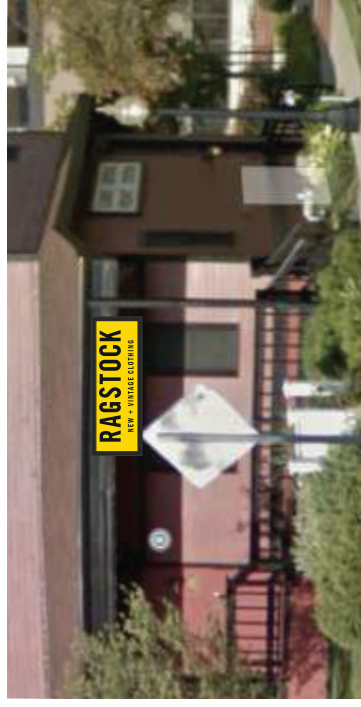






Wall Signs - 36" x 100"

Window Sign - 38" x 60"



Wall Signs - Aluminum faces with vinyl graphics. Frame is wood to replicate the existing "Illinois Central Freight Station" sign on south wall.

Window Graphic - Printed face with wood frame.

STAFF RECOMMENDATIONS	Address: 218 S Grant St.
COA 23-35	Petitioner: Property Stars LLC
Application Date: 5/25/2023	Parcel: 53-05-33-310-244.000-005
RATING: N/A	Survey: vacant lot



Background: Restaurant Row Historic District

Request: New Construction

Guidelines: Restaurant Row Historic District Guidelines

The proposal complies with 3.1, 3.2, 3.3, 3.4.3.5, 3.6, 3.7, and 3.8.

Staff Recommends approval of COA 23-35

- The proposal complies with the parameters within the historic district guidelines as the setbacks, fenestrations, orientation, roof line, massing, height, and materials have all been carefully considered in order to both comply with the district and be in conversation with the neighboring building to the south.

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 212 S. Grant St.

Parcel Number(s): 53-05-33-310-244.000-005

(OFFICE USE ONLY)

Filing Date: 5/25/2023

Case Number: COA 23-35

HPC Hearing Date: 6/8/2023

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: mca Marc Cornett Architects Email: dgburch58@yahoo.com

Address: 101 E. Kirkwood Ave., Bloomington, IN 47408 Phone: (812) 327-6185

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: College Rentals Inc. (Morton Rubin) Email: collegerentalsinc@gmail.com

Address: 3330 Dundee Rd., Suite C4, Northbrook, IL 60062 Phone: (847) 962-6603

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:  Date: 05/24/23

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 at https://bton.in/M_pUv](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 at https://monroein.elevatemaps.io/](https://monroein.elevatemaps.io/) or [Google Maps \(maps.google.com\)](https://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](#)

212 S. Grant St. Project
Bloomington, IN 47404

May 24, 2023

Description of Project and Materials:

1. New construction of two-story residential building (wood framed – 33'-4" x 36'-8" footprint) consisting of two duplex units (one above the other) with six bedrooms total. The building incorporates covered front entry porch with exterior covered deck area above.

Floor Area:

First Floor: 1,142 s.f.

Covered Front Porch: 66 s.f.

Second Floor: 1,142 s.f.

Exterior Covered Deck: 66 s.f.

Total Floor Area: 2,416 s.f.

2. The following is a description of the proposed building materials:
Exterior Siding - James Hardie fiber cement lap siding (smooth finish, painted – typical)
Exterior Trim – Boral TruExterior Trim (smooth finish, painted – typical)
Exterior Columns and Beam Trim – Boral TruExterior Trim (smooth finish, painted – typical)
Exterior Doors – Therma-Tru Fiber Classic Mahogany Collection
Exterior Windows – Marvin Ultrex/Essential High-Density Fiberglass
Exterior Wood Deck Flooring – Azek TimberTech Composite Exterior Decking
Foundation – Split-faced Concrete Masonry Units with Limestone Veneer Facing/Cap at Front Entry Porch
Roofing – Owens Corning Fiberglass Roofing Shingles

Estimated Project Construction Schedule:

1. Construction beginning in the Fall of 2023 with completion/occupancy Spring of 2024.

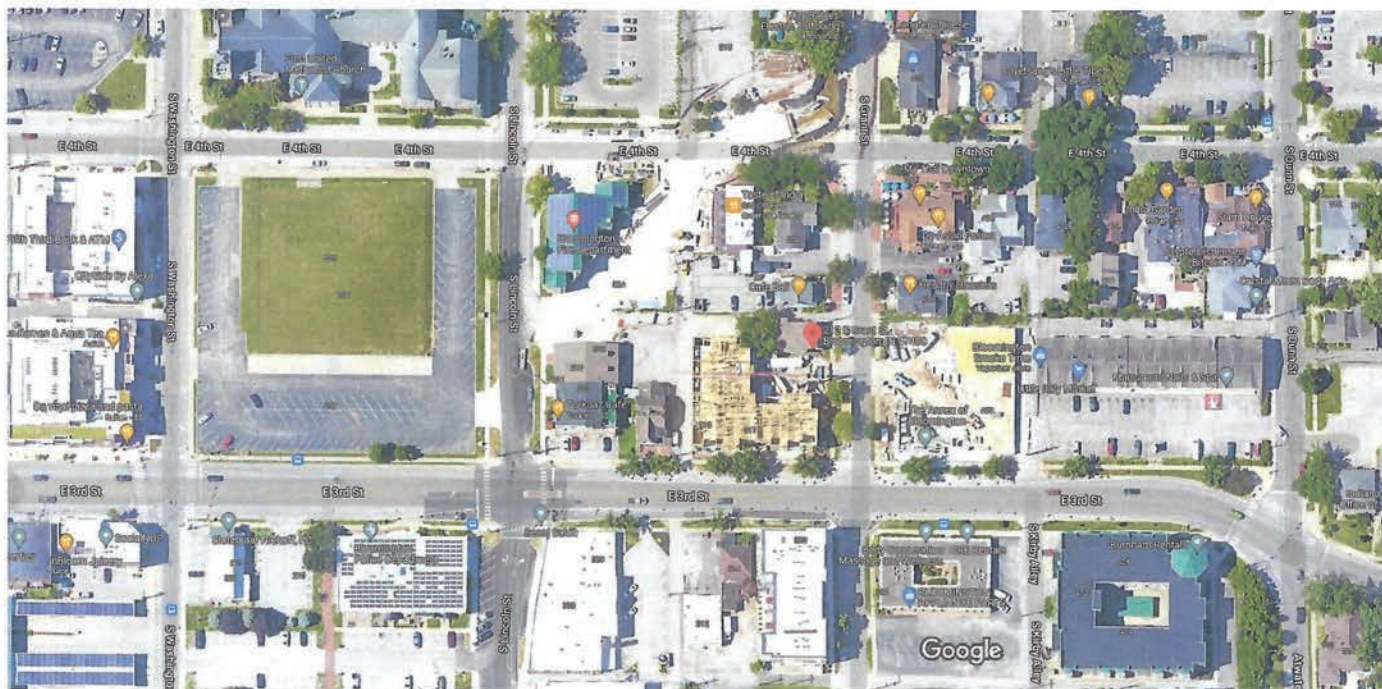












Imagery ©2023 IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO, Map data ©2023 Google 50 ft



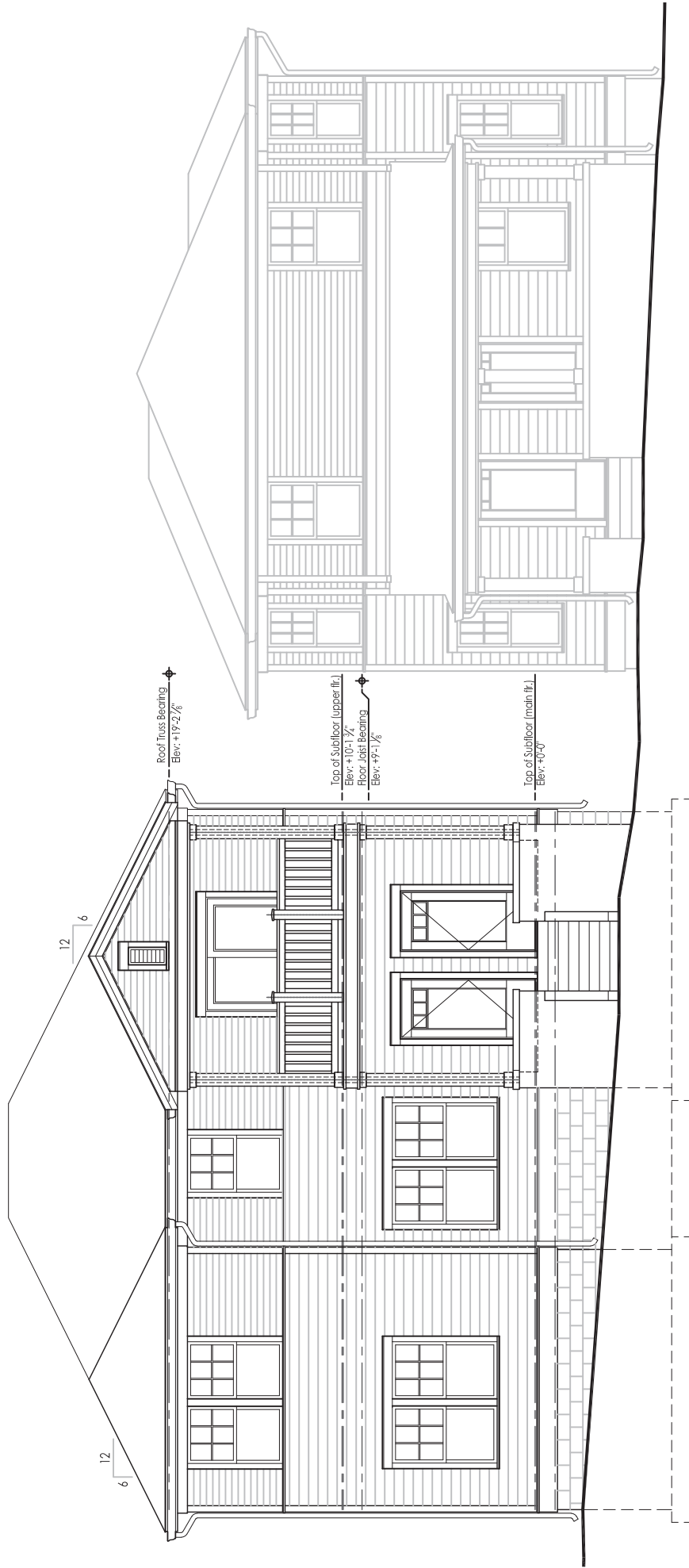
212 S Grant St

-  Directions
-  Save
-  Nearby
-  Send to phone
-  Share

 212 S Grant St, Bloomington, IN 47408

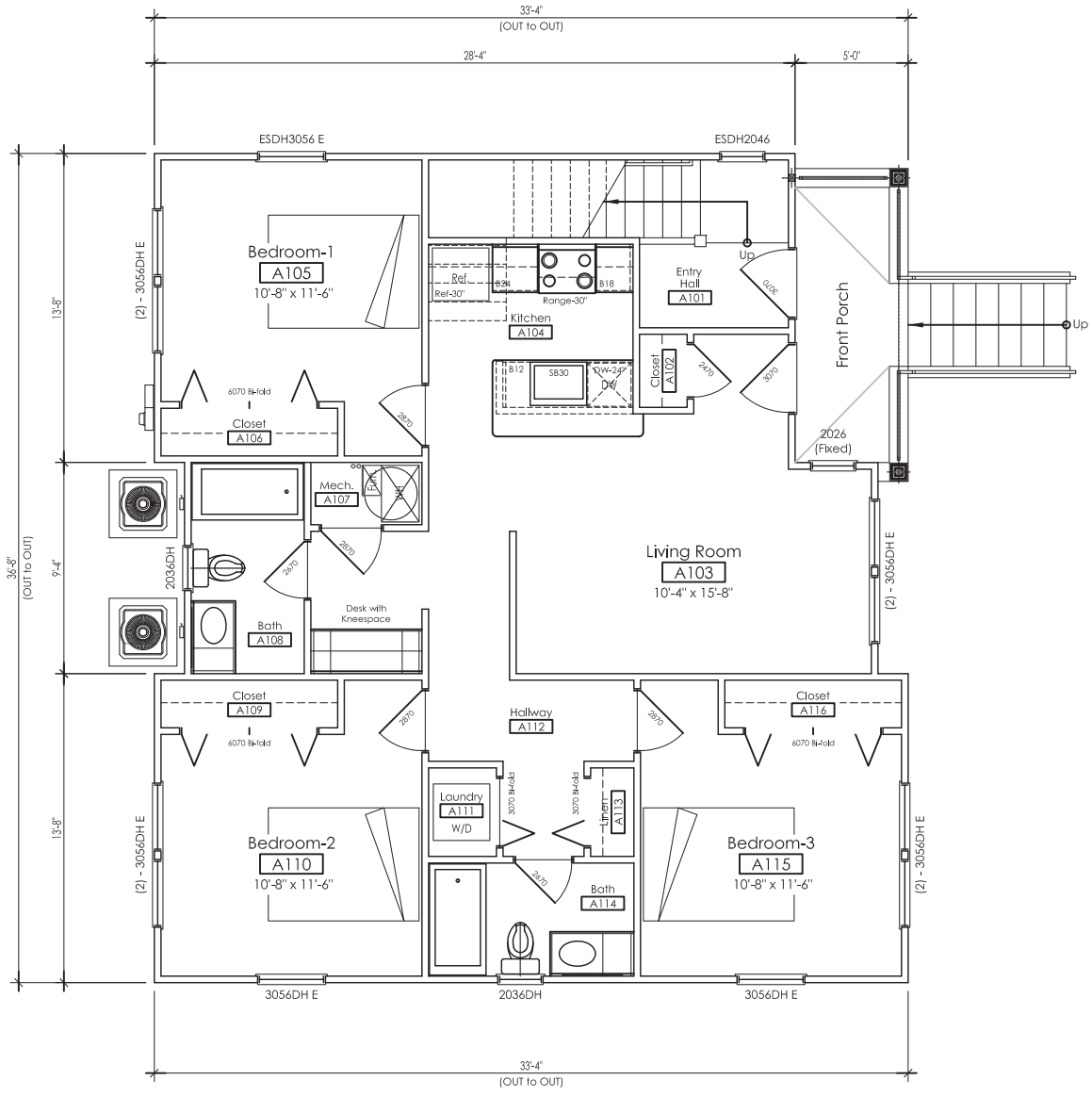
5F8C+22 Bloomington, Indiana

Photos



Proposed East Elevation

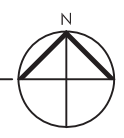
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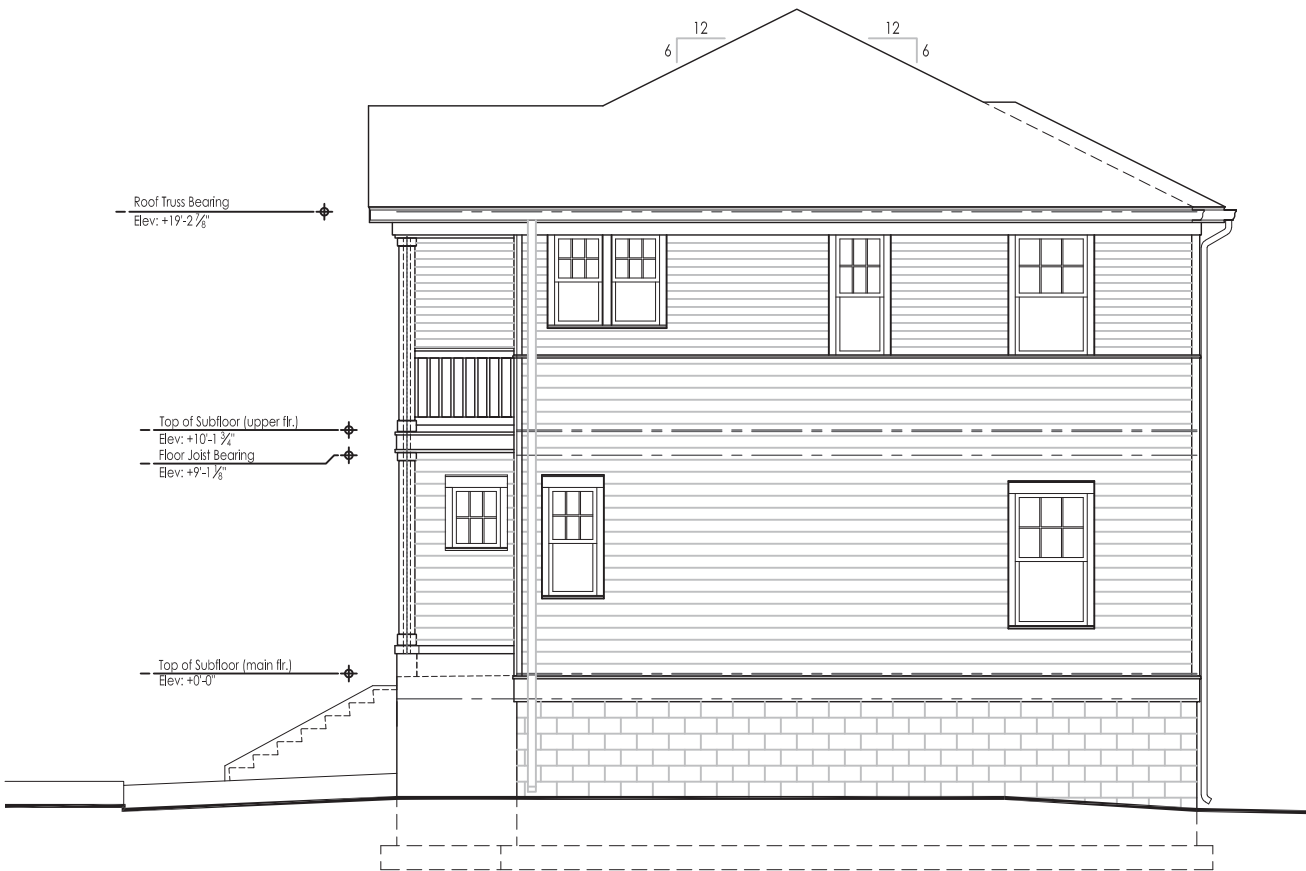


Floor Area:
 First Floor Area: 1,142 s.f.
 Covered Front Porch: 66 s.f.
 Second Floor Area: 1,142 s.f.
 Exterior Covered Deck: 66 s.f.
Total Floor Area: 2,416 s.f.

Proposed First Floor Plan

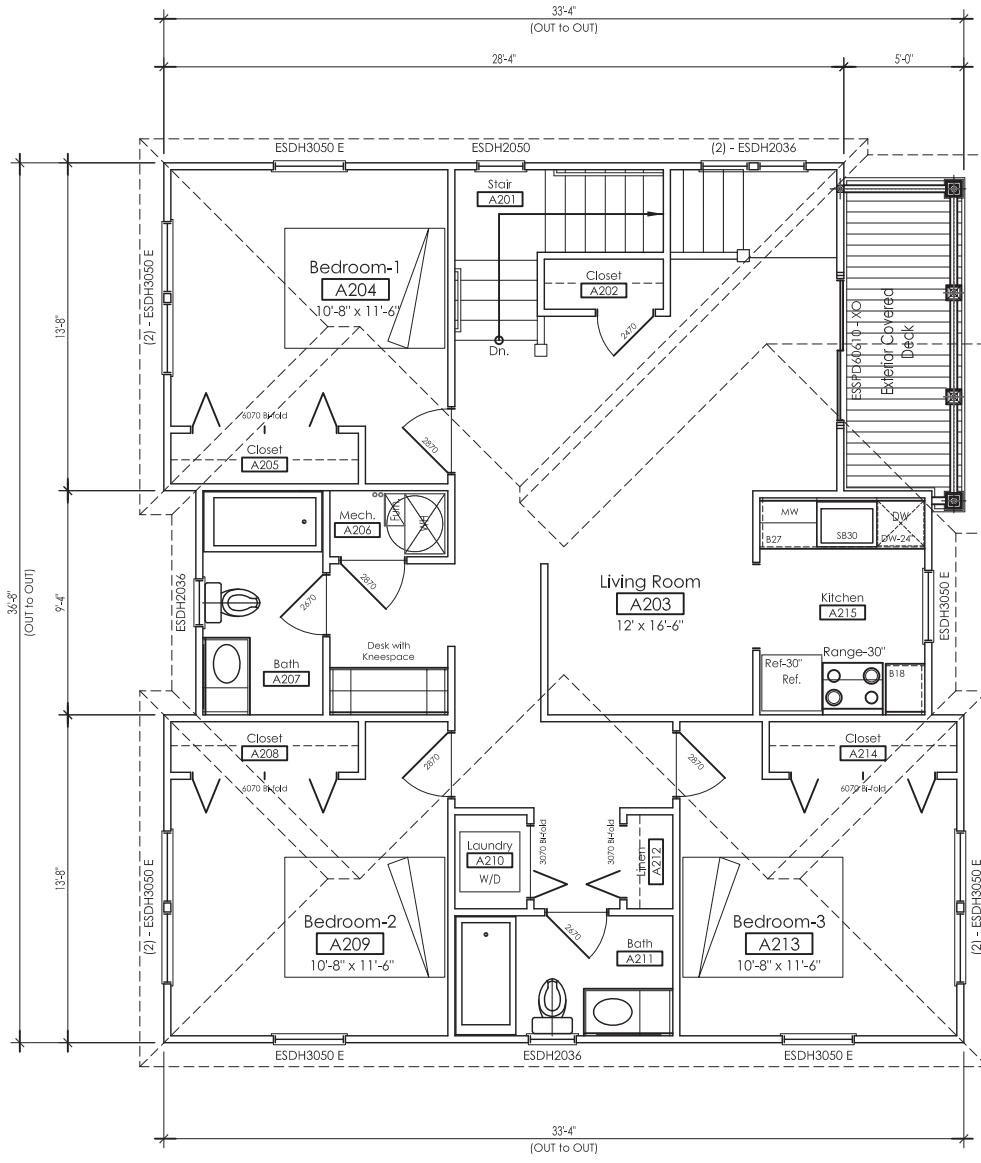
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Proposed North Elevation

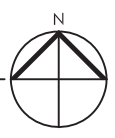
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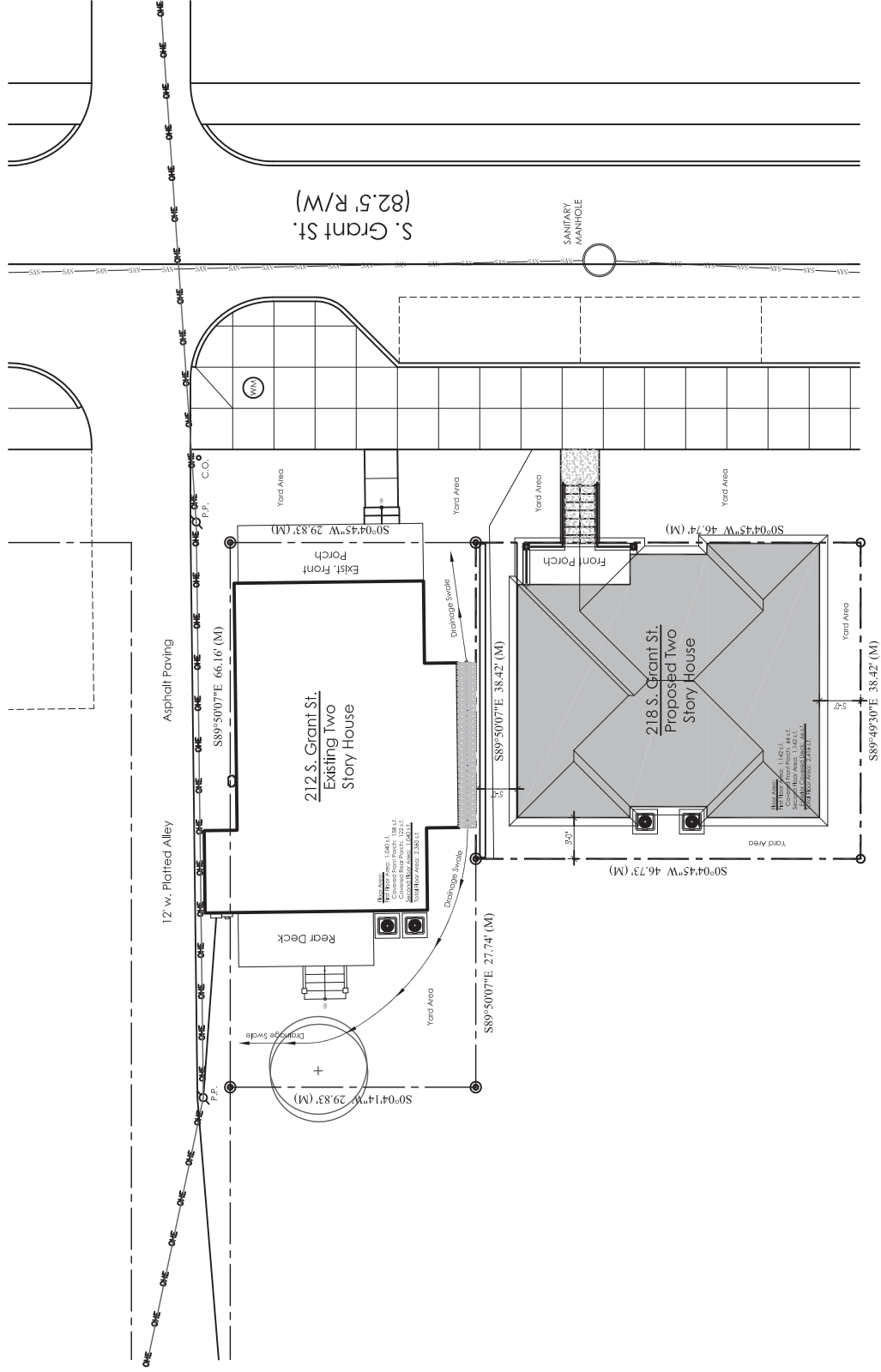


Floor Area:
 First Floor Area: 1,142 s.f.
 Covered Front Porch: 66 s.f.
 Second Floor Area: 1,142 s.f.
 Exterior Covered Deck: 66 s.f.
Total Floor Area: 2,416 s.f.

Proposed Second Floor Plan

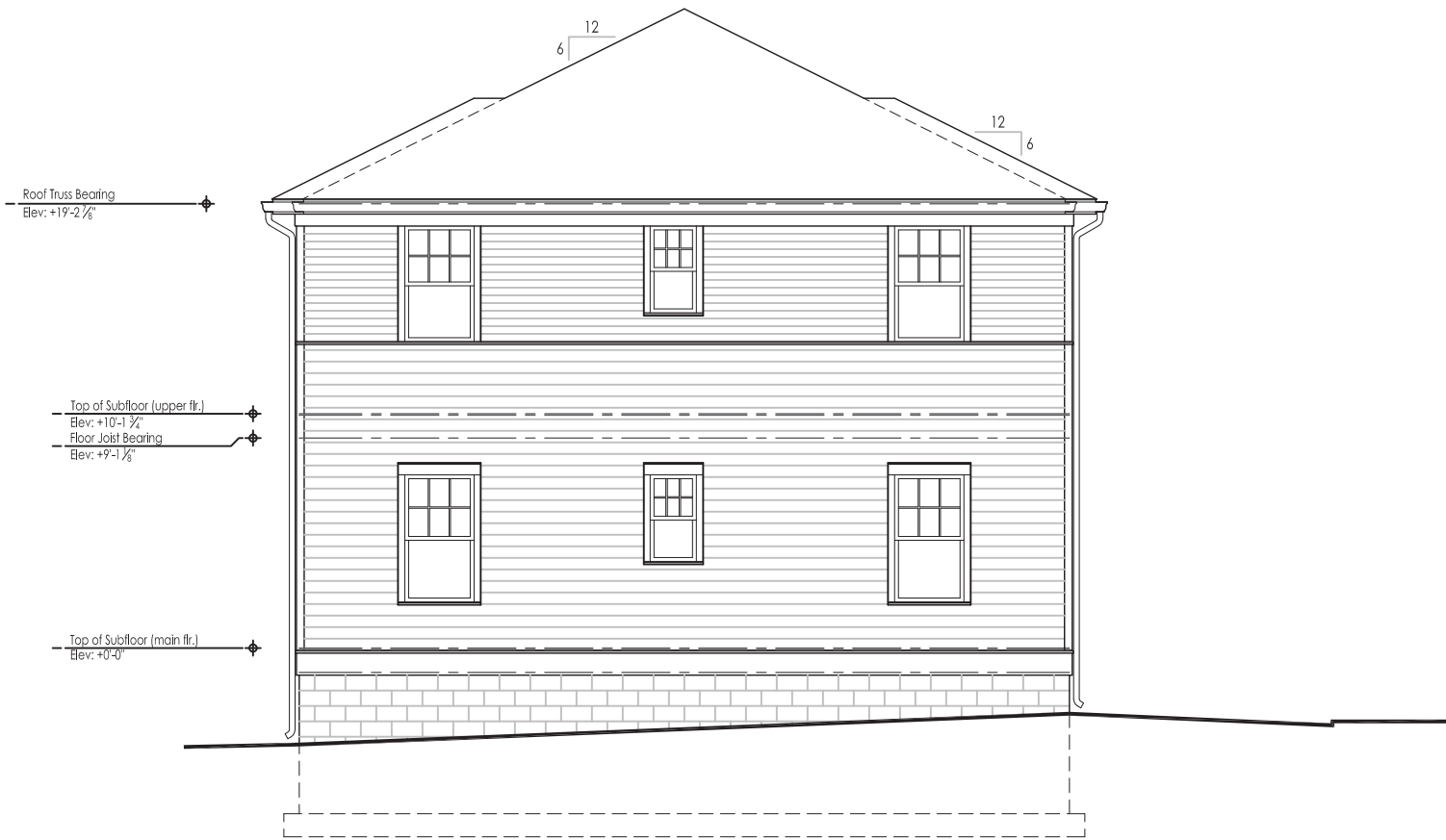
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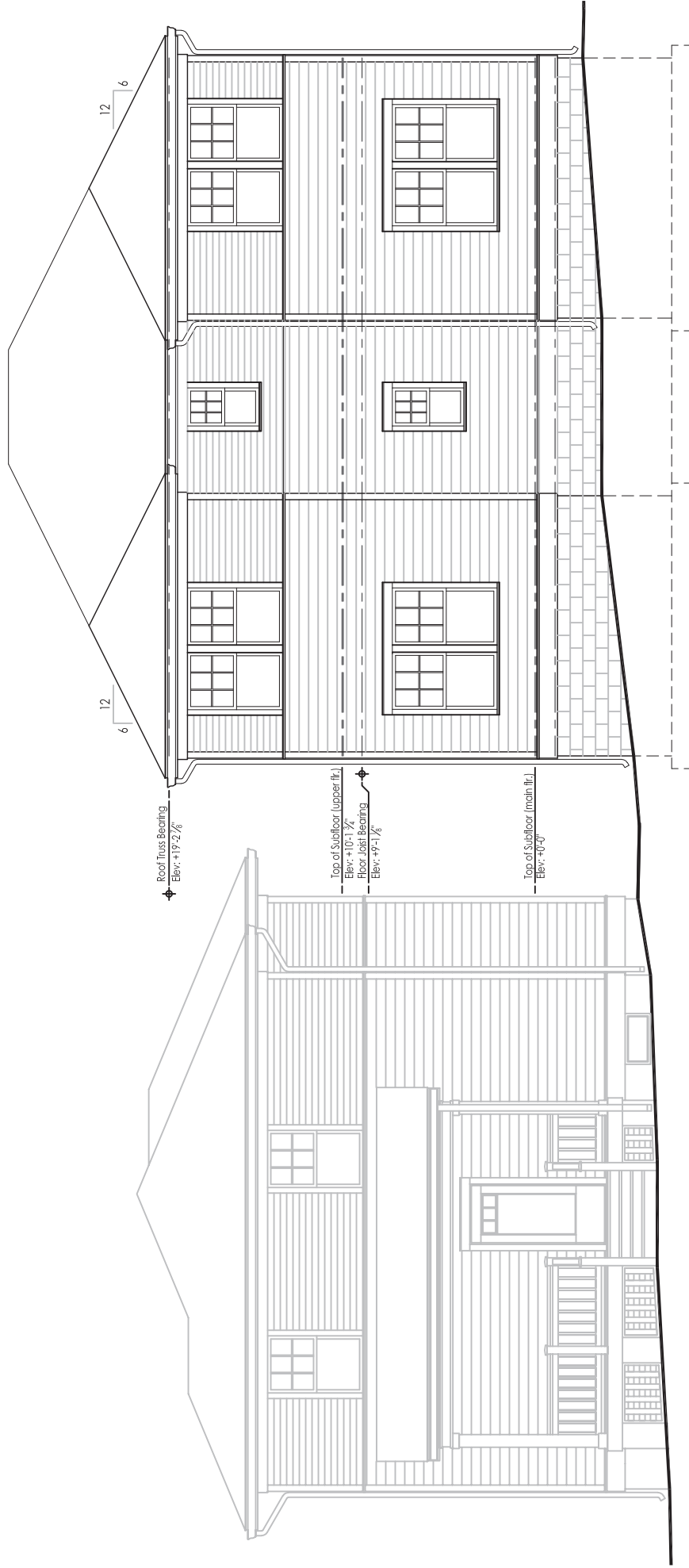
Proposed Site Plan

Scale: 1"=20'



Proposed South Elevation

Scale: 1/8"=1'-0"



Proposed West Elevation

Scale: 1/8"=1'-0"

ESSENTIAL

MARVIN ESSENTIAL™ COLLECTION



THE MARVIN PORTFOLIO

MARVIN®

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



ULTIMATE

Most extensive selection of features, options, and product types



MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers



COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast



ELEVATE

Wide range of options and product types



ESSENTIAL

Curated options and product types

MARVIN SIGNATURE® COLLECTION

WOOD
6 species options + custom
2 painted or primed options
6 stains + clear coat

EXTRUDED ALUMINUM
19 colors + custom
OR
WOOD
3 species + custom

Standard + custom sizing for replacement, remodeling, or new construction

Extensive selection including Marvin Gallery Hardware

Hurricane Impact Zones 3 and 4, + PG 50 Products

MARVIN ELEVATE® COLLECTION

WOOD
Bare pine, painted Designer Black, painted White, or clear coat

FIBERGLASS
5 color options

Standard + custom sizing for replacement, remodeling, or new construction

Available in 6 finish options with 2 door handle styles

Hurricane Impact Zone 3, + PG 50 Products

MARVIN ESSENTIAL™ COLLECTION

FIBERGLASS
3 color options

FIBERGLASS
5 color options

Standard + custom sizing for replacement, remodeling, or new construction

Available in 6 finish options with 1 door handle style

Marvin Essential collection

DESIGN AND PERFORMANCE MADE EASIER

Characterized by clean lines, powerful performance, and streamlined options, the Marvin Essential collection makes it easier to achieve design and quality. The Essential collection features durable Ultrex® fiberglass interiors and exteriors, making it virtually maintenance free.

About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.

Casement, Picture, and Awning windows in Ebony

MARVIN ESSENTIAL™ COLLECTION

TABLE OF CONTENTS

5	MARVIN ESSENTIAL COLLECTION
8	WHY MATERIALS MATTER
10	ENERGY EFFICIENCY
12	DESIGNED WITH PROS IN MIND
14	WINDOWS + DOORS
16	CASEMENT + AWNING
18	SINGLE HUNG
20	DOUBLE HUNG
22	GLIDER
24	PICTURE
26	ROUND TOP + SPECIALTY SHAPES
28	SLIDING PATIO DOOR
30	PRODUCT OPTIONS
32	INSTALLATION ACCESSORIES
33	EXTERIOR TRIM
34	DESIGN OPTIONS
36	HARDWARE STYLES



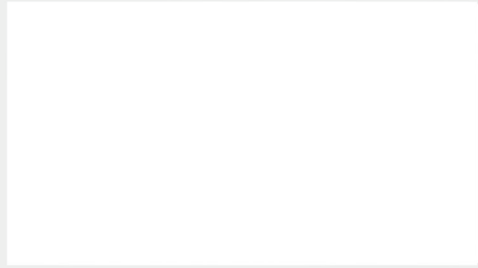
Direct Glaze windows in Ebony
MARVIN ESSENTIAL™ COLLECTION

WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. Ultrex is different. High-density woven fibers bound by a thermally set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it is essential to know what sets them apart.



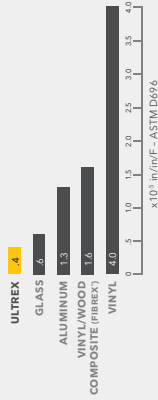
TEMPERATURES MAY FLUCTUATE, BUT ULTREX® FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't faze Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1/32 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.

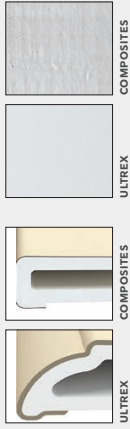


INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber-reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

ACRYLIC CAP



STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true year after year.

PULTRUDED FIBERGLASS

Thin strands of strong glass cables saturated with compounded resins create a durable material.

DURABLE FINISH

The proprietary finishing process applies a durable, long-lasting AAMA 624-verified factory finish.



Double Hung windows in Stone White

COOLER IN SUMMER, WARMER IN WINTER

TOP RATED ENERGY EFFICIENCY

The National Fenestration Rating Council (NFRC) defines energy performance ratings for the entire window and door industry. It rates:

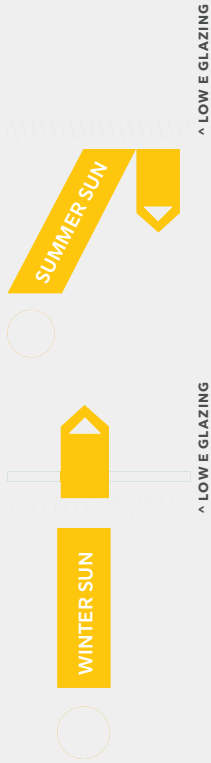
- **U-factor:** How well a window keeps heat inside a building.
 - **Solar heat gain:** A window's ability to block warming caused by sunlight.
 - **Visible light transmittance:** How much light gets through a product.
 - **Air leakage:** Heat loss and gain by air infiltration through cracks in the window assembly.
- Ultrex® fiberglass is 500 times less conductive than roll-form aluminum, similar to wood and PVC. It provides an insulated barrier against extreme weather temperatures, keeping homes comfortable and reducing heating and cooling costs.

ENERGY COST SAVINGS

Marvin was the first major window and door manufacturer to offer energy-efficient Low E2 glass and ENERGY STAR® certified performance on all of our standard windows and doors. Compared to non-certified products, ENERGY STAR certified windows and doors cut heating and cooling costs by 12%.^{*} The Essential collection offers Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas, which has thermal conductivity 30% lower than that of air. It adds improved solar and thermal protection by distinguishing between visible light, damaging UV, and near-infrared rays to offer the ultimate glass performance. In addition, it provides a selection of energy-efficient solutions depending on your climate and needs.

LOW E GLASS COATING

The Low E coating is specially designed to take advantage of the angle of the winter and summer sun. Winter sun is absorbed and conducted indoors. Summer sun is filtered and reflected back outdoors.



A MORE COMFORTABLE INTERIOR, REGARDLESS OF THE SEASON

Keep heat inside during cooler weather and block the sun's rays during warmer weather with dual-pane windows and Low E coating.

DESIGNED WITH PROS IN MIND

PEACE OF MIND

Every project has its own unique requirements and Marvin is equipped to meet those challenges. Our unique Ultrex® fiberglass construction, available factory services, unmatched delivery, and network of dedicated service and support personnel make the Essential collection the perfect choice—no matter the project.

EASY TO ORDER, SIMPLE TO INSTALL

The Essential collection offers simplified options to make the order process straightforward. Installation options and accessories make installing Marvin easier than ever. See page 18 for more information.

MARVIN HAS YOU COVERED

The Essential collection is backed by a fully transferable 20/10 warranty—20-year coverage on glass, and 10-year coverage on manufacturing materials and workmanship.

CREATING VALUE AND EFFICIENCY EVERY STEP OF THE WAY

Weather-tight, solid, and durable Ultrex® fiberglass means there are virtually no call-backs. Essential window and door profiles are optimized for the maximum in performance and fit.



Marvin Essential collection
WINDOWS + DOORS



Essential Casement and Direct Glaze windows in Ebony and Elevate Sliding French door in Designer Black

MARVIN ESSENTIAL COLLECTION

CASEMENT + AWNING



Casement windows in Ebony with Transoms and Awning

MARVIN ESSENTIAL COLLECTION

MARVIN®



Awning and Picture windows in Ebony

CASEMENT + AWNING

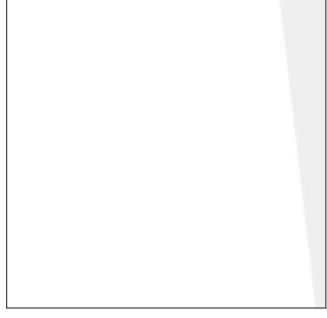
- Multi-point sequential locking system provides superior PG40 performance rating with single lever operation.
- Stationary, operating, Transom, and Picture units available.
- Folding handle provides easy operation and neatly stows out of the way of window treatments and blinds.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 3 feet high.
- Coordinating Picture and Transom windows available up to 6 feet wide by 6 feet high.
- Features an easy-to-remove screen with concealed fasteners.
- Crank out operation.



CASEMENT INTERIOR



AWNING INTERIOR



FOLDING HANDLE SHOWN IN OIL RUBBED BRONZE

SINGLE HUNG



Single Hung windows in Bronze

MARVIN ESSENTIAL™ COLLECTION



Ultimate Bi-Fold door and Essential Single Hung windows in Stone White

SINGLE HUNG

- Features a fixed top sash and a movable bottom sash for a traditional double hung look.
- Comes with a standard aluminum half screen; optional full screen is available.
- Lower sash lock provides a positive detent, reassuring user that the window is either locked or unlocked.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Up to PG50 performance rating.
- Factory, reinforced, and field-mulling kits available.
- Standard and special sizes up to 4 feet wide by 6 feet 6 inches high.
- Coordinating Picture and Transom windows available in sizes up to 5 feet wide by 6 feet high.
- The lower sash removes easily with no strings or cords to detach.



INTERIOR



EXTERIOR



COTTAGE AND REVERSE COTTAGE SASH RATIO

DOUBLE HUNG



Double Hung windows in Stone-White.

MARVIN ESSENTIAL™ COLLECTION

MARVIN®



Double Hung windows in Stone-White.

DOUBLE HUNG

- Two movable sashes with versatility to create ventilation at the top, bottom, or both.
- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Up to PG50 performance rating on a majority of sizes.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Factory, reinforced, and field-mulling kits available.
- Available in standard and special sizes up to 4 feet wide by 6 feet 6 inches high.
- Coordinating Picture and Transom windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



TILT MODE FOR EASY CLEANING

GLIDER



Glider window in Ebony

MARVIN ESSENTIAL™ COLLECTION



Glider and Picture windows in Ebony

GLIDER

- Perfect alternative to a swinging sash.
- Operating sash easily tilts and removes with no cords or strings to detach.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Innovative screen design for easy installation and removal.
- Triple-sash option provides the appearance of a Picture window assembly.
- Available in dual-sash with left or right operating panel as well as triple-sash with fixed center panel and two operating end panels.
- PG25 performance rating on triple-sash and up to PG40 performance rating on dual-sash.
- Available in standard and special sizes up to 6 feet wide by 5 feet high for dual-sash and 8 feet wide by 5 feet high for triple-sash.



INTERIOR



EXTERIOR



GLIDER PULLSHOWN IN WHITE

PICTURE



Picture windows in Ebony

MARVIN ESSENTIAL™ COLLECTION

MARVIN®



Picture windows in Ebony

PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Direct glaze:
 - › Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
 - › Available in sizes up to 9 ½ feet wide by 9 ½ feet high, not to exceed 49 square feet.
- In-sash:
 - › Designed to match profiles of operable windows in the Essential collection.
 - › Casement Picture windows available in sizes up to 6 feet wide by 6 feet high.
 - › Double Hung Picture windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



INTERIOR WINDOW PROFILE SHOWN IN STONE WHITE

ROUND TOP + SPECIALTY SHAPES



Round Top and Direct Glaze windows

MARVIN ESSENTIAL™ COLLECTION

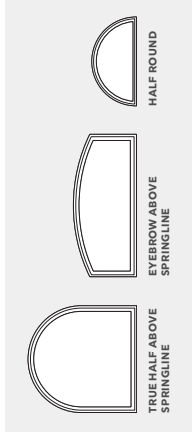
ROUND TOP

- Constructed of a glass reinforced composite capped with proprietary acrylic finish.
- Complements Ultrex® fiberglass performance and radius profile.
- Available nailing fin, installation bracket, and through jamb installation.



EXTERIOR • INTERIOR

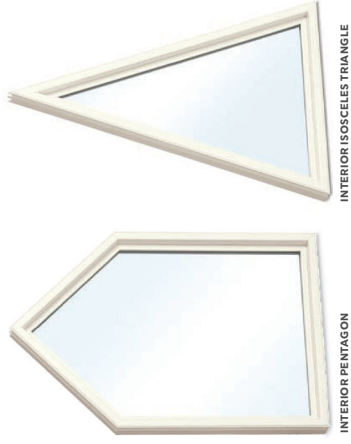
- Perforated folding radius nailing fin provides for simple installation and proper water management.
- Available factory and field-mulling options.
- Standard and special sizes up to 8 feet wide and up to 7 feet high depending on the shape.
- Up to PG50 performance rating.



SPECIALTY SHAPES

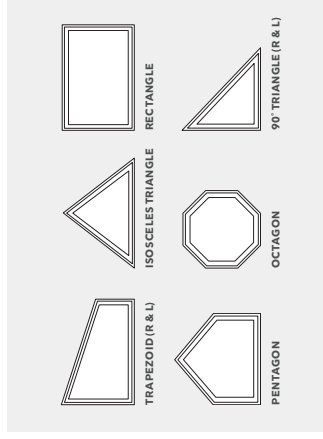
- Jambas are available factory applied or in an extension kit in 4 3/4 inch and 6 3/4 inch sizes.
- Consistent, fast delivery applies to even the most unique products.

- PG50 performance rating.
- Factory, reinforced, and field-mulling kits available.
- Available in sizes up to 49 square feet. Longest leg may not exceed 9 1/2 feet.



INTERIOR PENTAGON

INTERIOR ISOSCELES TRIANGLE



SLIDING PATIO DOOR



Sliding Patio Door in Bronze with Matte Black Handle

MARVIN ESSENTIAL™ COLLECTION



Sliding Patio Door in Ebony with Matte Black Hardware

SLIDING PATIO DOOR

- A top hung sliding screen operates smoothly without jamming.
- Matching handle set design provides style and security.
- Optional slim handle provides 32-inch net clear opening on certain 2- and 3-panel configurations (see page 39).
- Special sizing available on 2-panel configurations.
- PG30 performance rating.

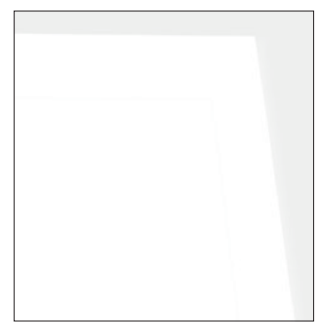
- Doors come with standard tempered Low E2, insulated glass with argon gas. Optional Low E1, Low E3, and Low E3/ERS meet diverse energy-efficiency needs.
- Available in standard and special sizes up to 6 feet wide by 8 feet high for 2-panel configurations, and 9 feet wide by 8 feet high for 3-panel configurations.
- Coordinating Transom windows available.



INTERIOR

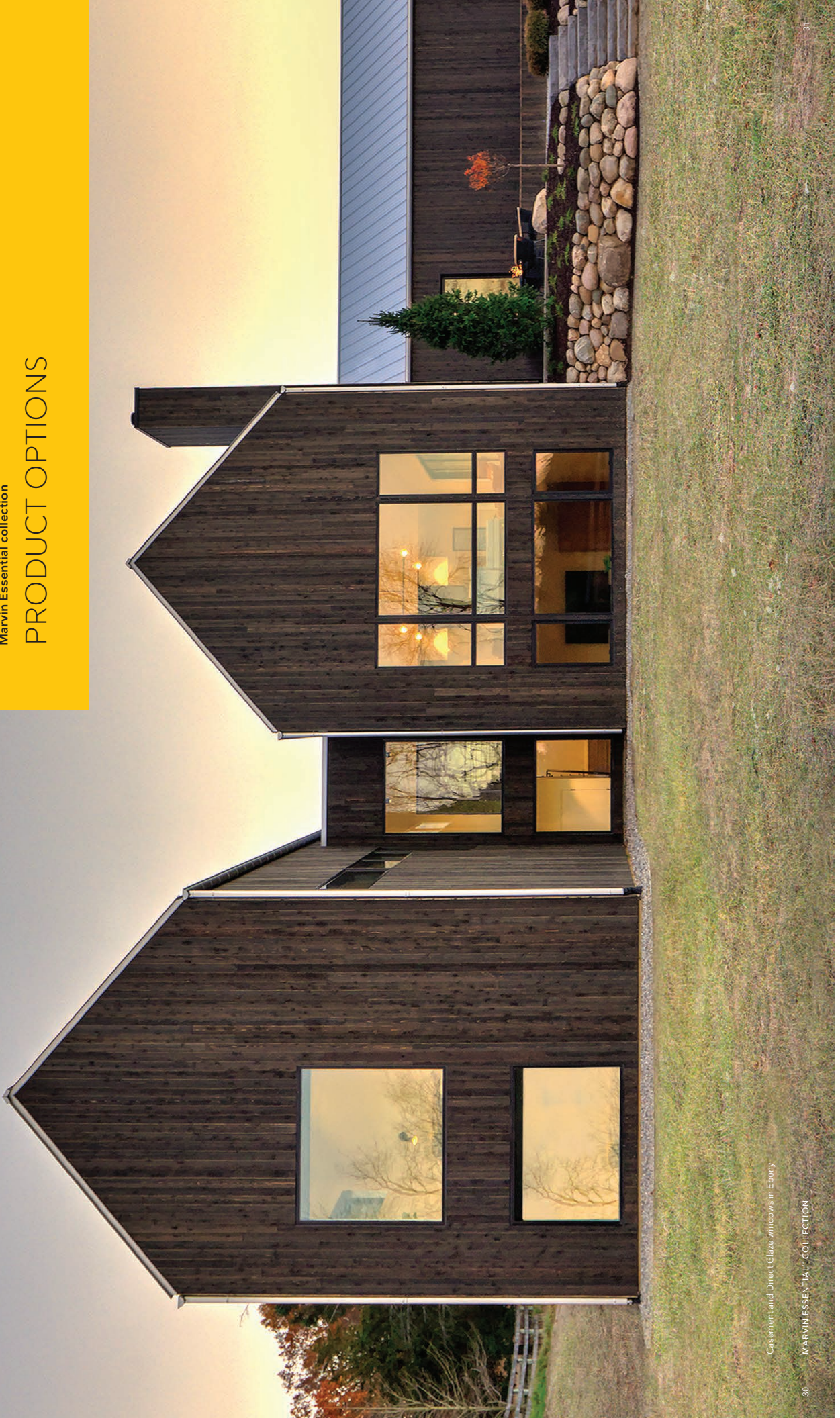


EXTERIOR



SILL DETAIL SHOWN IN BRONZE

Marvin Essential collection
PRODUCT OPTIONS



Casement and Direct Glaze windows in Ebony

MARVIN ESSENTIAL™ COLLECTION

INSTALLATION MADE SIMPLE AND EFFICIENT

Marvin Essential windows and doors bring together design, quality, and performance in one streamlined collection. Essential products offer a number of installation options and accessories that make it easy to meet project demands.



NAILING FIN
Snaps out for easy installation.



CASEMENT/AWNING 3" SASH LIMITER
Permanently limits sash movement for safety and security.



JAMB EXTENSION
Allows for easy finishing with traditional molding and trim.



DOUBLE/SINGLE HUNG SASH LIMITER
Permanently limits sash movement for safety and security.



J-CHANNEL
Quickly and easily finishes the exterior.



NON-OPERABLE LOCK
Renders sash inoperable.



SHEetrock RETURN
Accommodates 1/2" - 5/8" drywall installations.



GLIDER WOOD
Limits opening to 4", while providing for full egress. ASTM F2090-10 compliant.



3/4" RECEIVER
Works with thicker installation methods, including box jamb.



CASEMENT WOOD
Limits opening to 4", while providing for full egress. ASTM F2090-10 compliant.



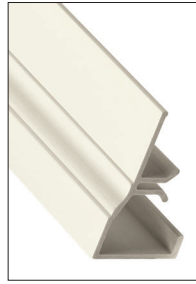
FRAME EXPANDER
Provides installation flexibility.



DOUBLE/SINGLE HUNG WOOD
Limits opening to 4", while providing for full egress. ASTM F2090-10 compliant.

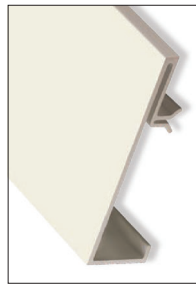
EXTERIOR TRIM

Ultrex® Exterior Trim is offered with all rectangular Marvin Essential products in five exterior finishes. The durability, performance, and look of Essential collection windows and doors can be extended to the trim.

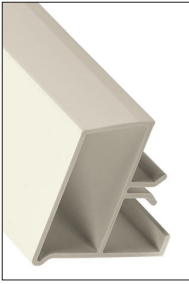


BRICK MOULD

BRICK MOULD
2" Brick Mould is available with or without 2 1/8" sill nosing.



FLAT



SILL NOSE

SILL NOSE
2 1/8" Sill Nose provides authentic sill appearance.



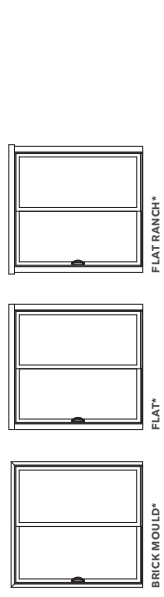
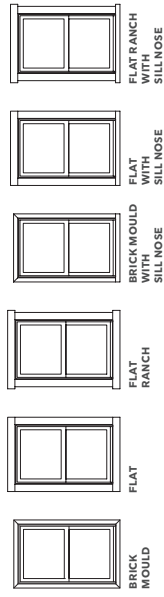
CONNECTION BARB

CONNECTION BARB
Barb and receiver attachment method provides for quick, secure installation.

TRIM

CONFIGURATIONS

Multiple configurations are available in lineal lengths and factory pre-cut kits in all five Essential collection exterior colors.



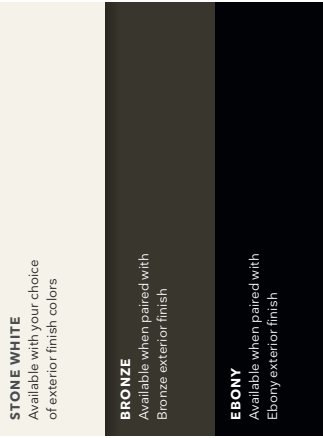
* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

DESIGN OPTIONS

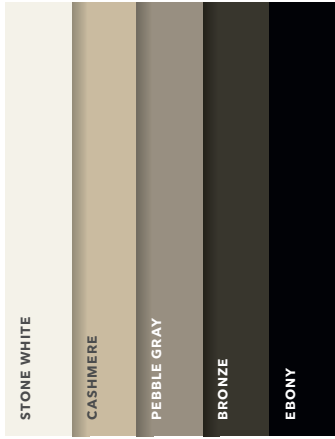
INTERIOR AND EXTERIOR FINISHES

Essential windows and doors have a durable, strong, and fully paintable Ultrex® fiberglass interior and exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics.

FIBERGLASS INTERIOR COLORS



FIBERGLASS EXTERIOR COLORS



DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, or Ebony exterior.*



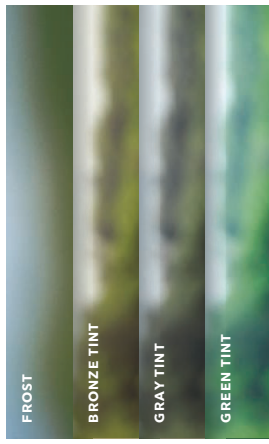
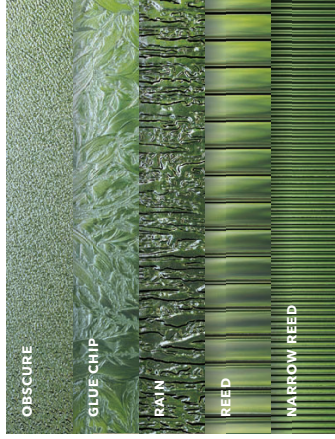
GRILLES-BETWEEN-THE-GLASS SHOWN IN STONE WHITE

* Not available in polygons except direct glaze rectangles.

GLASS OPTIONS

Available in dual-pane in Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

DECORATIVE GLASS



Casement window with E2 glass

* Argon gas not available in high elevations where capillary tubes are required.

HARDWARE STYLES

WINDOW HARDWARE

Windows feature classic low-profile, durable hardware for clean aesthetics, safety, and security.



SASH LOCK + KEEPER
Double Hung, Single Hung, and Glider



FOLDING HANDLE
Casement and Awning

DOOR HANDLE

Sliding Patio Doors feature classic profile durable hardware, a perfect blend of safety and security.

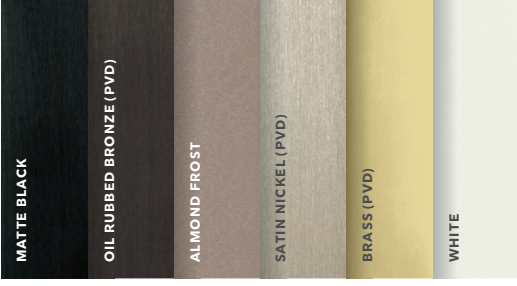


CAMBRIDGE

DOOR HANDLE OPTIONS

- Available keyed-alike option (use one key on multiple locks, with up to 3 different keys on each project).
- Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door.

FINISHES



Double Hung window with Sash Lock and Sash Lift in Oil Rubbed Bronze

MARVIN™



Essential Direct Glaze in Ebony and Ultimate Sliding Patio door in Designer Black

Choose from a variety of hardware finishes to complement your Essential collection windows and doors.

The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion resistant finish.

PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.



Sliding Patio door with Cambridge hardware in Matte Black

Photo: Brett Youngberg

THE MARVIN ESSENTIAL COLLECTION
BRINGS TOGETHER DESIGN, QUALITY,
AND PERFORMANCE IN ONE
STREAMLINED OFFERING.

Strong, durable Ultrex® fiberglass exteriors and interiors are both striking and virtually maintenance free. Simplified options make the order process straightforward, while clean lines and versatile styles make it easy to meet project demands.





Since we opened as a family-owned and -operated lumber and cedar company in 1912, Marvin has designed products to help people live better. We remain committed to bringing beauty and simplicity into people's lives with windows and doors that stand the test of time.

MARVIN.COM

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ENERGY STAR® and the ENERGY STAR certification mark are registered US marks. Printed at Quantum.

Part #19981901. October 2022.

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.

STAFF RECOMMENDATIONS	Address: 628 N Madison St.
COA 23-38	Petitioner: Lucas Brown
Application Date: 5/25/2023	Parcel: 53-05-33-200-012.007-005
RATING: NOTABLE	Survey: c. 1910/1940 Twentieth Century Industrial



Background: Showers Brothers Furniture Complex Historic District

Request: To amend Phase I design of COA 22-72

Guidelines: Showers Brothers Furniture Complex Historic District Guidelines

Page 16

2. According to Standard 9 of the Secretary of the Interior's Standards for Rehabilitation, additions should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building.
3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new construction shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.
4. New construction has the potential for reinforcing and enhancing the unique character of the historic buildings. Proposals for new construction will be reviewed for compatibility with the existing architecture including review of such critical factors as building materials, existing buildings, visual association and urban context.

5. New construction that is affixed to any portion of an existing building shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new construction were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.
6. The Commission encourages design features associated with new construction that are guided by sustainable building design
7. principles provided such features are compatible with the character of the buildings that are thematically linked.

B. Rooftop Additions (Including New Construction and Roof decks)

1. Rooftop additions may be considered if the underlying roof is not a character-defining feature (as in the sawtooth roofs of the Planing Mill or Plant #1, for example).
2. Where permitted, care should be taken to make the rooftop addition minimally visible from existing or proposed streets and ways open to public travel. "Minimally visible" is defined as any rooftop addition which, when viewed from public ways, due to its placement and size does not call attention to itself nor detract from any significant architectural features.
3. All rooftop additions, including rooftop equipment and utilities, will be carefully reviewed on a case-by-case basis for their appropriateness of location and visibility. Additionally, the massing, materials, and details will be reviewed for their appropriateness and impact to the character-defining features of the thematic Showers buildings.
4. Rooftop additions that contribute to the sustainability, energy conservation and efficiency, or alternative energy generation of the building and/or of the Certified Technology Park will receive favorable consideration during the review of items in Criterion #2 above.

C. Utilities

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

Staff Recommends approval of COA 23-38

The petitioner has taken into consideration feedback from the HPC and has created a carefully designed alternative for the east facing facade with sympathetic materials to the industrial aesthetic of the building. The utilities would be carefully hidden and the height changing element does not distract or detract from the historic structure.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 600 Block, North Madison St.

Parcel Number(s): _____

(OFFICE USE ONLY)

Filing Date: 5/25/2023

Case Number: COA 23-38

HPC Hearing Date: 6/08/2023

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: Lucas Brown Email: lucas@brownsmithstudios.com

Address: 2055 W Industrial Park Dr. Bloomington, IN 47404 Phone: 317-445-1179

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: The Kiln Collective Email: don@bailey-weiler.com

Address: PO Box 3134, Bloomington, IN 47402 Phone: 812-330-1169

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:  _____ Date: 05-25-23

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 at https://bton.in/M_pUv](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 at https://monroein.elevatemaps.io/](https://monroein.elevatemaps.io/) or [Google Maps \(maps.google.com\)](https://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](#)

Petitioner's Statement

The Kiln

Petitioner: Lucas Brown with Brownsmith Studios

Owner: The Kiln Collective

Project Description

This project aims to preserve the existing Showers Brothers Kiln Building and the associated Power House on the alley side. This project was originally proposed in 2020 as a two-story addition on top of the one-story Kiln building. It is now being proposed as a phased project with Phase 1 being a one-story project. Phase 2 will be the second and third floors.

The Phase 1 one-story project will involve a small addition to the building on the east side that will contain the entry, corridor, and mechanical room. The remainder of the project will involve the restoration of the existing masonry structures and the addition of doors and windows. Because the timing of Phase 2 is unknown, the first phase will be completed in a way that allows the building to feel complete without Phase 2.

Material Descriptions

The primary material will be the existing brick masonry. It will be expressed at both the exterior and the interior and will be the main focal point. The supporting materials will be analogous to materials used at the neighboring Mill building and Madison St. site features: black/dark bronze metal, clear finished ash or oak, and silvered wood. The black/dark bronze metal will happen at the siding, the storefront frame material, the metal railings, and other exterior metal features. The clear finished ash or oak will happen at the main entry soffit on the alley side. The silvered wood (cedar or Ipe) will happen at the cooler enclosure, dumpster enclosure, and trellis.



FROM MADISON AND 11TH ST. NORTHWEST

THE KILN COLLECTIVE

BLOOMINGTON HISTORIC PRESERVATION COA REVIEW
JUNE 8, 2023



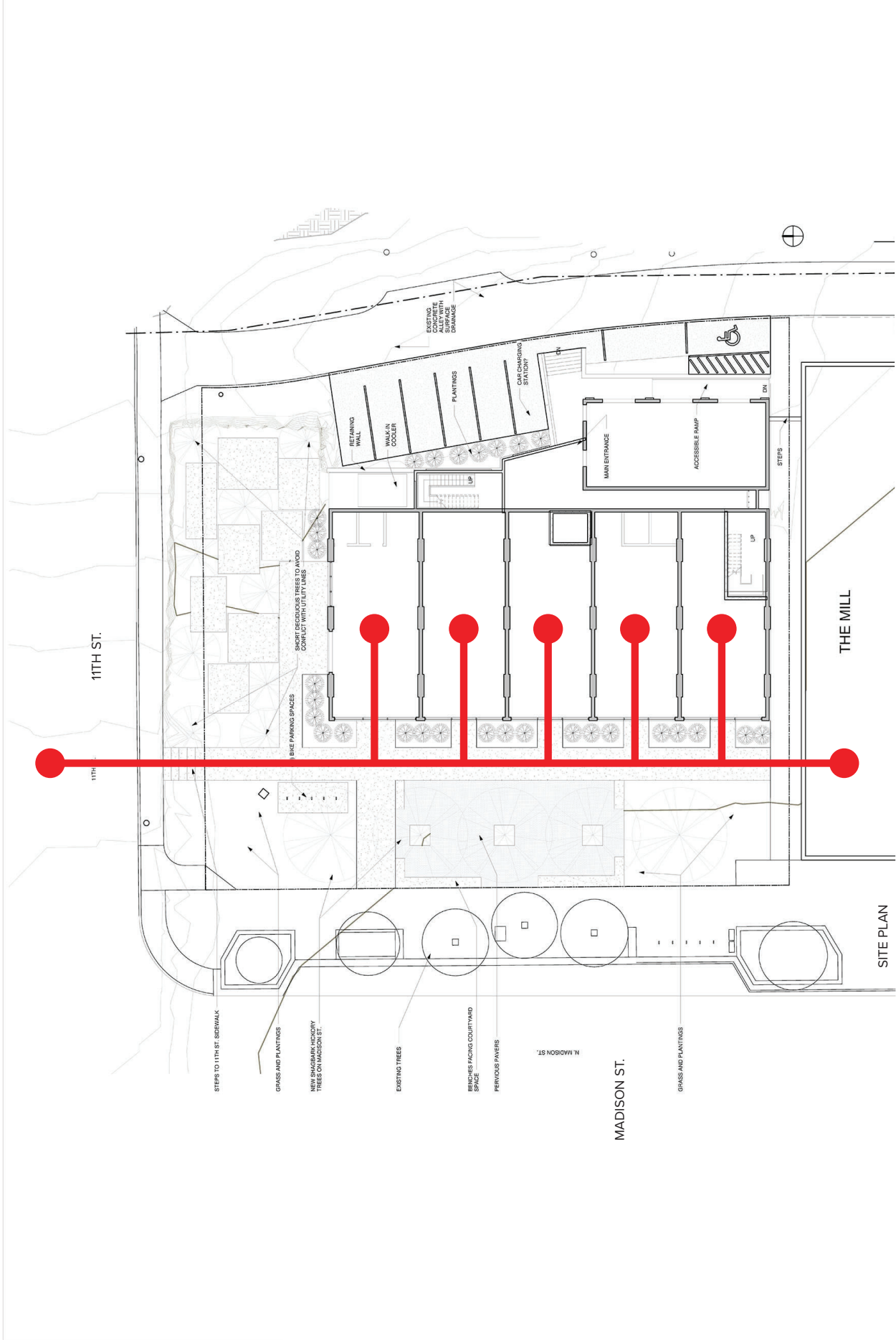
EXISTING KILN STRUCTURE

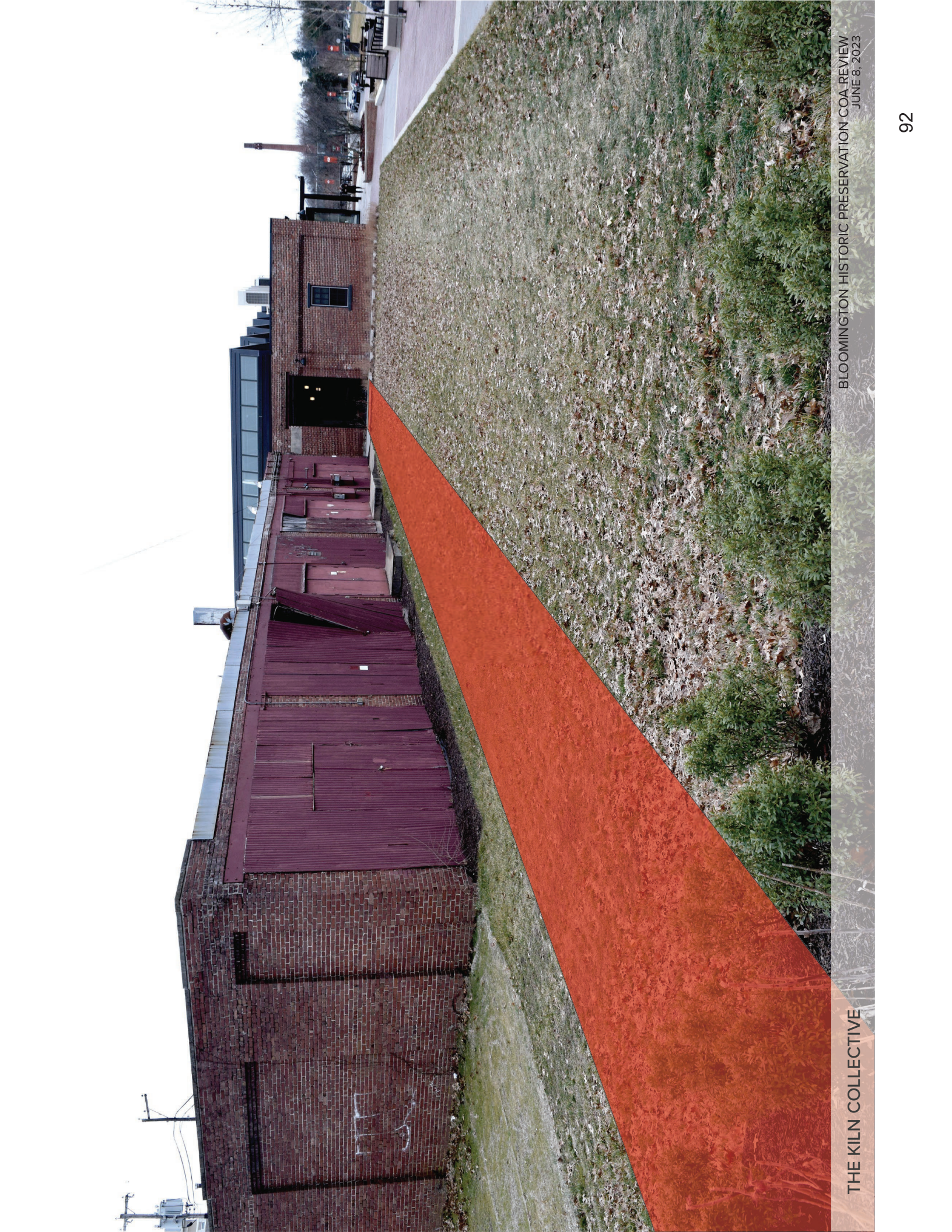
THE KILN COLLECTIVE



EXISTING POWER HOUSE STRUCTURE

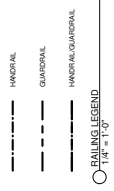
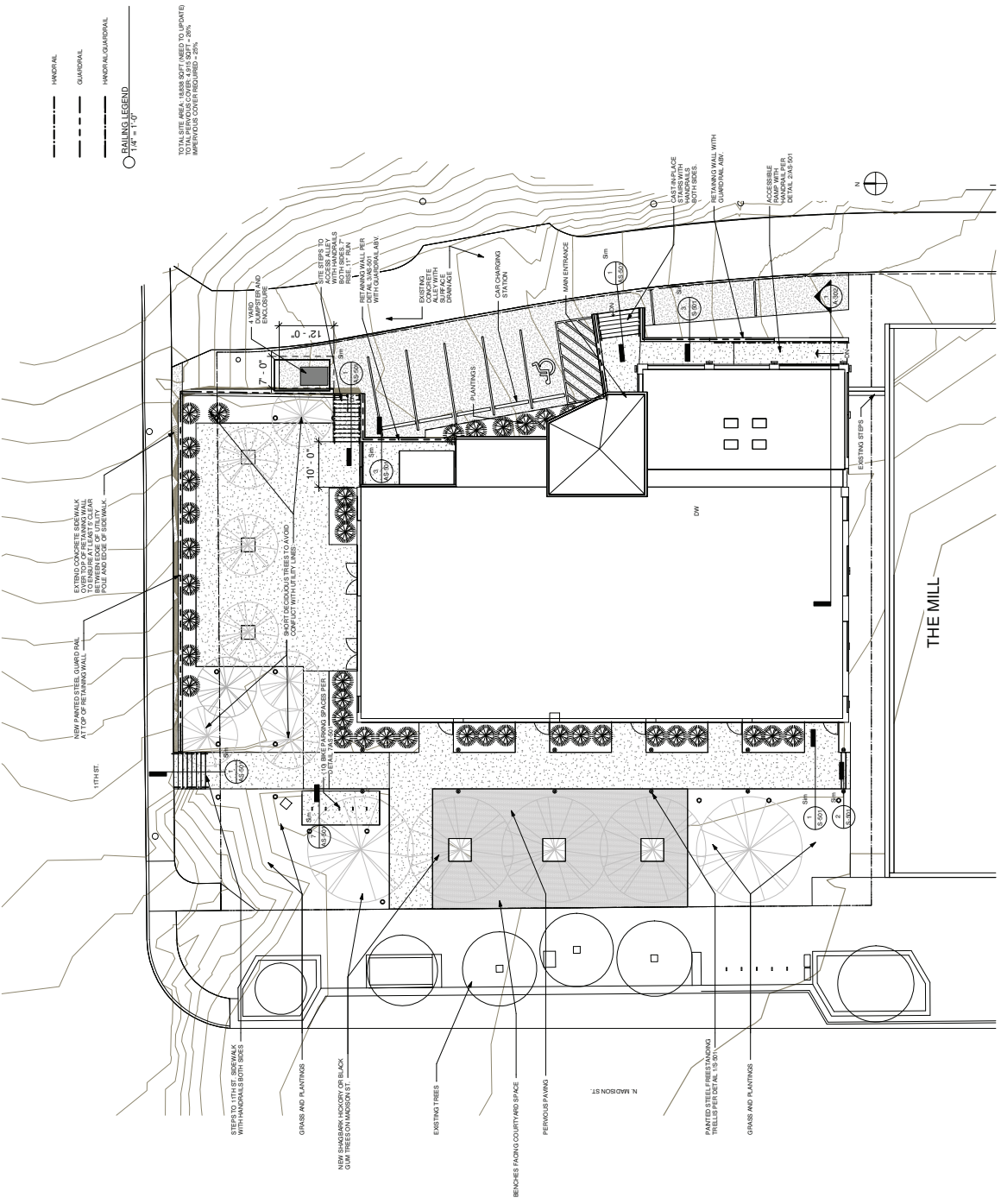
THE KILN COLLECTIVE



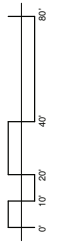




TRELLIS



NOT TO SCALE. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
TOTAL SITE COVER: 100% (AS SHOWN ON SHEET AS-101)
IMPERVIOUS COVER REQUIRED: ~25%

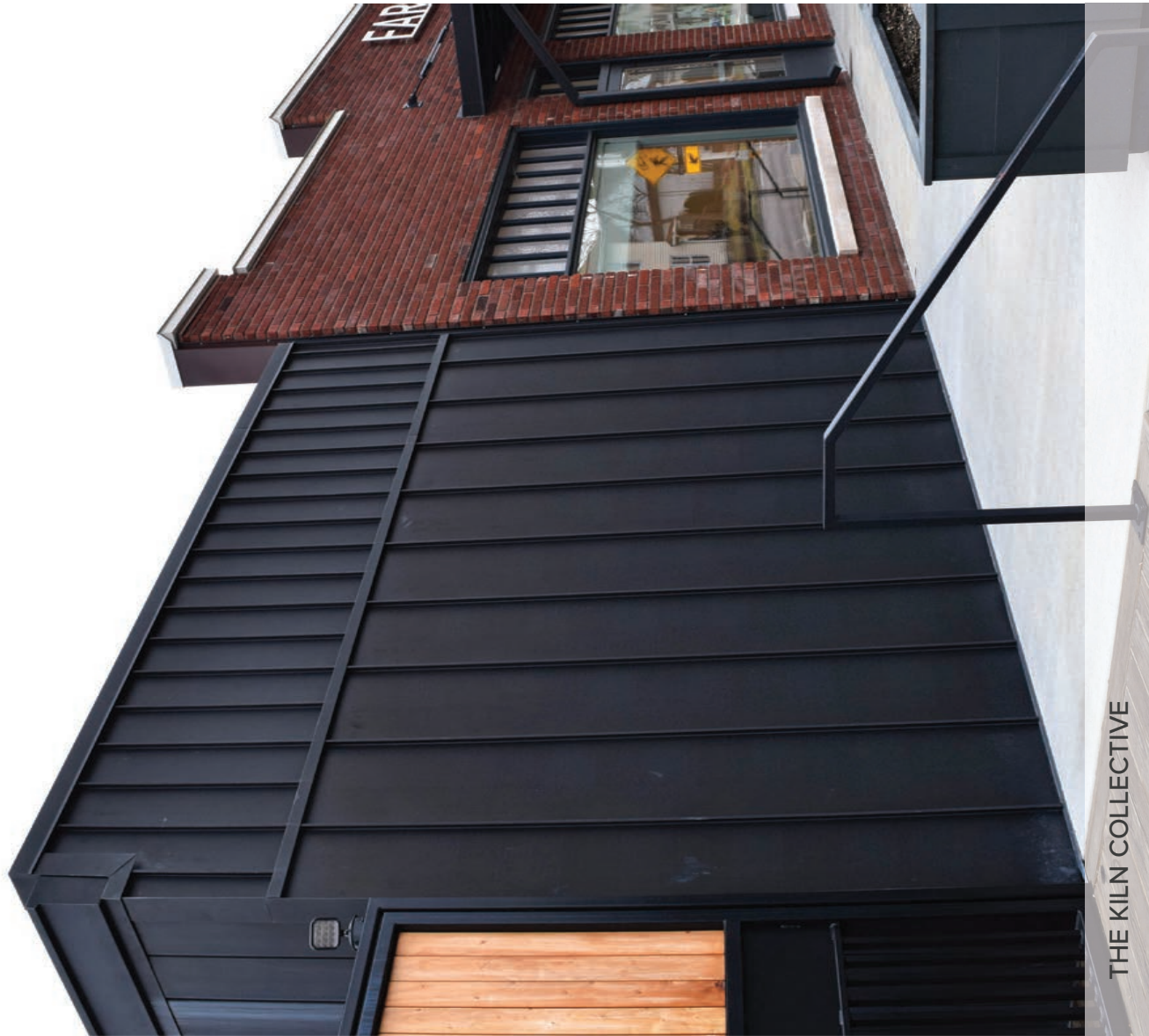


1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



THE KILN COLLECTIVE

BLOOMINGTON HISTORIC PRESERVATION COA REVIEW
JUNE 8, 2023



THE KILN COLLECTIVE



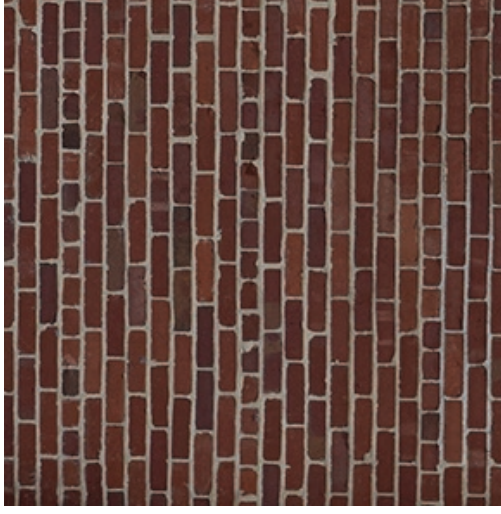
BLOOMINGTON HISTORIC PRESERVATION COA REVIEW
JUNE 8, 2023



PELLA LIFESTYLE WINDOWS AND STORE-FRONT - BLACK ALUMINUM CLAD



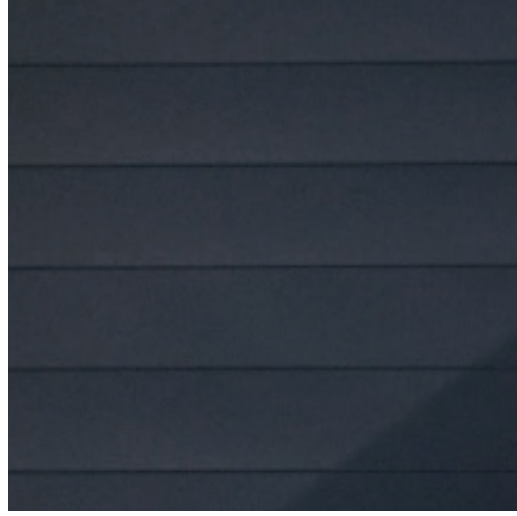
ASH - SOFFIT MATERIAL



KILN BRICK - ORIGINAL



STANDING SEAM METAL SIDING - MATTE BLACK



FLUSH PANEL METAL SIDING - MATTE BLACK



SILVERED CEDAR AND BLACK PAINTED STEEL AT THE MILL



FROM ALLEY AND 11TH ST. NORTHEAST

THE KILN COLLECTIVE



FROM ALLEY EAST

THE KILN COLLECTIVE



FROM MADISON WEST ELEVATION

THE KILN COLLECTIVE

BLOOMINGTON HISTORIC PRESERVATION COA REVIEW
JUNE 8, 2023



FROM MADISON NORTH ELEVATION

THE KILN COLLECTIVE

BLOOMINGTON HISTORIC PRESERVATION COA REVIEW
JUNE 8, 2023



FROM MADISON NORTHWEST

THE KILN COLLECTIVE

BLOOMINGTON HISTORIC PRESERVATION COA REVIEW
JUNE 8, 2023

STAFF RECOMMENDATIONS	Address: 748 S Morton St.
COA 23-39	Petitioner: Louis Joyner Architect
Application Date: 6/8/2023	Parcel: 53-01-56-236-000.000-009
RATING: OUTSTANDING	Survey: 1835/1910 Federal, Late Victorian I-House



Background: McDoel Historic District

Request: Partial Demolition, new addition, alterations to the roof, tree removal

Neighborhood Comments: On June 1, 2023, McDoel Gardens Neighborhood Association held a meeting and discussed Jean Lave's plans for additions onto her home at 748 S Morton St. The neighborhood was able to view the model and plans, ask questions, and discuss slopes, roof drainage, trees, and windows. The view of the house from the street will remain unchanged.

The Neighborhood Association unanimously voted to approve these updates to the house at 748 S Morton Street. Please let me know if you have any questions for us.

Guidelines: McDoel Historic District Guidelines

Pg. 4

Changes behind the front 1/3 of the house, along the sides and to the rear are not as visible from the street elevation and are not considered significant changes to the house.

Pg. 7 Roof - Most roofs in the neighborhood are shingles with asphalt or fiberglass. That determines the character of the house. The street has a distinctive look based upon a repeating pattern of roofs. Preferred: Maintain the original materials or those used by contributing properties nearby.

Pg. 11 - Additions (New) - Reviewed by the Commission

The ability to expand on the lot is important to the changing needs of families and predicts the longevity of ownership in the neighborhood. In McDoel the modest sizes of the houses are valued, but the owners are encouraged to seek ways to adapt the property for current uses while maintaining footprints in keeping with the neighborhood.

Preferable: additions should be scaled to the size of the existing house. The larger McDoel houses are roughly 1500 square feet on the first floor. Additions should be placed where visibility from the street is minimized. The roof slope should be compatible with the existing house and the peak should be equal in height or lower than the peak of the house gable. Windows should reflect the number, placement and pattern of windows on the house elevations. Materials should closely match those of the existing structure.

Acceptable - Additions should maintain the style and massing of contributing properties in the area. Where no other expansion is possible and nearby contributing structures have second floors, a second floor addition may be considered. An addition should be scaled to the existing structure and integral to the design of the original house.

Staff Recommends Approval of COA 23-39

- Changes would not be visible from Morton Street but Smith Avenue.
- Roof: the house currently has a standing seam roof which would be changed to an asphalt shingle roof that would be more in keeping with the historical context of the neighborhood.
- The proposed addition is scaled to the size of the original house. It would be located on the back of the structure with a height much lower than the peak of the gable.
- The proposed materials for the addition do not match the house's current materials, however, they respond to materials typically used in the neighborhood
- The neighborhood association unanimously supports the project.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 748 South Morton

Parcel Number(s): 53-01-56-236-000.000-009

(OFFICE USE ONLY)

Filing Date: JUNE 8, 2023

Case Number: COA 23-39

HPC Hearing Date: JUNE 22, 2023

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: Louis Joyner Architect Email: louis@ljarchitect.com

Address: 417 7th Street, Columbus, IN 47201 Phone: 812/376-7088

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Jean Lave Email: jlave@berkeley.edu

Address: 748 South Morton St. Bloomington IN 47403 Phone: (510) 703-2190

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: Jean C. Lave Digitally signed by Jean C. Lave
Date: 2023.06.08 11:33:10 -0400 Date: 6/8/23

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](#)



COA APPLICATION
LAVE RESIDENCE
 748 S. MORTON ST.
 BLOOMINGTON, IN 47403

OWNER
 JEAN LAVE
 748 S. MORTON STREET
 BLOOMINGTON, IN 47403

ARCHITECT
 LOUIS JOYNER ARCHITECT
 417 7TH STREET
 COLUMBUS, IN 47201
 812-376-7088
 WWW.LJARCHITECT.COM

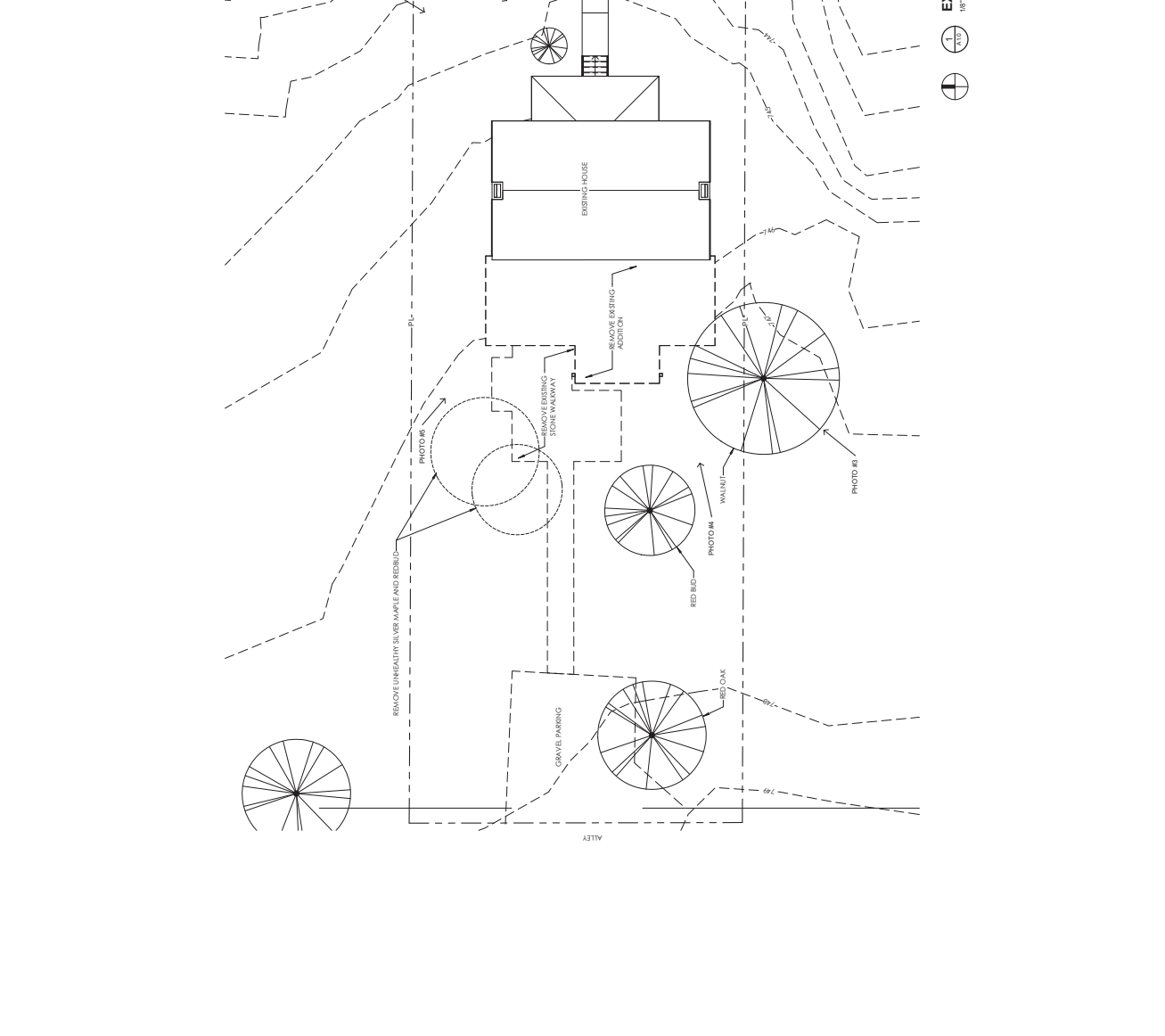
SHEET INDEX

- G01 COA COVER SHEET
- 1 OF 1 BOUNDARY SURVEY
- A1.0 EXISTING SITE PLAN
- A1.1 SITE PLAN
- A1.2 EXISTING FLOOR PLANS
- A1.3 FIRST FLOOR PLAN
- A3.2 SECOND FLOOR PLAN
- A3.3 THIRD FLOOR PLAN
- A4.1 EXTERIOR ELEVATIONS
- A4.2 INTERIOR ELEVATIONS
- A5.1 GARAGE

DATE: 06/08/2023
 PROJECT NO: 22-21
 LAVE RESIDENCE

REVISONS	DATE	DESCRIPTION

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



REVISIONS	DATE

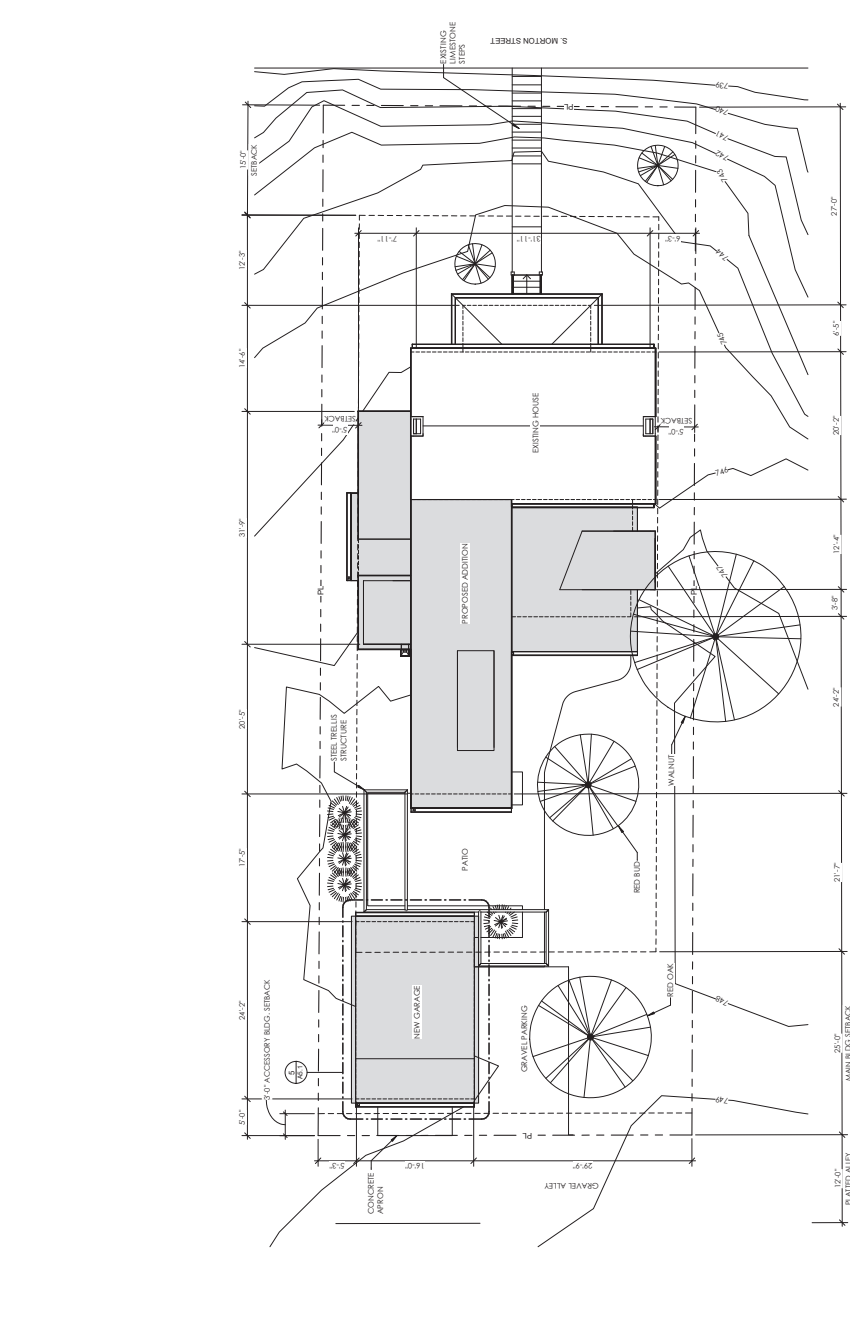
LOUIS JOYNER ARCHITECT
 417 SEVENTH STREET, COLUMBUS, IN 47201
 812-376-7088 EMAIL INFO@LJARCHITECT.COM
 WWW.LJARCHITECT.COM

LOUIS JOYNER ARCHITECT
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 WWW.LJARCHITECT.COM

LAVE RESIDENCE
 748 S. MORTON ST
 BLOOMINGTON, IN 47403

SITE PLAN
 COA SET
 DATE: 6/1/23
 DRAWING STATUS:
 SCALE: 1/8" = 1'-0"
 TOTAL AREA OF HOUSE: 1749 SF
 TOTAL AREA OF GARAGE: 1249 SF
 TOTAL AREA OF ADDITION: 2133 SF
 TOTAL AREA AFTER ADDITION: 3822 SF
 NET INCREASE:
 ARCHITECT: LOUIS JOYNER ARCHITECT
 PROJECT NO: 22-21
 SHEET: A1.1

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



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

EXISTING AREA OF HOUSE	1749 SF
TOTAL AREA OF GARAGE	1249 SF
TOTAL AREA OF ADDITION	2133 SF
TOTAL AREA AFTER ADDITION	3822 SF
NET INCREASE:	

REVISIONS	DATE

LOUIS JOYNER ARCHITECT
 2115 SOUTH SHILOH ROAD, SUITE 100
 BLOOMINGTON, IN 47403
 WWW.LJARCHITECT.COM
 812-376-7088 EMAIL INFO@LJARCHITECT.COM

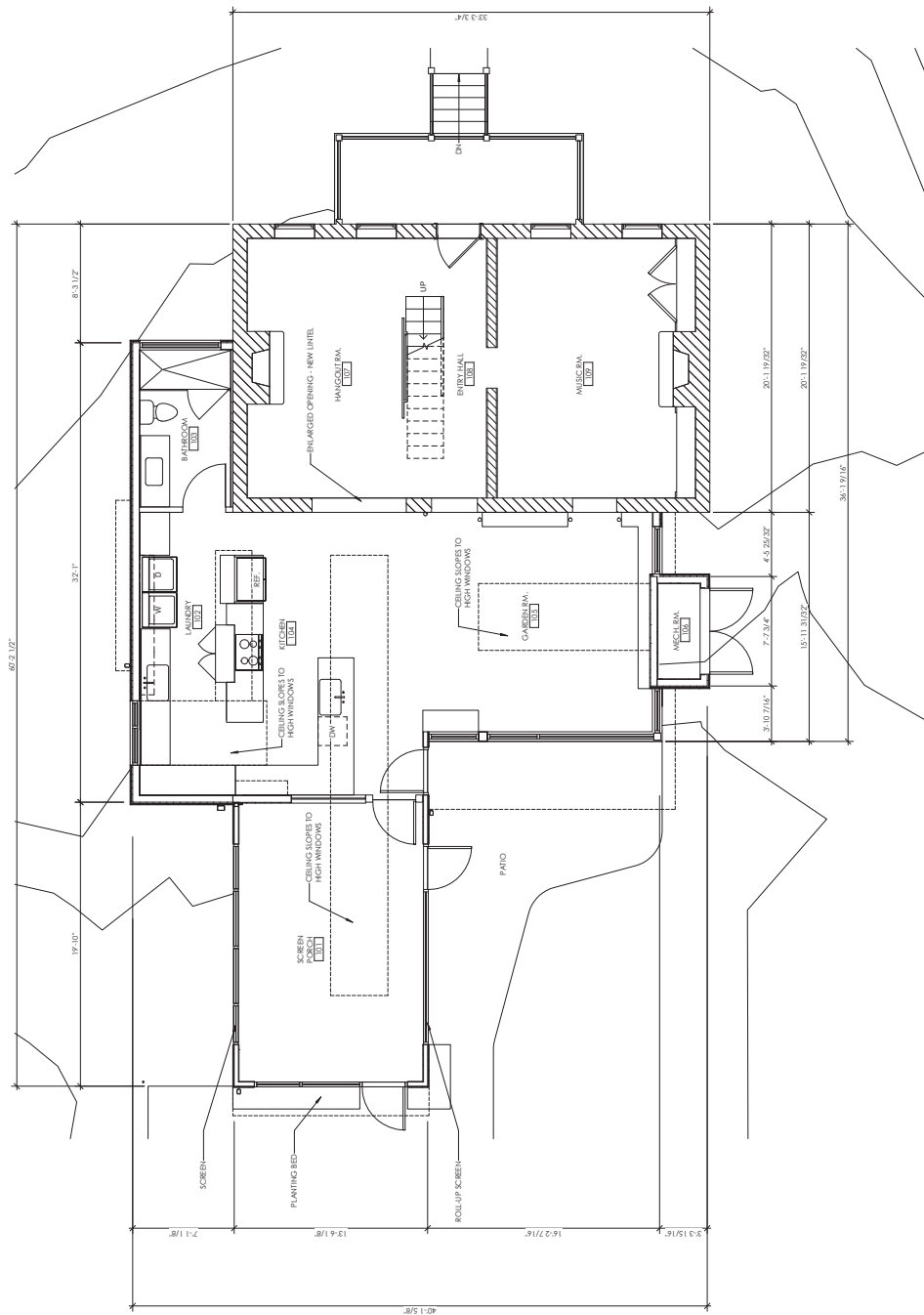
LOUIS JOYNER ARCHITECT
 417 SEVENTH STREET, COLUMBUS, IN 47201
 WWW.LJARCHITECT.COM
 812-376-7088 EMAIL INFO@LJARCHITECT.COM

FIRST FLOOR PLAN
 LAVE RESIDENCE
 748 S. MORFON ST
 BLOOMINGTON, IN 47403

COA SET
 DATE: 06/08/23
 DRAWING STATUS:

SCALE: METRIC ONLY
 0 1 2 3 4 5
 METERS
 0 1 2 3 4 5
 FEET
 ARCHITECT TO PERFORM
 AS SHOWN
 JOB # : 22-21
 SHEET # : 22.01

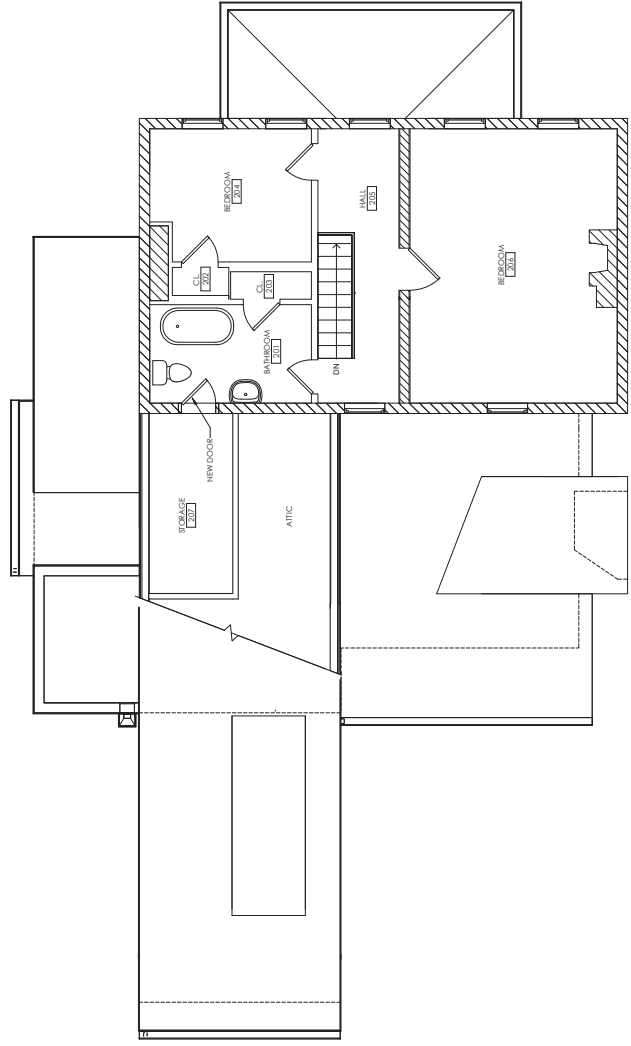
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FIRST FLOOR PLAN

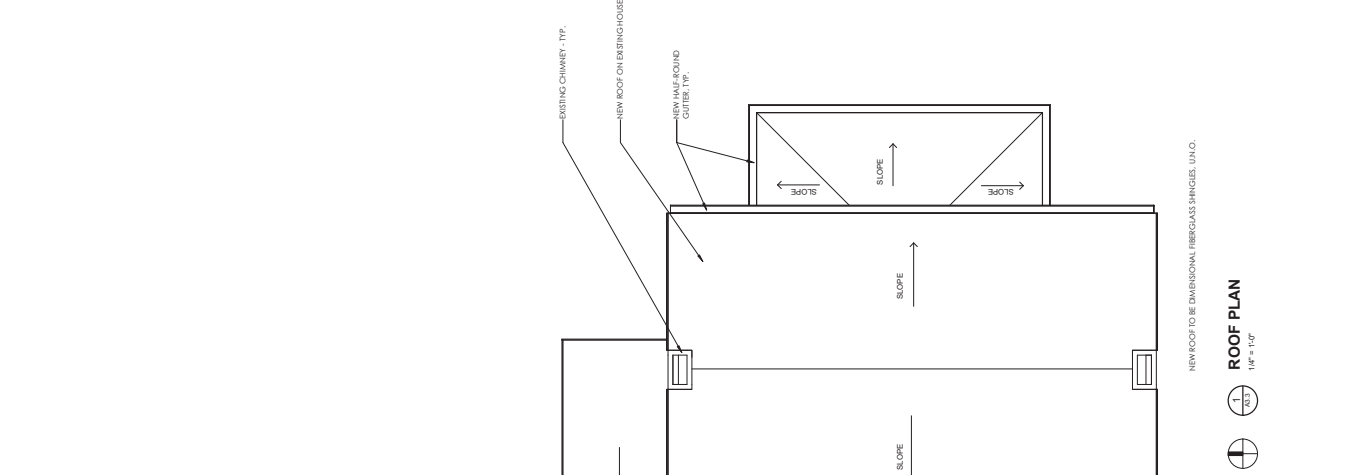


1/4" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



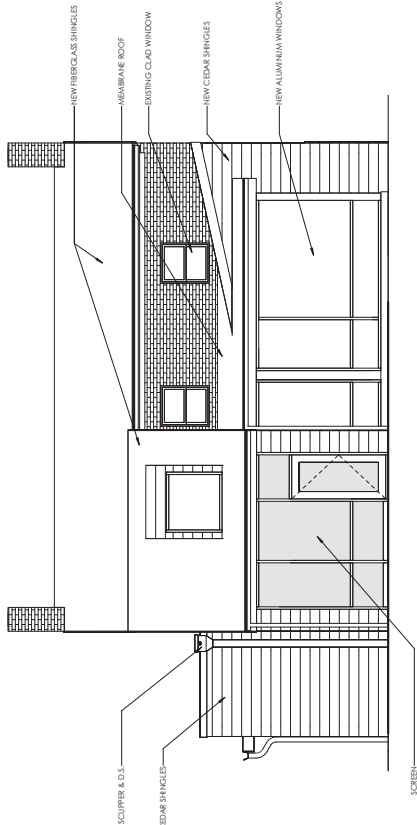


NEW ROOF TO BE DIMENSIONAL BERGAS SHINGLES (UNO.)

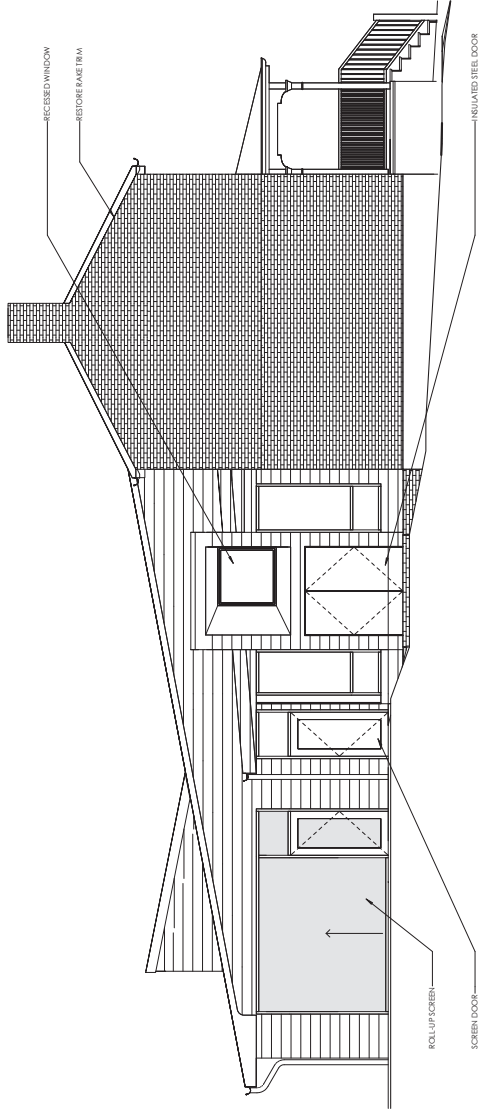
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 N.T.

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

REVISION	DATE



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



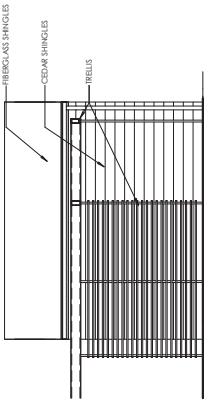
SOUTH ELEVATION
1/4" = 1'-0"

LOUIS JOYNER ARCHITECT
417 SEVENTH STREET, COLUMBUS, IN 47201
812-376-7088 EMAIL: INFO@LJARCHITECT.COM
WWW.LJARCHITECT.COM

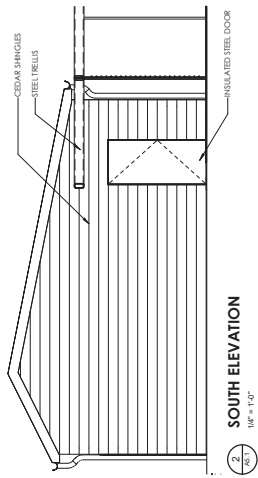
EXTERIOR ELEVATIONS
LA VE RESIDENCE
748 S. MORTON ST
BLOOMINGTON, IN 47403

COA SET
DATE: 06/08/23
DRAWING STATUS:
SCALE: ARCHITECTURAL
JOB # : 22_21
SHEET: A4.2

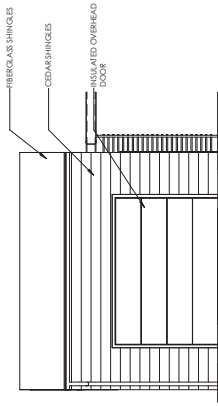
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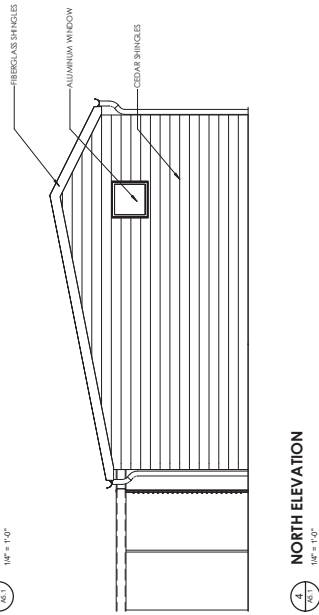
1 EAST ELEVATION
1/4" = 1'-0"



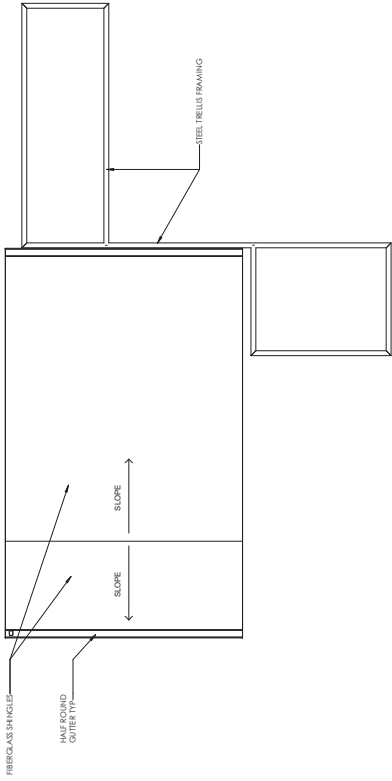
2 SOUTH ELEVATION
1/4" = 1'-0"



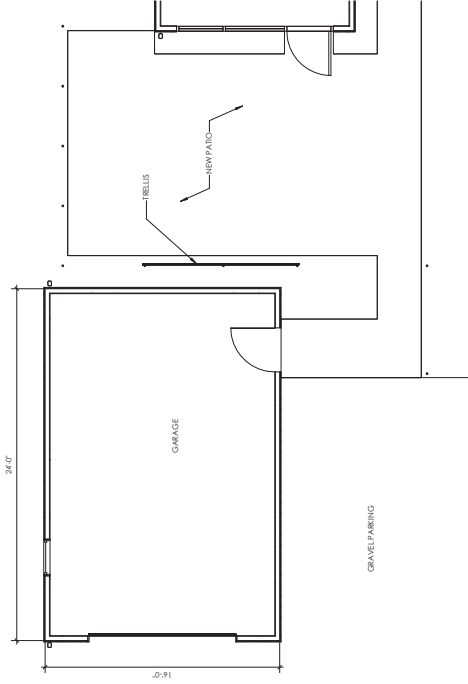
3 WEST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"



ROOF PLAN - GARAGE
1/4" = 1'-0"



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

REVISION	DATE

LOUIS JOYNER ARCHITECT
812-376-7088 EMAIL INFO@LJARCHITECT.COM
WWW.LJARCHITECT.COM

417 SEVENTH STREET, COLUMBUS, IN 47201
LOUIS JOYNER ARCHITECT

GARAGE
LAVE RESIDENCE
748 S. MORISON ST
BLOOMINGTON, IN 47403

COA-SET
DATE: 06/08/23
DRAWING STATUS:

SCALE: FIBERGLASS SHINGLES: 0
CEDAR SHINGLES: 1
INSULATED GUTTER TYPE: 0
INSULATED OVERHEAD DOOR: 0
ALUMINUM WINDOW: 0
TRELLIS: 0
NEW PAINT: 0

JOB #: 22-21
SHEET: 22.21
A5.1



LOUIS JOYNER ARCHITECT

Lave Residence Renovation
748 South Morton St.
Bloomington, IN 47403

Nature of the Proposed Modifications and New Construction.

The Henderson House, 748 South Morton, is a two story, 5 bay brick “I” house built in 1835, with a sloped roof “lean-to” shed addition across the rear of the house dating from the 1940’s. A previous proposal for replacing the lean-to addition and adding a screened in porch was approved by the HPC in 2021. The owner has decided to pursue a new design for practical, technical and aesthetic reasons.

The current proposal includes demolition of the lean-to shed addition, and construction of a new addition in its place. The addition, which supports the owner’s goals for aging in place, once again includes a kitchen, living space, utility spaces (laundry, bath, utility) and a screened porch. According to the GIS, the area of the existing house is 1768 s.f. Upon completion, the conditioned floor area of the house will be 2135 s.f., a net increase of 367 s.f.

The original house needs renovation of the exterior of the original portion. Recognizing the significance of the original house, the proposed design follows the McDoel Gardens design guidelines as well as the Secretary of the Interior’s Standards for Rehabilitation. The original portion of the house will be renovated with necessary masonry repair and paint. The ribbed metal roof will be replaced with fiberglass shingles. The cornice and trim at the roof rakes have suffered inappropriate modifications and will be renovated following historic precedents like that seen in the Talbott-Hyatt House in Madison. The existing porch on the front of the house was added in the 1970’s using salvaged material. It will be painted and re-roofed. The windows on the front of the house are custom made replicas of the original windows installed in 2018 with HPC approval. They require painting. The conventional aluminum sash windows on the back of the house date from well before the present ownership.

The design concept of the addition utilizes a hierarchy of forms that build off the original house and uses historic precedents as their source, pushing them just enough so they echo but do not emulate the original model. The primary, dominant element of the addition is a long shed roof like the “kitchen ell” of an “I” house. Tucked into the corner formed by the kitchen ell and the main house is a section with a low-sloped roof with walls of mostly glass, echoing porches frequently found there (such as at the Huddleston House in Mount Auburn). On the north is a section with a varied roof profile that echoes the roof profile of the section on the south. Dormers have been included to provide sources of light deep into the house from high above. Their scale and character is also consistent with the sort of outbuildings one would expect for the farm complex that likely was here once. The garage is a saltbox form that also follows the historic precedent of outbuildings. In it, the roof’s long slope mirrors that of the shed roof on the addition.

The primary materials of the addition and garage also follow historic precedent, sided with stained cedar shingles. Selected because they were commonly used for siding in the 19th Century, they will generate a tight, planar surface of small elements consistent with the bricks of the main house. The roof will be dimensional fiberglass shingles, which have been designed by the manufacturer to recall wood shakes, the likely original roofing material on the Henderson House. Windows do break with precedent. They will be aluminum-treated as punched openings on the sides more visible from the street, and as major sections of the wall on the rear.

748 S Morton St – Outline of Proposed Materials

Owner: Jean Lave

Prepared by: Louis Joyner Architect

Existing Structure:

Walls: Painted brick; foundation painted stone.

Treatment: Minor masonry repair, paint. Color to be determined.

Windows: Existing wood 6/6 double-hung windows on the front façade; 1/1 aluminum double-hung windows in rear.

Treatment: Paint. Color to be determined.

Porch: Non-historic wood with concrete floor and CMU foundation.

Treatment: paint. Color to be determined.

Roof: Red-painted rib metal roofing.

Treatment: Replace with dimensional fiberglass shingles. Color to be selected.

Trim: Wood cornice-historic; rake trim a combination of wood and metal-incorrect and not historic.

Treatment: Restore and paint cornice. Rake trim: replace with new material following historic precedents. The Talbott-Hyatt House in Madison has been identified as having details very similar the original fabric in the Henderson House.

Kitchen Addition believed to have been added c. 1945.

Walls: Vinyl siding over simulated ashlar rolled asphalt siding.

Roof: metal matching the main part of house.

Windows: aluminum.

Treatment: Demolish.



From Northeast



From southwest

Proposed Materials-Addition and Garage

Siding: Stained cedar shingles. Manufactured by Ecoshel. <https://www.ecoshel.com/>. Color to be determined.



Foundation: Brick, size and texture to match existing brick. Basis of design: Glen Gery "250M". Unpainted.



Roofing: Dimensional fiberglass shingles. Product: Owens Corning "Oakridge Pro Series" or equal. Color to be selected.



Trim: Smooth painted composite material such as Truexterior Trim by Westlake Royal Building Products. <https://truexterior.com/>. Color to be selected. No image provided (looks like painted wood, but doesn't rot.)

Windows: Aluminum with thermal break. Fixed or operable. Operable units to be casement or awning. Painted finish, color to be selected. Glazing to be Low-E. "Vue Collection" by Weathershield.
<https://weathershield.com/collection/vue/>



Roll-up screen: Corradi Summit. <https://www.corradi.eu/us/products/external-screens/summit>



Doors:

Entrance/patio doors: By window manufacturer.

Utility doors: painted flush steel.

Overhead garage door: #196 "Microgroove". Insulated door by Overhead Door.
<https://www.overheaddoor.com/insulated-garage-doors-thermacore>.

Trellis: Custom steel tube frame with stainless steel cable infill.

748 South Morton St.

#1 VIEW FROM NORTHEAST



#2 VIEW FROM NORTHEAST



#3 VIEW FROM SOUTHWEST



#4 VIEW FROM WEST



#5 VIEW FROM NORTHWEST



STAFF RECOMMENDATIONS	Address: 917 N Fairview St.
COA 23-40	Petitioner: Jacob S. Bower-Bir and Daniel Joseph Weddle
Application Date: 6/8/2023	Parcel: 53-05-32-104-005.000-005
RATING: CONTRIBUTING	Survey: eclectic



Background: Maple Heights Historic District

Request: New Addition

Neighborhood Comments:
Pending

Guidelines: Maple Heights Historic District Guidelines
 pg. 16 Context: Every site will possess a unique context. This will include the “contributing” buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

pg. 18 Siding Material: RECOMMENDED

1. When fiber cement board siding is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
2. Brick, limestone, clapboard, cement board, wood, wood shingles/shakes used decoratively.

NOT RECOMMENDED

1. Asphalt shingles for walls, vinyl

Staff Recommends Approval of COA 23-40

- Addition would be barely visible from the street and alley.
- The materials and proportions are not typical of the neighborhood.
- The property itself is eclectic.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 917 North Fairview Street

Parcel Number(s): 53-05-32-104-005.000-005

(OFFICE USE ONLY)

Filing Date: JUNE 8 2023

Case Number: COA 23-40

HPC Hearing Date: JUNE 22 2023

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: Daniel Joseph Weddle Email: danny@terranrobotics.ai

Address: 917 North Fairview Street Phone: 812.360.5829

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Daniel Joseph Weddle Email: danny@terranrobotics.ai

Address: 917 North Fairview Street Phone: 812.360.5829

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
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 - Door replacement
 - Siding
 - Roof material
 - Foundation
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 - Alteration to fences, walls
 - Tree removal
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- 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: Daniel Joseph Weddle Digitally signed by Daniel Joseph Weddle
Date: 2023.06.08 09:32:22 -04'00' Date: 6.8.23

INSTRUCTIONS TO PETITIONERS

1. No fee is required for submittal.
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CHECKLIST OF REQUIRED DOCUMENTS

- Filled and signed Application for the Certificate of Appropriateness
- Written description of the nature of the proposal
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- [Maple Heights Historic District](#)

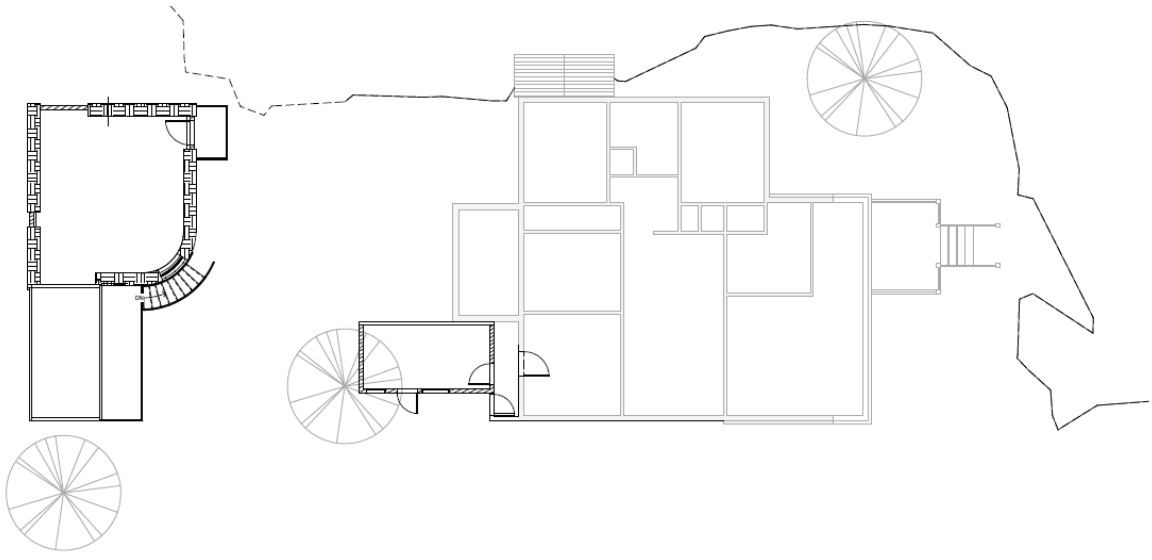
Bedroom Addition COA - Description Adapted from Neighborhood Letter Below

I've two tiny homes I crafted of local and reclaimed materials that I have been working with the city to incorporate on my property in a legal/code compliant fashion. I'd like to note that during the COA hearing my tiny homes were referred to as trailer homes. Though they are mobile, they are both stick framed in a western platform technique and have an external rainscreen system. Their construction far exceeds the quality of the construction of the primary structure. Furthermore, one of them was visited by 3 members of the building department to determine its suitability for converting to a permanent structure through a remodel permit process. The tiny home was built years ago using locally harvested wood from my family's nearby farm and locally sourced scrap metal.

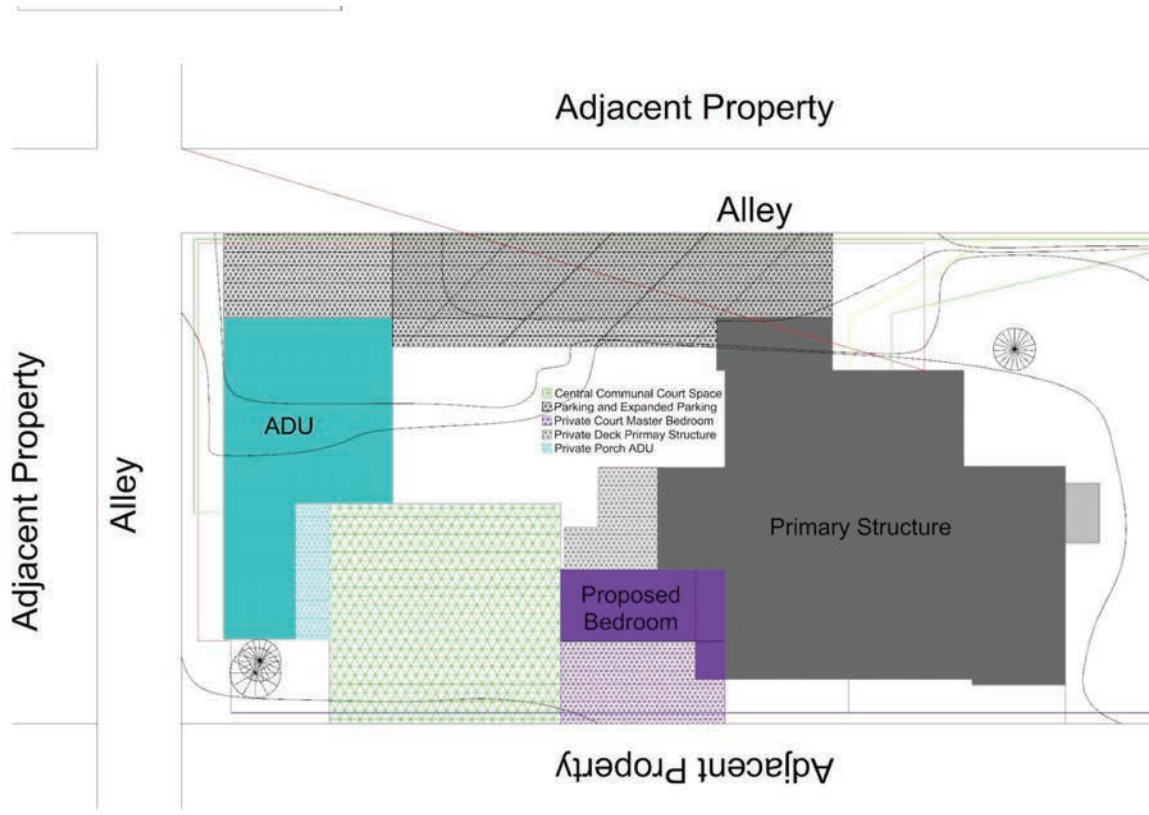
Originally I had planned master suite additions down the alley and pulled a permit for this work. I believe as drawn it would be hard to justify the massing. My compromise is to tuck one of my existing structures into the corner of my home formed by the back porch/covered deck and my dining room. The existing structure would be the tiny home that was proposed to be used in the first COA. This tiny home is a couple feet shorter than the main home and will be almost entirely hidden from both the street and alley. Additionally I've pushed it 3.5' further from the property line than the existing main home. This permit, though I'll need to note changes, has cleared the Building Department and CBU and has Planning staff support to start the conditional use variance process for the July hearing, a process made necessary by my home being a non-conforming duplex. I want to start the COA process as soon as possible so that I can submit final plans to Planning by June 22nd.

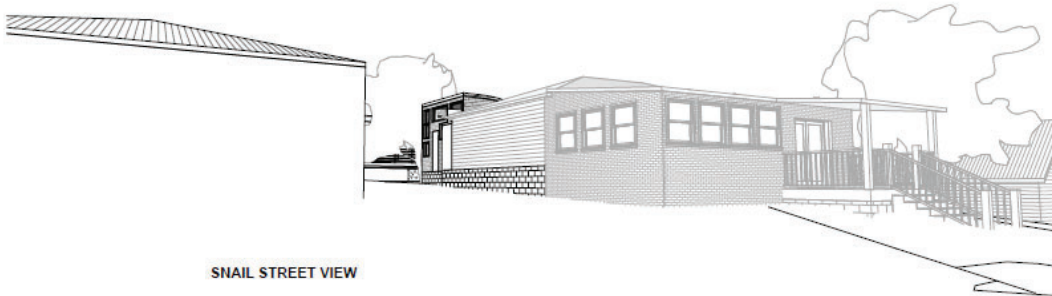
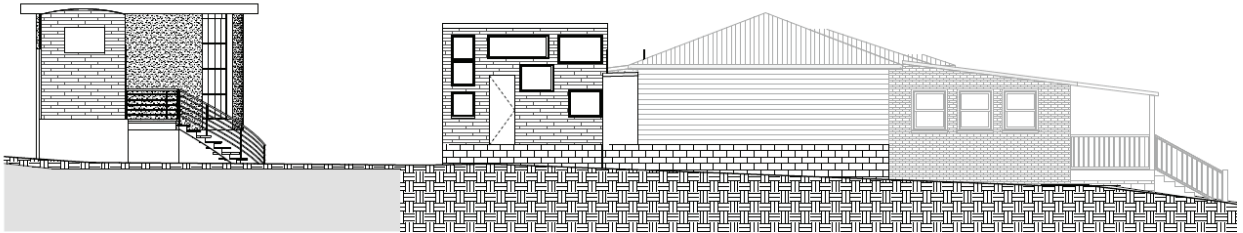
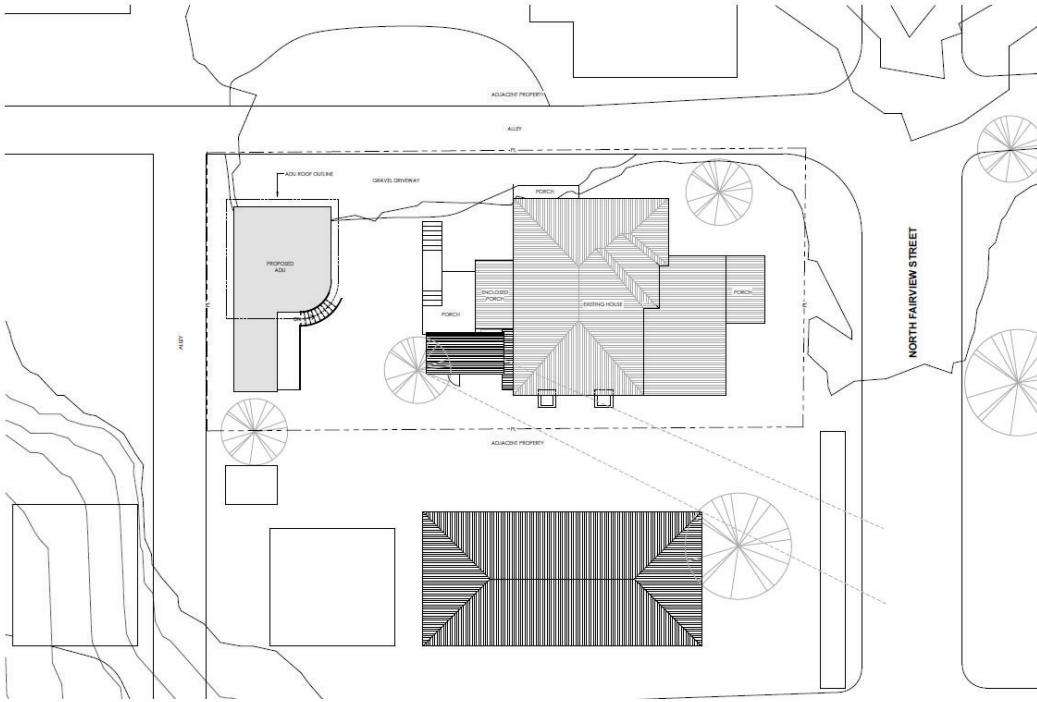
The tiny homes as originally proposed on the site have switched places. This was due to a compromise in overall height and a desire to include windows to the west in the ADU structure. At first I found this switch to be difficult to orient; however, in shifting the bedroom addition to the corner as described above, I was able to create a better sense of private spaces across the whole of the property, ultimately yielding a more dignified, dense housing form.





ADU FIRST FLOOR





SNAIL STREET VIEW

Email Sent out to Commissioners, Neighbors, and Committee

Bedroom Addition COA

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Fenestration

It was cited that the fenestration did not match the neighborhood guidelines. There is some truth to this when paired with the overall neighborhood, but the primary structure has an assortment of windows, including a number within a horizontal layout. Additionally I pushed the structure further from the property line to hide it from the street. The windows in question thus face

neither a primary or secondary thoroughfare and are contained in a court space of their own. I believe this shifted orientation helps to meet the 1st recommendation in the Maple Heights fenestration section.

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.

Total Humans on Site

Another concern of my adjacent neighbors was the increased presence of people on the site. I believe density is essential for sustainability but also hear this concern. I believe one of the ways to most effectively alleviate this pain is to ensure good parking and flow across the site. Another benefit of moving the master bedroom to the south with a smaller footprint is that I can widen and expand parking along the north alley edge. This should lead to more comfortable parking further off the alley. At present folks park parallel to the alley instead of at a 45, thus occasionally pinching the flow of the alley. I believe my site already meets the minimum parking outlined in the UDO, but I will work with planning to create an optimal parking situation for the greater density. I've included a preliminary sketch of this in the site plan.

Building Outline

From the center of the road to the southeast of the primary structure you can catch a peak at the side of addition with a window and roofline. This peak is only visible for about 7 steps and is likely to just appear as a shed roof. I've included photos with a piece of construction tape stretched to show the approximate location. I don't believe this is going to greatly retract from "the silhouette of the building as seen from the street".

Footprint

The addition only changes the overall footprint of the structure by roughly 10%. As compared to the other bedrooms it is only slightly larger.



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To Whom it May Concern:

I write as a neighbor in support of Daniel Weddle's building projects at 917 N. Fairview.

I happen to be the president of the Maple Heights Neighborhood Association, but I do not live in the historic district. I do NOT write from my position of leadership and my views are my only my own, but I mention it to bring up 1) my deep and long-term investment in the neighborhood and 2) illustrate that the historic district does not fully encompass the neighborhood. There are segments of streets and individual houses that are cut out of the district because they do not contribute to the historic character.

Like Mr. Weddle, I am a strong supporter of sustainable construction; I have a non-traditional structure straw-clay structure in my own backyard that is not completely obvious from the street. I think these sorts of structures are much more common than people realize. I also think that we need to be more creative for a future that is constrained by climate change and housing shortages. I support Mr. Weddle's creative take on construction.

I was somewhat aware of fall 2021 discussions of neighborhood historic district but like many people, I was still dealing with the ramifications of the pandemic at that time. As my house was not in the district, my input was limited, and I didn't receive direct notifications about every step. The broader neighborhood association was also dormant. If this process was reinitiated today, I would probably take a larger interest and role and express some concerns about restrictions. In hindsight, I would do more to help people understand the ramifications of abstaining from the vote in the election for elevation (this was clearly outlined in an FAQ that I found, but I've talked to neighbors since who were not aware).

That same FAQ gives the intention of the Design Guidelines were such: *The Guidelines have been drafted to encourage flexible development while maintaining neighborhood stability of form, mass, and setback.* I particularly support the concern about mass and setback, but on the question of form, it is perplexing to me that this already very interesting and very non-conforming house is required to fit historic designation restrictions as it can't possibly be a contributing structure given the strict guidelines of the district.

Tracy Bee
520 W. 16th St.



Janelle Curry
to me ▾

Hi Danny,

Here's my letter of support. Let me know if I need to send it directly to Gloria or someone else.

I would like to offer my support for Daniel Weddle's new project. These projects are well thought out and match the original structure. The total vision of all of the projects will create a very pleasing visual and provide better usability of the house in addition to increasing the value of the house. In a neighborhood with small houses, adding a bedroom is a great way to increase the value. That is what Jens Ksander and John Saunders did with my house at 927 N Fairview St. With the approval of the previous structure last month, I believe you should approve this plan as well.

12:04 PM (16 minutes ago)

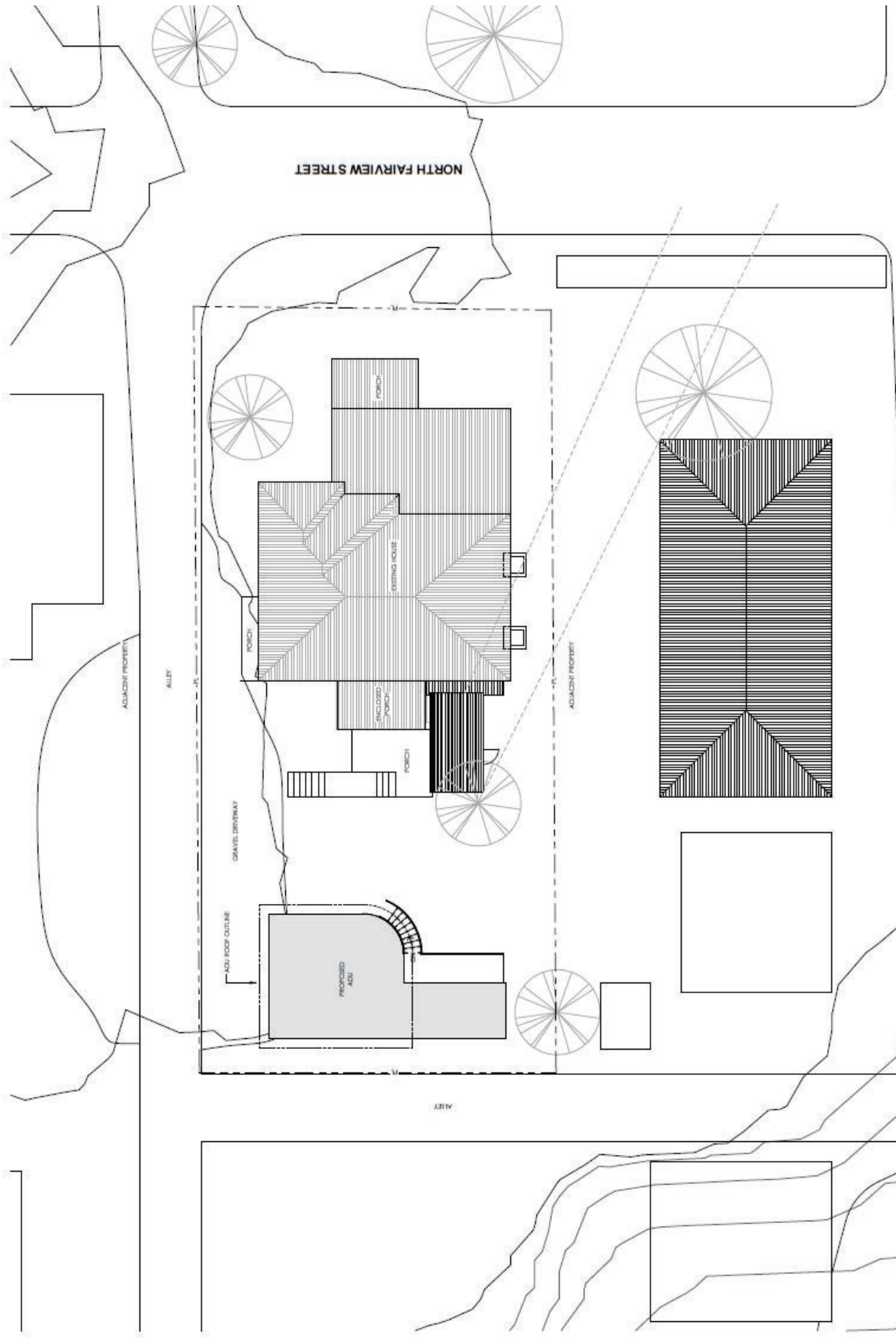


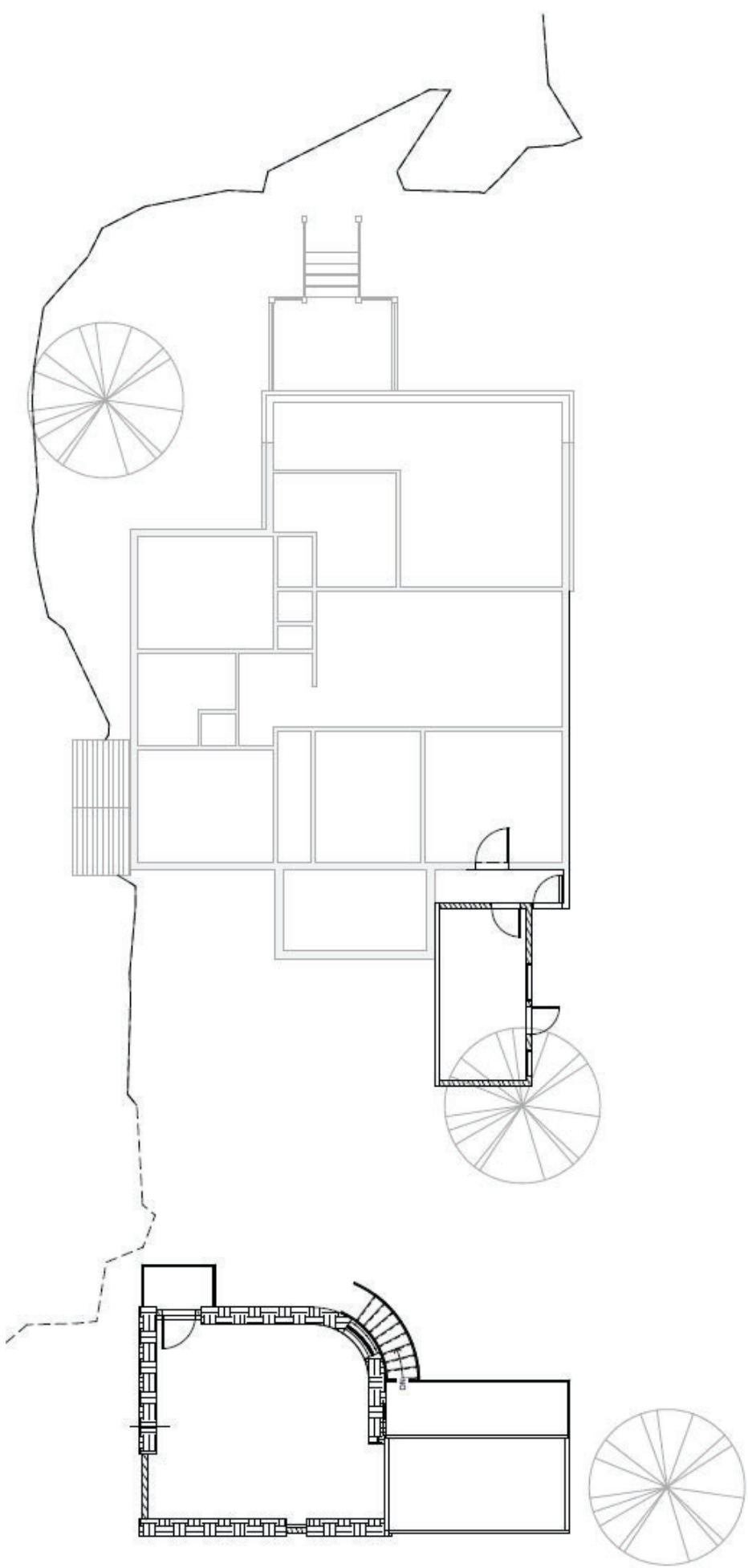


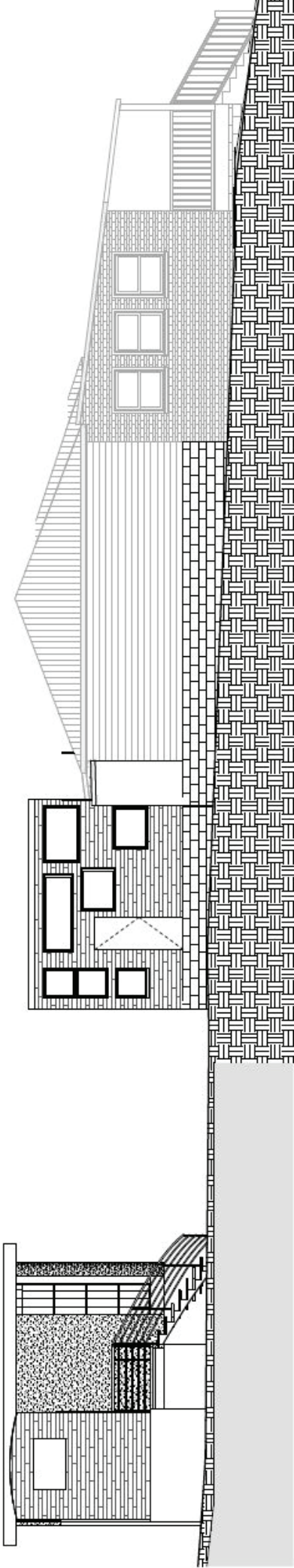


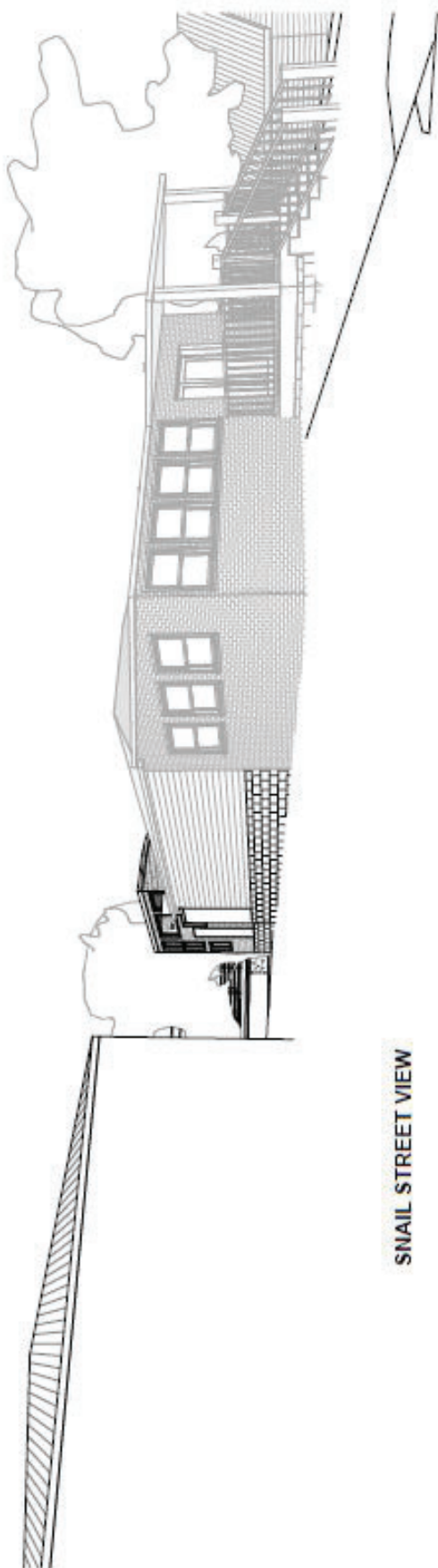










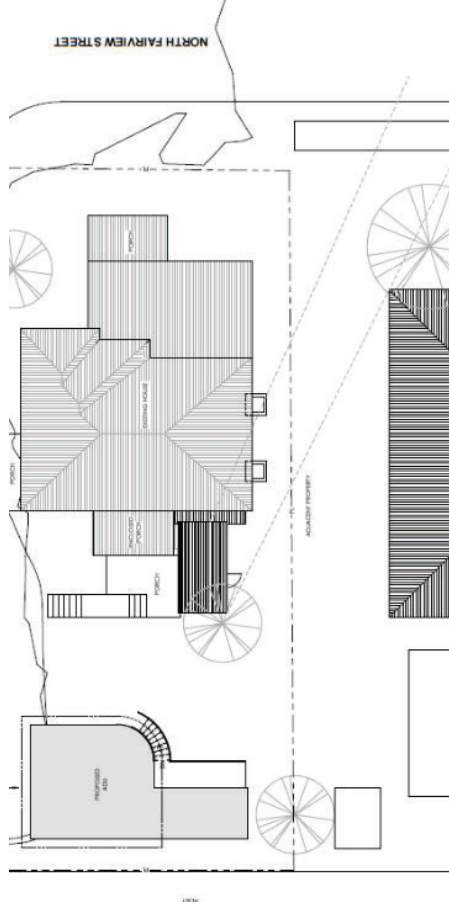


SNAIL STREET VIEW

Fenestration

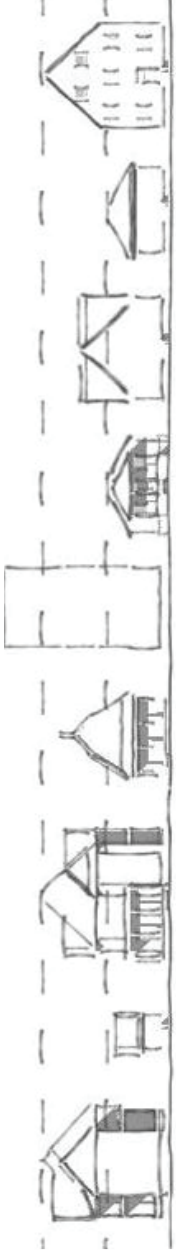
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1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.



BUILDING HEIGHTS

Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

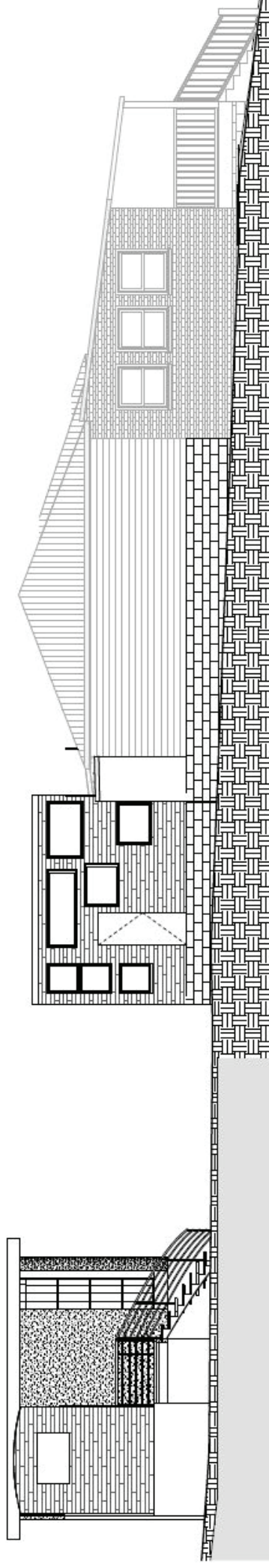


FOUNDATION/ FIRST FLOOR ELEVATION

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

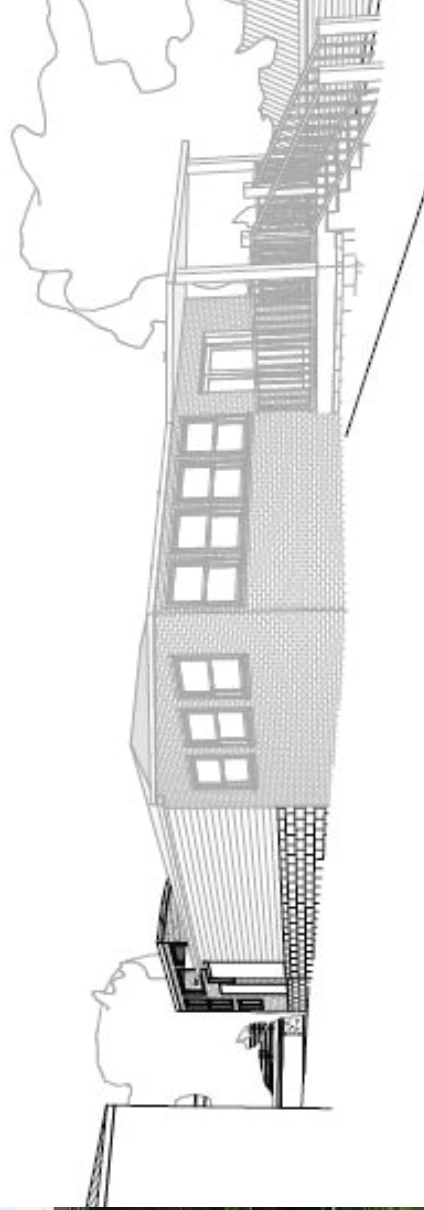
RECOMMENDED

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



Building Outline

From the center of the road to the southeast of the primary structure you can catch a peak at the side of addition with a window and roofline. This peak is only visible for about 7 steps and is likely to just appear as a shed roof. I've included photos with a piece of construction tape stretched to show the approximate location. I don't believe this is going to greatly retract from "the silhouette of the building as seen from the street".

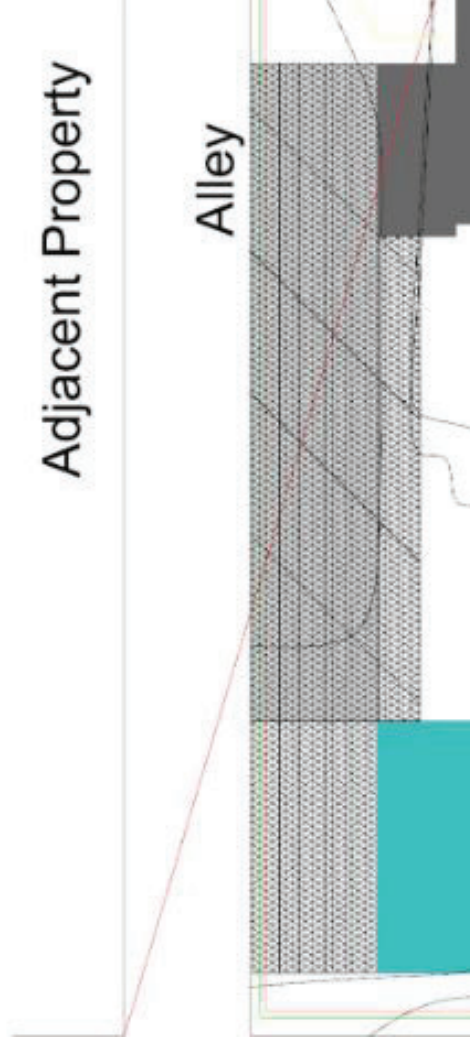






Total Humans on Site

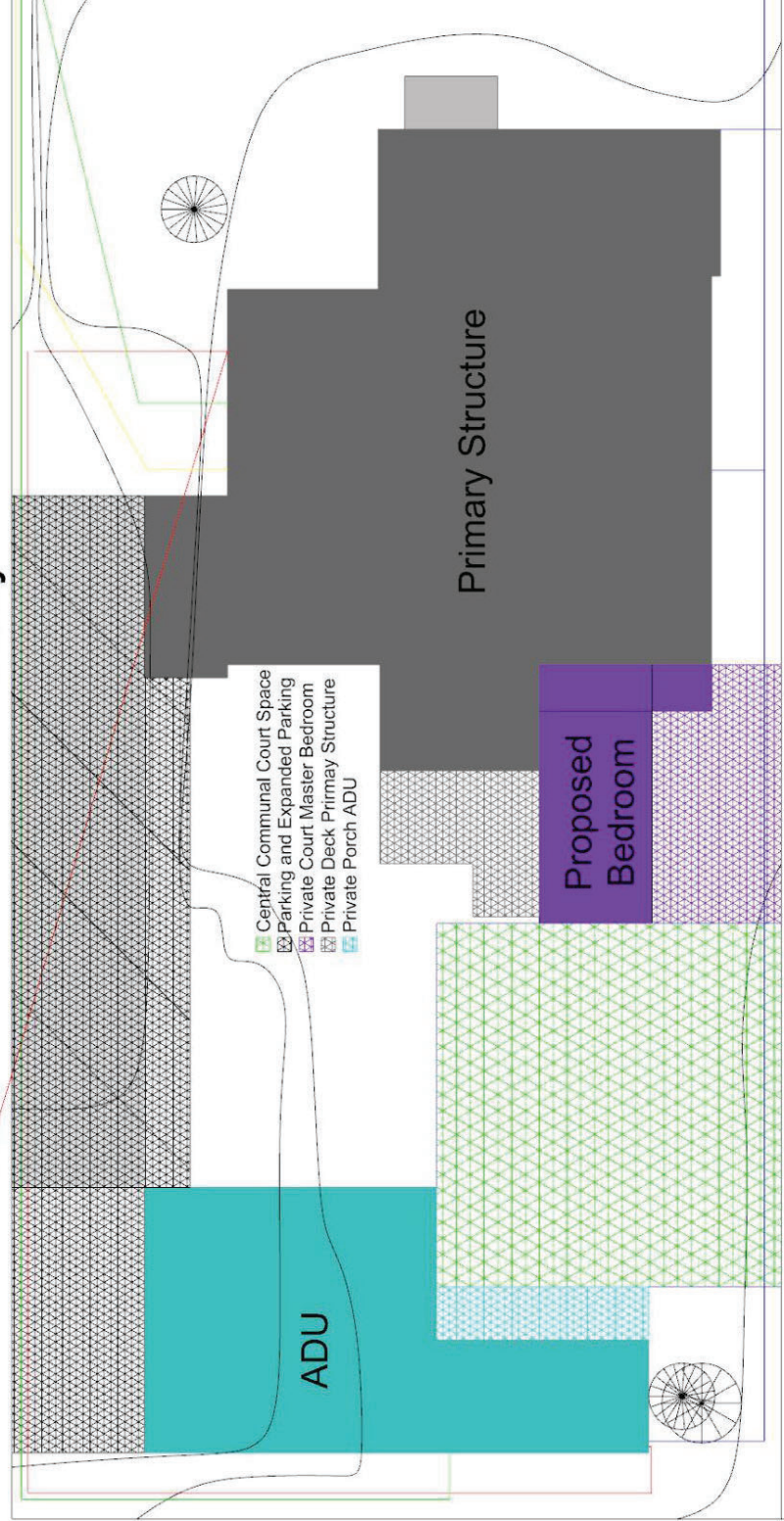
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Dignified Density

Adjacent Property

Alley



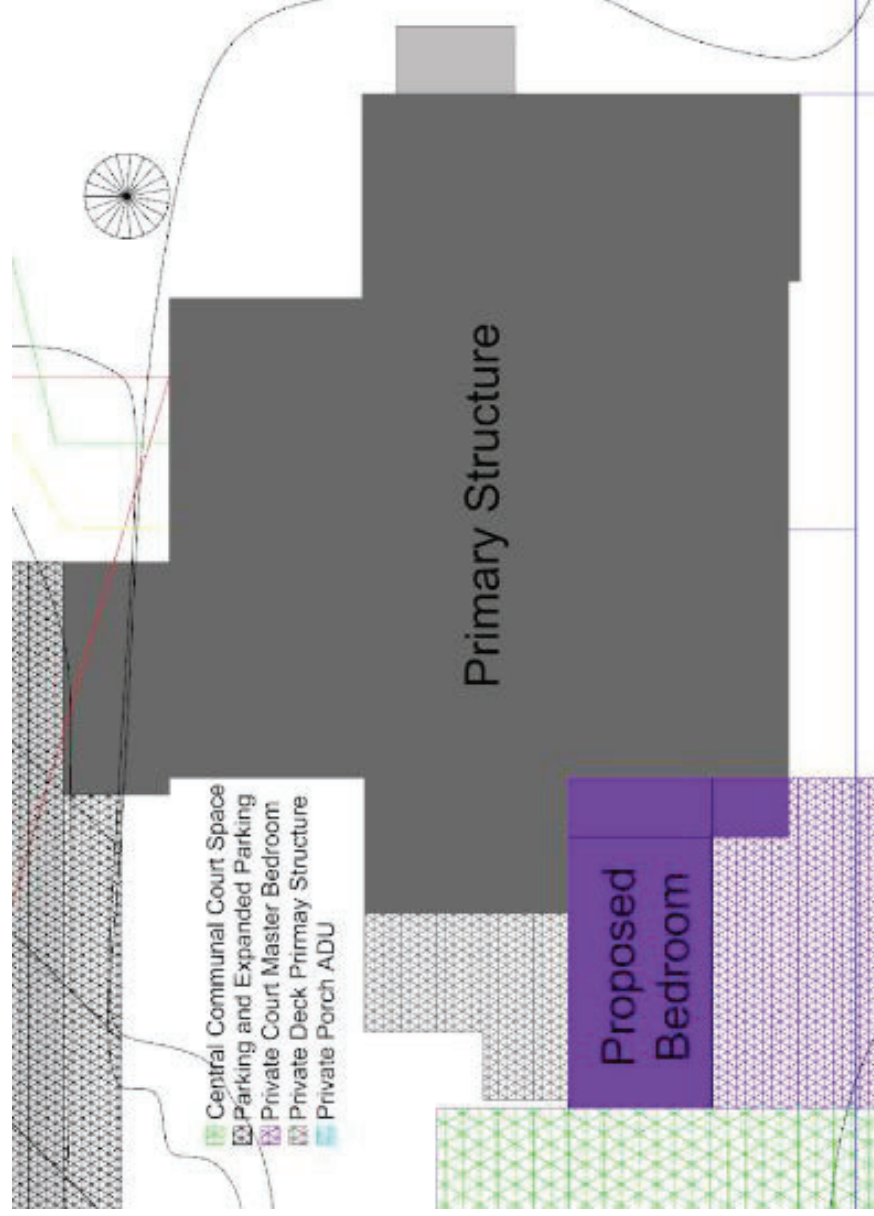
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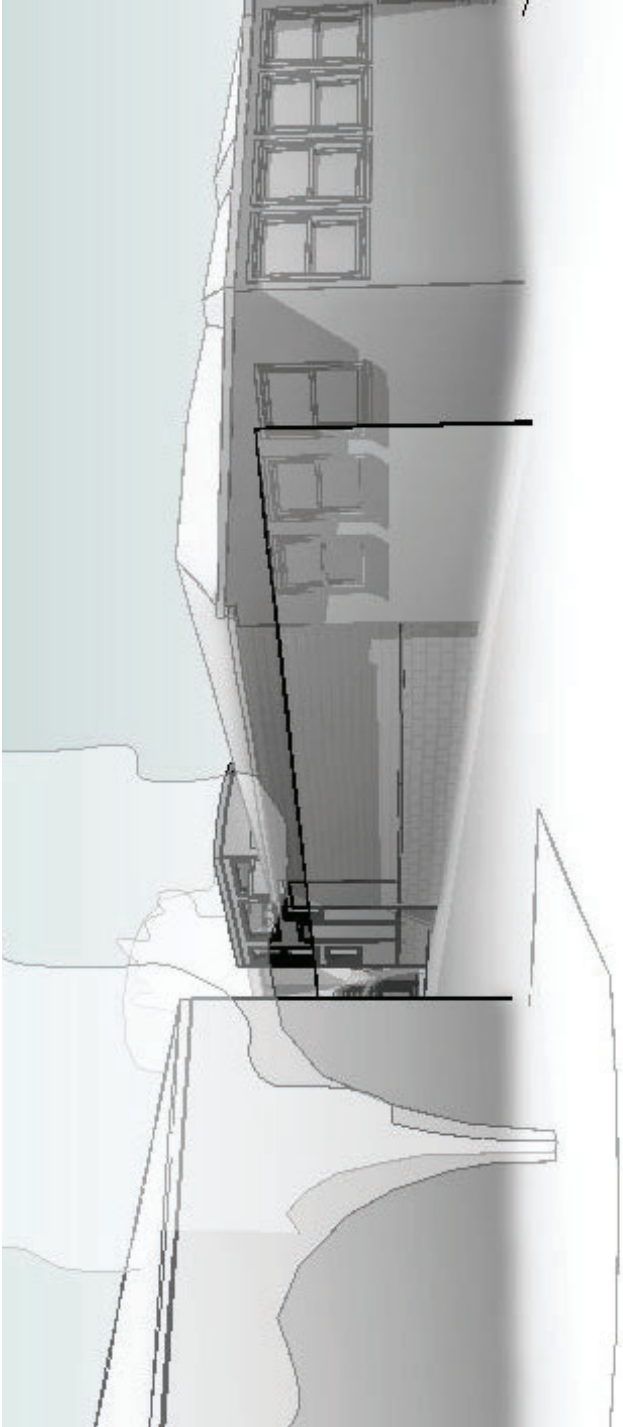
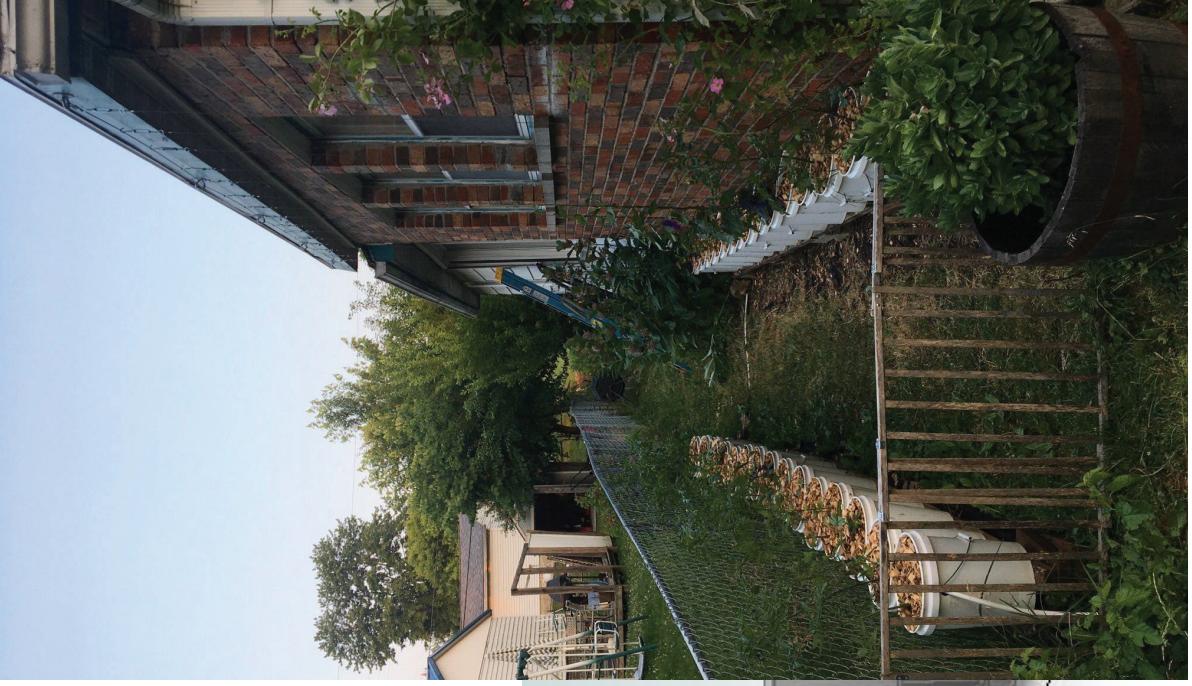
Alley

Adjacent Property

Footprint

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STAFF RECOMMENDATIONS	Address: 346 S Rogers St
COA 23-41	Petitioner: Peter Haralovich
Application Date: 6/8/2023	Parcel: 53-08-05-102-035.000-009
RATING: NOTABLE	Survey: Notable, Elizabethan Tudor Revival



Background: Prospect Hill Historic District

Request: Paint Color

Guidelines: Prospect Hill Historic District Guidelines

Pg. 14 Paint:

Appropriate: Use period paint colors and color schemes appropriate to the building's architectural style. Consult the Bloomington Historic Preservation Commission for assistance in choosing colors related to the building's style yet consistent with personal preference.

Inappropriate

Avoid painting masonry surfaces such as limestone and most brick surfaces.

Staff Recommends consider a different combination of the same color palette for COA 23-41.

The proposed color palette is reminiscent of some Victorian styles.

The recommended color scheme for this type of building has darker wood frame features and a lighter tan background based on the historic "wattle and daub" look.

However, there are many precedents in more recent times in which the colors are inverted, maintaining contrast between the parts.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 346 S Rogers St, Bloomington, IN 47403

Parcel Number(s): 015-15440-00 Prospect Hill Lot 15

(OFFICE USE ONLY)

Filing Date: 6/8/2023

Case Number: COA 23-41

HPC Hearing Date: 6/22/2023

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: Peter P Haralovich and Lynn Schwartzberg Email: peterpharalovich@gmail.com

Address: 346 S Rogers St, Bloomington, IN 47403 Phone: 812-322-3535

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: painting of the exterior
- 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: Peter Haralovich Date: 6/12/2023

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 at https://bton.in/M_pUv](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.
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- [Greater Prospect Hill Historic District](#)
- [Matlock Heights Historic District](#)
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- [Near West Side Historic District](#)
- [Maple Heights Historic District](#)



photo of existing color scheme
as of 6/12/2023

June 12, 2023

Peter P Haralovich and Lynn T Schwartzberg
346 S Rogers St
Bloomington, IN 47403

City of Bloomington
Housing and Neighborhood Development
401 N Morton St Suite 130
Bloomington IN 47404

Re: Application for Certificate of Appropriateness,
exterior painting information

Dear Hand,

We propose to paint the entire exterior of the house with colors and schemes which are consistent with the period and with of many homes within the Prospect Hill neighborhood. (Products manufactured by the Sherwin-Williams paint company).

The general color scheme is as follows:

Primary: [SW2860 – Sage](#)
Trim: [SW2857 – Peace Yellow](#)
Accent: [SW2816 – Rookwood Dark Green](#)
Accent: [SW6825 – Izmir Purple](#)

The following photo is an example of the color scheme taken from a home painted in like colors.



Please let me know if you require additional information.

Sincerely,

Handwritten signature of Peter P Haralovich in blue ink.

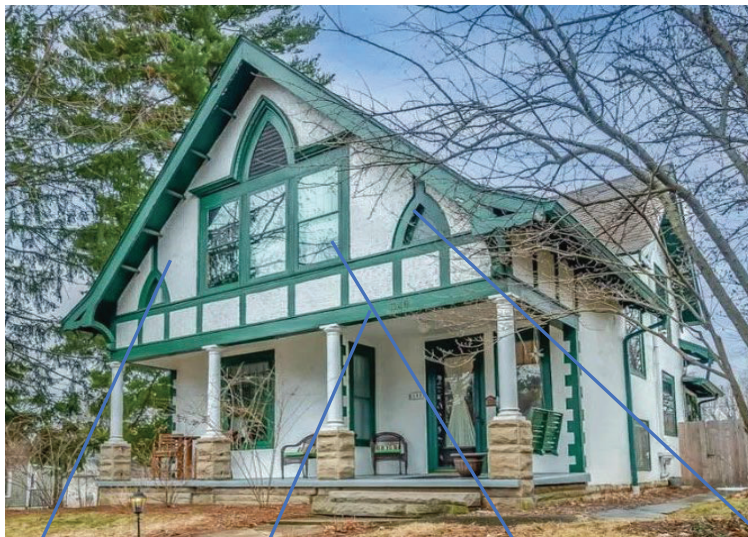
Peter P Haralovich

Peter P Haralovich and Lynn T Schwartzberg
6/14/2023

City of Bloomington
Housing and Neighborhood Development
401 N Morton St, Suite 130
Bloomington, IN 47400

Supplement to COA application
346 S Rogers St, Bloomington, IN 47403
Paint plan for the Roscoe Rogers House

Reference files at the Monroe County Library and History Center did not provide photo documentation of the historic color scheme of the subject property. Samples of the paint removed from the primary flat surfaces of the house indicate the stucco surface had not been painted until relatively recently. Exposed surfaces beneath the primary white and corner ornamental paint is bare stucco indicating the current scheme was an aesthetic choice of a previous owner. Our goal is to create an aesthetic which satisfies our personal tastes while remaining consistent with color schemes of surrounding homes in the Prospect Hill neighborhood.



SW 2860
Sage

base color,
stucco and
vertical flat

SW 2857
Peace Yellow

flat trim
color

SW 2816
Rookwood
Dark Green

storm
window
trim color

SW 6825
Izmir Purple

accent
color,
arches and

The recommended color scheme for this type of building has darker wood frame features and a lighter tan background based on the historic “wattle and daub” look.

However, there are many precedents in more recent times in which the colors are inverted, maintaining a contrast between the parts.

STAFF RECOMMENDATIONS

DD 23-04

Start Date: 5/1/2023

RATING: CONTRIBUTING

Address: 219 E 19th St.

Petitioner: Ryan Strauser

Parcel: 53-05-28-300-121.000-005

Survey: c. 1940, Possibly and academic period
Tudor

Background: The structure is relatively intact, still having most of its original windows.

Request: Full demolition.

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

Staff Recommends release of Demolition Delay 23-04

Reminiscent to various kit houses from the late 1930's and 1940's such as Shelburne House from the Aladdin company and the Michelle house from the Sears Roebuck catalog. However, it is not close enough to either style to match a specific design.

STAFF RECOMMENDATIONS	Address: 219 E 19th St.
DD 23-04	Petitioner: Ryan Strauser
Start Date: 5/1/2023	Parcel: 53-05-28-300-121.000-005
RATING: CONTRIBUTING	Survey: c. 1940, Possibly and academic period Tudor



Background: The structure is relatively intact, still having most of its original windows.

Request: Full demolition.

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

Research at the Monroe County History Center proved elusive as well, with the closest match in the City books for Forrest Deckard, a clerk and his wife Alberta living at 217 W 19th Street in 1947.

The house appears in the 1947 aerial photographs and is purported to have been built in or around 1940, however, finding additional information proved difficult.

Reminiscent to various kit houses from the late 1930's and 1940's such as Shelburne House from the Aladdin company and the Michelle house from the Sears Roebuck catalog. However, it is not close enough to either style to match a specific design.

IHSSI (County Survey)



Survey Number: 105-055-35299

Rating: Demolished

Historic Name: House

Year Dataset Compiled: 2014

National Register File Number: -

Survey County

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

Address: 219 E. 19th St

City: Bloomington

Location Notes: -

Coordinates

Easting

Northing

540511

4337001

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

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): c. 1940

Condition: Good
 Year Demolished: -
 Integrity: Slightly Altered
 Date Moved: -
 Alterations: -
 Style: -
 Type/Vernacular: -

Architect/Builder	Architectural Firm	Affiliation
-	-	-

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: 2
Foundation: CONCRETE
Foundation Description: -
Walls Description: -
Other Walls: -

Roof

Side-Gable: Front-Gable: Cross-Gable:

Hip: Pyramidal: Mansard:
Other:
Material: ASPHALT
Features: brick chimney

Porches

Front: Side: Back:
Notes: -

Openings: orig. door set in far facade facing east. repl. two 1/1 windows set together at ground level in each south-facing facade. orig. 6/6 window above. orig. side door flanked by repl. 1/1 windows and orig 3/3 window with orig. 6/6 windows above

Interior: -

Outbuildings: -

Notes: -

Statement of Significance: -

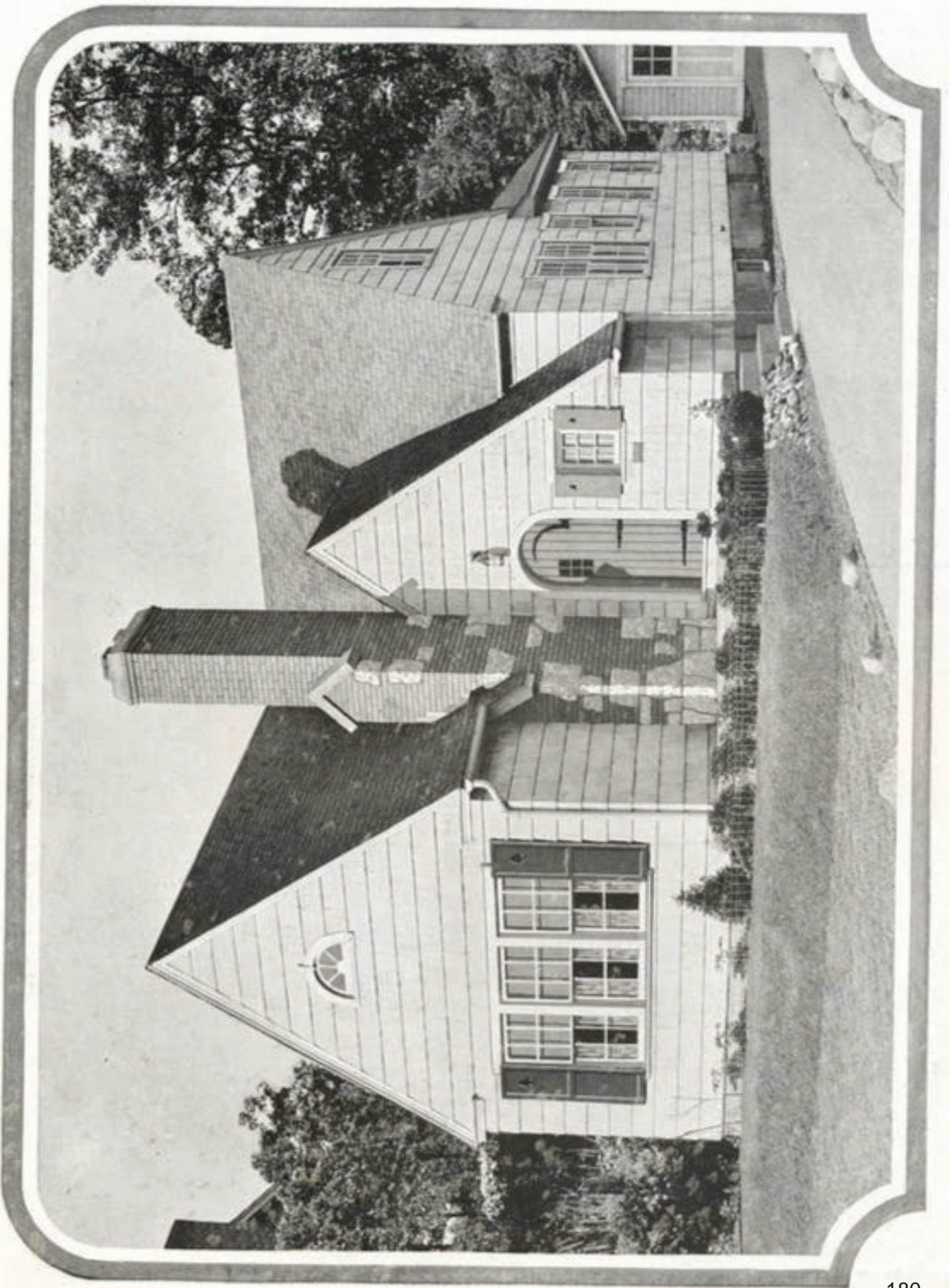
Architectural Description: -







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STAFF RECOMMENDATIONS	Address: 1210 W Arlington Rd.
DD 23-05	Petitioner: Katie Stein
Start Date: 5/09/2023	Parcel: 53-05-29-300-035.000-005
RATING: CONTRIBUTING	Survey: c. 1930, severely altered bungalow



Background: The building has 1/1 double and single, double hung vinyl windows, triple vinyl picture windows, half circle light metal panel door (SHAARD). The building has additions and the windows and roof have been replaced.

Request: Full Demolition

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

Staff Recommendation either release of the demolition delay or the nomination of a historic district with all four structures.

Staff was not able to find information about previous owners at the Monroe County History Center.

Although severely altered, the building maintains some original features such as the wood corbels.

Individually the structure does not qualify for nomination on its own based on the following merits within Title 8.08.010 (1) and (2) :

(1)Historic:

- (A) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or
- (B) Is the site of an historic event; or
- (C) Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architecturally worthy:

- (A) Embodies distinguishing characteristics of an architectural or engineering type; or
- (B) Is the work of a designer whose individual work has significantly influenced the development of the community; or
- (C) Is the work of a designer of such prominence that such work gains its value from the designee's reputation; or
- (D) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- (E) Contains any architectural style, detail, or other element in danger of being lost; or
- (F) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or
- (G) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

IHSSI (County Survey)



Survey Number: 105-055-35421

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2014

National Register File
Number: -

Survey County

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

Address: 1210 Arlington Rd

City: Bloomington

Location Notes: -

Coordinates

Easting

Northing

539082

4336790

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

Other Significance: -

Endangered: No

Explanation: -

Number of
Contributing Resources: 1

Number of
Non-contributing Resources: 1

Environment: Urban

Bibliography: -

Structure Type

Bridge:

Cemetery:

Other:

Time Period(s): c. 1930

Condition: Good
 Year Demolished: -
 Integrity: Severely Altered
 Date Moved: -
 Alterations: -
 Style: -
 Type/Vernacular: Bungalow

Architect/Builder	Architectural Firm	Affiliation
-	-	-

Replacement

Windows: Roof:
 Other: Description: door

Additions

Siding: Wings:
 Other:
 Removals: windows, door

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: 2
Foundation: LIMESTONE
Foundation Description: -
Walls Description: -
Other Walls: -

Roof

Side-Gable: Front-Gable: Cross-Gable:

Hip: Pyramidal: Mansard:

Other:

Material: ASPHALT

Features: brick chimney, covered wood brackets

Porches

Front: Side: Back:

Notes: gable front, wood frieze and columns, covered wood brackets, screened.

Openings: 1/1 double and single, double hung vinyl windows, triple vinyl picture windows, half circle light metal panel door.

Interior: -

Outbuildings: Garage

Notes: -

Statement of Significance: -

Architectural Description: -

STAFF RECOMMENDATIONS	Address: 1220 W Arlington Rd.
DD 23-06	Petitioner: Katie Stein
Start Date: 5/9/2023	Parcel: 53-05-29-300-052.000-005
RATING: CONTRIBUTING	Survey: c. 1930, slightly altered, Bungalow



Background: The building’s windows and roof have been replaced and has the following fenestrations “1/1 vinyl windows, 1/1 wood windows with wood storms, 6 light vinyl window, glazed wood door with glazed metal storm (SHAARD).”

Request: Full Demolition

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

Staff Recommendation either release of the demolition delay or the nomination of a historic district with all four structures.

Staff was not able to find information about previous owners at the Monroe County History Center.

Individually the structure does not qualify for nomination on its own based on the following merits within Title 8.08.010 (1) and (2) :

(1)Historic:

- (D) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or

(E) Is the site of an historic event; or

(F) Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architecturally worthy:

(H) Embodies distinguishing characteristics of an architectural or engineering type; or

(I) Is the work of a designer whose individual work has significantly influenced the development of the community; or

(J) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or

(K) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or

(L) Contains any architectural style, detail, or other element in danger of being lost; or

(M) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or

(N) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

IHSSI (County Survey)



Survey Number: 105-055-35422

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2014

National Register File
Number: -

Survey County

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

Address: 1220 Arlington Rd

City: Bloomington

Location Notes: -

Coordinates

Easting

Northing

539057

4336803

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

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): c. 1930

Condition: Good
 Year Demolished: -
 Integrity: Slightly Altered
 Date Moved: -
 Alterations: -
 Style: -
 Type/Vernacular: Bungalow

Architect/Builder	Architectural Firm	Affiliation
-	-	-

Replacement

Windows: Roof:
 Other:

Additions

Siding: Wings:
 Other:
 Removals: windows - some

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: 2
Foundation: CONCRETE
Foundation Description: -
Walls Description: -
Other Walls: -

Roof

Side-Gable: Front-Gable: Cross-Gable:

Hip: Pyramidal: Mansard:
Other:
Material: ASPHALT
Features: -

Porches

Front: Side: Back:

Notes: gable front, wood frieze, columns, lattice, and floor.

Openings: 1/1 vinyl windows, 1/1 wood windows with wood storms, 6 light vinyl window, glazed wood door with glazed metal storm.

Interior: -

Outbuildings: -

Notes: -

Statement of Significance: -

Architectural Description: -

STAFF RECOMMENDATIONS	Address: 1320 W Arlington Rd
DD 23-07	Petitioner: Katie Stein
Start Date: 5/9/2023	Parcel: 53-05-29-300-012.000-005
RATING: CONTRIBUTING	Survey: c. 1930, Bungalow/Craftsman



Background: Has some original windows. The wall is covered in wood shingles.

Request: Full Demolition

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

Staff Recommendation either release of the demolition delay or the nomination of a historic district with all four structures.

Staff was not able to find information about previous owners at the Monroe County History Center.

The building has some of its original windows, and has its own design qualities.

Individually the structure does not qualify for nomination on its own based on the following merits within Title 8.08.010 (1) and (2) :

(1)Historic:

- (G) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or

(H) Is the site of an historic event; or

(I) Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architecturally worthy:

(O) Embodies distinguishing characteristics of an architectural or engineering type; or

(P) Is the work of a designer whose individual work has significantly influenced the development of the community; or

(Q) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or

(R) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or

(S) Contains any architectural style, detail, or other element in danger of being lost; or

(T) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or

(U) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

IHSSI (County Survey)



Survey Number: 105-055-35423

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2014

National Register File
Number: -

Survey County

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

Address: 1320 Arlington Rd

City: Bloomington

Location Notes: -

Coordinates

Easting

Northing

538973

4336891

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

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): c. 1930

Condition: Fair
 Year Demolished: -
 Integrity: Slightly Altered
 Date Moved: -
 Alterations: -
 Style: Bungalow/Craftsman
 Type/Vernacular: -

Architect/Builder	Architectural Firm	Affiliation
-	-	-

Replacement

Windows: Roof:
 Other:

Additions

Siding: Wings:
 Other:
 Removals: garage door

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: -

Foundation: CONCRETE

Foundation Description: -

Walls Description: -

Other Walls: -

Roof

Side-Gable: Front-Gable: Cross-Gable:

Hip: Pyramidal: Mansard:

Other:

Material: ASPHALT

Features: 2 gable front dormers, exposed rafter tails

Porches

Front: Side: Back:

Notes: See #29.

Openings:

4/1 and 3/1 single, triple, and double, double hung wood windows with metal storms, wood picture window, rectangular wood 3 light windows, glazed wood panel door with glazed metal storm, double metal panel doors.

Interior:

-

Outbuildings:

-

Notes: -

Statement of Significance: -

Architectural Description: Brick chimney.

STAFF RECOMMENDATIONS	Address: 1404 W Arlington Rd.
DD 23-08	Petitioner: Katie Stein
Start Date: 5/9/2023	Parcel: 53-05-29-300-039.000-005
RATING: CONTRIBUTING	Survey: c. 1950, Massed Ranch



Background: Building is in good condition and has been slightly altered. It has "2/2 double and single, double hung wood windows with metal storms, stone sills, metal panel door (SHAARD). The building has a large stone chimney at the south end of the building.

Request: Full Demolition

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

Staff was not able to find information about previous owners at the Monroe County History Center.

The building is representative of massed ranch buildings found throughout Bloomington in the 1950's.

Individually the structure does not qualify for nomination on its own based on the following merits within Title 8.08.010 (1) and (2) :

(1)Historic:

- (J) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or

(K) Is the site of an historic event; or

(L) Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architecturally worthy:

(V) Embodies distinguishing characteristics of an architectural or engineering type; or

(W) Is the work of a designer whose individual work has significantly influenced the development of the community; or

(X) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or

(Y) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or

(Z) Contains any architectural style, detail, or other element in danger of being lost; or

(AA) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or

(BB) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

IHSSI (County Survey)



Survey Number: 105-055-35424

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2014

National Register File
Number: -

Survey County

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

Address: 1404 Arlington Rd

City: Bloomington

Location Notes: -

Coordinates

Easting

Northing

538953

4336935

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

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): c. 1950

Condition: Good
 Year Demolished: -
 Integrity: Slightly Altered
 Date Moved: -
 Alterations: -
 Style: -
 Type/Vernacular: Massed Ranch

Architect/Builder	Architectural Firm	Affiliation
-	-	-

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: 3

Foundation: CONCRETE

Foundation Description: -

Walls Description: -

Other Walls: -

Roof

Side-Gable: Front-Gable: Cross-Gable:

Hip: Pyramidal: Mansard:
Other:
Material: ASPHALT
Features: limestone chimney

Porches

Front: Side: Back:

Notes: under main roof across central bay, wood doric columns, concrete floor.

Openings: 2/2 double and single, double hung wood windows with metal storms, stone sills, metal panel door.

Interior: -

Outbuildings: -

Notes: -

Statement of Significance: -

Architectural Description: -

STAFF RECOMMENDATIONS	Address: 1411 W 17th St.
DD 23-09	Petitioner: Rich Hull
Start Date: 6/12/2023	Parcel: 53-05-32-201-074.005-005
RATING: CONTRIBUTING	Survey: c. 1925, Dutch Colonial



Background: According to the Elevate Monroe County tax records the utility shed dates to either 1940 or 1945. The metal casement window is reminiscent of the era.

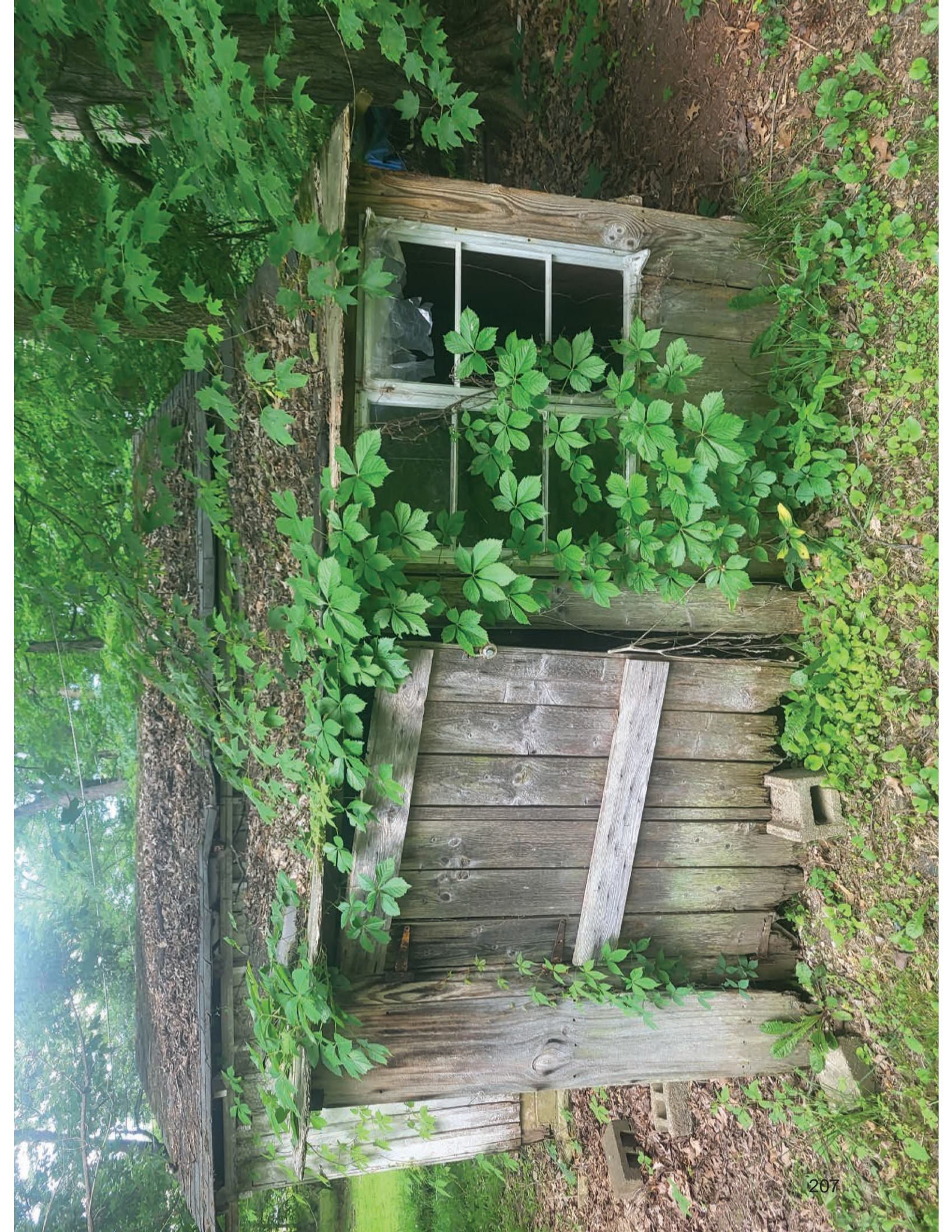
Request: Full demolition of an accessory structure

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

Staff Recommends release of Demolition Delay 23-09.

- The proposed structure is in poor condition.
- On its own the property does not meet the architectural or historic criteria for local designation.









May 19, 2023

This letter was sent to the listed parties.

RE: 2nd Street Modernization Project (INDOT Des. No. 2200012), City of Bloomington, Monroe County

Dear Consulting Party (see attached list),

The City of Bloomington, with funding from the Federal Highway Administration and administrative oversight from the Indiana Department of Transportation (INDOT), proposes to proceed with the 2nd Street Modernization Project (INDOT Des. No. 2200012). ASC Group, Inc. is under contract with the City of Bloomington to advance the environmental documentation for the referenced project.

This letter is part of the early coordination phase of the environmental review process requesting comments associated with this project. We are requesting comments from your area of expertise regarding any possible environmental effects associated with this project. Please use the above Des. Number and project description in your reply and your comments will be incorporated into the formal environmental study.

The proposed undertaking is on 2nd Street from Walker Street to the B-Line Trail in Monroe County, Indiana. It is within Perry Township, Bloomington United States Geological Survey (USGS) Topographic Quadrangle, in Sections 4 and 5, Township 8 North, Range 1 West. The project area can be viewed online at <https://arcg.is/jqueP> (the Des. No. is the most efficient search term once in the CRO - Public Web Map App).

This project proposes to improve 2nd Street into a complete street from Walker Street to the B-Line Trail. It will provide curb-separated bike lanes along the north side of the road, providing a critical connection between the trail west of Walker Street and the B-Line. It will also involve the construction of Public Right-of-Way Accessibility Guidelines (PROWAG)-compliant curb ramps, drainage improvements, and the replacement of two (2) signals. Acquisition of 0.16 acre of permanent and 0.6 acre of temporary right-of-way is anticipated. The draft need is based on the lack of bikeways between the trail west of Walker Street to the B-Line Trail in the City of Bloomington. The draft purpose is to provide a bikeway between the two trails, improve safety for pedestrians/bike riders while crossing between the two trails, and to provide roadway improvements.

Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties. In accordance with 36 CFR 800.2 (c), you are hereby requested to be a consulting party to participate in the Section 106 process. Entities that have been invited to participate in the Section 106 consultation process for this project are identified in the attached list. Per 36 CFR 800.3(f), we hereby request that the Indiana State Historic Preservation Officer (SHPO) notify this office if the SHPO staff is aware

of any other parties that may be entitled to be consulting parties or should be contacted as potential consulting parties for the project.

The Section 106 process involves efforts to identify historic properties potentially affected by the undertaking, assess its effects and seek ways to avoid, minimize or mitigate any adverse effects on historic properties. For more information regarding the protection of historic resources, please see the Advisory Council on Historic Preservation's guide: *Protecting Historic Properties: A Citizen's Guide to Section 106 Review* available online at <https://www.achp.gov/sites/default/files/documents/2017-01/CitizenGuide.pdf>.

The Area of Potential Effects (APE) is the area in which the proposed project may cause alterations in the character or use of historic resources. At this time, no cultural resource investigations have occurred; however, the results of cultural resource identification and evaluation efforts, both above-ground and archaeological, will be forthcoming. Consulting parties will receive notification when these reports are completed.

Please review the information and comment within thirty (30) calendar days of receipt. If you indicate that you do not desire to be a consulting party, or if you do not respond, you will not be included on the list of consulting parties for this project. If we do not receive your response in the time allotted, the project will proceed consistent with the proposed design and you will not receive further information about the project unless the design changes.

For questions concerning specific project details, you may contact Douglas Terpstra of ASC Group, Inc. at 614.268.2514 x3556 or dterpstra@ascgroup.net. All future responses regarding the proposed project should be forwarded to ASC Group, Inc. at the following address:

Douglas Terpstra
Architectural History Principal Investigator
ASC Group, Inc.
800 Freeway Drive North, Suite 101
Columbus, OH 43229
dterpstra@ascgroup.net.

Tribal Contacts please respond to INDOT's Acting Tribal Liaison, Matt Coon mcoon@indot.in.gov; (317-697-9752) with any responses pertaining to this project including to provide INDOT/Indiana FHWA additional information about Tribal resources/concerns and questions/comments regarding cultural resources. The FHWA point of contact is Kari Carmany-George at K.CarmanyGeorge@dot.gov (317-226-5629).

Sincerely,



Matthew S. Coon, Manager
Cultural Resources Office
Environmental Services

Enclosures:

Topographic map

Distribution List:

Beth K. McCord, SHPO

Patrick Martin, Bloomington/Monroe County Metropolitan Planning Organization

Mayor John Hamilton

Andrew Cibor, City of Bloomington, Department of Engineering

Scott Robinson, City of Bloomington, Department of Planning and Transportation

Gloria Colom, City of Bloomington, Department of Housing and Neighborhood Development

Lee Jones, Monroe County Commissioner

Julie Thomas, Monroe County Commissioner

Penny Githens, Monroe County Commissioner

Lisa Ridge, Monroe County Highway Department

Jeff Hauswald, Monroe County Community School Corporation

Amethyst House, Inc.

Alex Brooks, Indiana Landmarks Central Regional Office

Steve Wyatt, Bloomington Restorations, Inc.

Glenda Murray, Monroe County Historian

Monroe County History Center

Brandon Porteroff, Prospect Hill Neighborhood Association

Talisha Coppock, Downtown Bloomington

Eastern Shawnee Tribe of Oklahoma

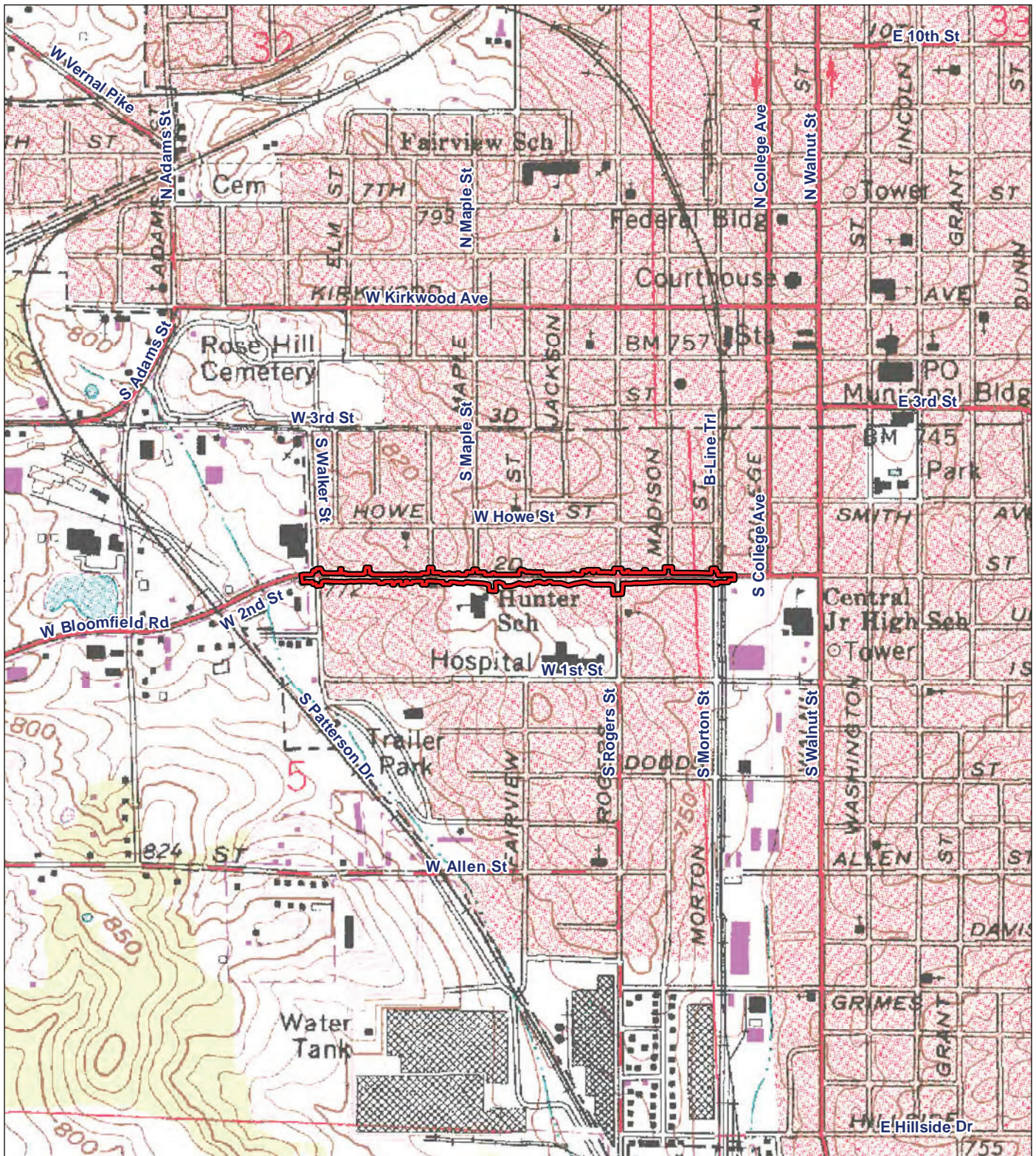
Miami Tribe of Oklahoma

Peoria Tribe of Indians of Oklahoma

Pokagon Band of Potawatomi Indians

Shawnee Tribe

Delaware Tribe of Indians



 Project area

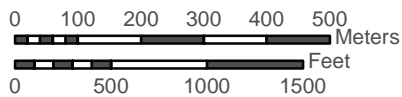


Figure 1

Portion of the 1998 Bloomington, Indiana quadrangle (USGS 7.5' topographic map) showing the project area for the 2nd Street Modernization Project (INDOT Des. No. 2200012) in the City of Bloomington, Monroe County, Indiana.

Base: USGS Bloomington, Indiana, 7.5' series quadrangle