



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC

MEETING PACKET

(amended 7/11/2023)

Thursday July 13, 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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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 July 13, 2023, 5:00 P.M.

AGENDA

(Amended July 11, 2023)

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. June 22, 2023
- IV. CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 23-47

1205 S Rogers St. (McDoel Historic District)

Petitioner: Josh Alley, Cream and Crimson

New windows, doors, and siding.

Commission Review

B. COA 23-40

917 N Fairview St. (Maple Heights Historic District)

Petitioner: Daniel Joseph Weddle

Addition to an existing building.

C. COA 23-43

The Kiln - 628 N Madison St. (Showers Brothers Furniture Complex Historic District)

Petitioner: Lucas Brown

New Addition.

D. COA 23-44

301 N Morton St. (Illinois Central Railroad Depot District)

Petitioner: Bruce Norton

New Signage.

E. COA 23-45

316 N Washington St. (Washington Street Apartment Historic District)

Petitioner: Leighla Taylor (FASTSIGNS)

New Signage.

F. COA 23-46

623 S Woodlawn Ave. (Elm Heights Historic District)

Petitioner: Leslie Parrish

New railing over the garage.

G. COA 23-48

516 W 3rd St. (Prospect Hill Historic District)

Petitioner: Pat Glushko and John McDowell

New awnings for windows.

V. NEW BUSINESS

- A. Consider the potential demolition of 934 W 2nd St. (Greater Prospect Hill Historic District)

VI. OLD BUSINESS

VII. COMMISSIONER COMMENTS

VIII. PUBLIC COMMENTS ANNOUNCEMENTS

IX. ADJOURNMENT

Next meeting date is July 27, 2023 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

Posted: 7/7/2023

Bloomington Historic Preservation Commission Meeting
In Person: 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom:

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

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

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

AGENDA

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)
Daniel Schlegel (Present)
Reynard Cross (Present)
Sam DeSollar (Present)
Allison Chopra (Present)

Advisory Members Present:

Duncan Campbell (Present)

Staff Present:

Gloria Colom, HAND (Present)
John Zody, HAND (Present)
Anna Killion-Hanson, HAND (Present)
Dee Wills, HAND (Zoom)
Colleen Newbill, City Legal Department (Zoom)
Katie Gandhi, City Planning Department (Present)

Guests Present:

CATS (Present)

Ryan Strauser (Zoom)
Dennis Burch (Present)
Sharon Roualet (Zoom)
Daniel Joseph Weddle (Present)
Louis Joyner Architect (Present)
Elizabeth Cox Ash (Present)
Peter Haralovich (Present)
Katie Stein (Present)

III. APPROVAL OF MINUTES

A. May 25, 2023

Daniel Schlegel made a motion to approve **May 25, 2023 Minutes**.

Matthew Seddon seconded.

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

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.

Gloria Colom gave presentation. See packet for details.

B. COA 23-37

200 E Kirkwood Ave (Bank Historic District)

Petitioner: Tim Cover

Amend COA 22-63 - change of approved materials.

Gloria Colom gave presentation. See packet for details.

Commission Review

C. COA 23-35

218 S Grant St. (Greater Restaurant Row Historic District)
Petitioner: Property Stars LLC, Kelly Jones/ Dennis Burch
New Building.

Gloria Colom gave presentation. See packet for details.

Dennis Burch gave details about the project.

Allison Chopra asked about the materials used for the deck from the **Petitioner**, and then asked **Staff** if this was typical. **Sam DeSollar** asked if there was another picture of the new building to the left of the proposed structure. **Duncan Campbell** asked about the district boundary.

Duncan Campbell commented that he thought this was compatible. **Sam DeSollar** commented that the **Petitioner** could add another story. **John Saunders** also commented that he thought the new structure could be taller.

Allison Chopra made a motion to approve **COA 23-35**.

Sam DeSollar seconded.

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

D. COA 23-39

748 S Morton St. (McDoel Historic District)
Petitioner: Louis Joyner Architect
Partial Demolition, new addition, alterations to the roof, tree removal

Gloria Colom gave presentation. See packet for details.

Louis Joyner Architect commented that they were really trying to work with the original I-House and gave more details of the design of the project. See packet for details.

Sam DeSollar recused himself from this **COA**

Duncan Campbell commented about the history of this house and location and how significant it is, and that he is curious about the choices the **Designer** made for this Project.

Matthew Seddon commented that he thought it was a neat design, but did not care for the side of the house view. **Reynard Cross** commented that he would support it. **Daniel Schlegel** commented that he was comfortable with this. **Allison Chopra** commented that she thinks you should be able to see part of the back along with the front. **Duncan Campbell** commented that he would do away with the front porch. More discussion ensued. See packet for details. **Elizabeth Cox Ash** commented how this alteration of the house would blend in nicely with the neighborhood.

Matthew Seddon made a motion to approve **COA 23-39**.

Allison Chopra seconded.

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

E. COA 23-40

917 N Fairview St. (Maple Heights Historic District)

Petitioner: Daniel Joseph Weddle

New addition.

Gloria Colom gave presentation. See packet for details.

Allison Chopra asked for clarification about the **ADU** the **Historic Preservation Commission** has approved and the tiny home. **Gloria Colom** explained the difference of the two tiny homes. See packet for details. **Sam DeSollar** asked if there was a roof plan or more data. **Daniel Joseph Weddle** explained in more details about the plan. See packet for details. **Sam DeSollar** explained to the **Petitioner** what was required for an **Application** to the **Board**. **John Saunders** suggested that this **COA** be moved to the next meeting. **Reynard Cross** commented that he did not believe that this meets the spirit of the guidelines that the **Community** put together and would really like to hear the opinion of the **Neighborhood Design Committee**. **Matthew Seddon** commented that he had no concerns with this. **Duncan Campbell** asked if the brick front of the house was original. **Duncan Campbell** commented that they would need elevations and profiles along with the type of materials used. More discussion ensued about the design of the project. See packet for details.

Sam DeSollar made a motion to extend **COA 23-40** to the **July 13, 2023 Historic Preservation Meeting**.

Daniel Schlegel seconded.

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

F. COA 23-41

345 S Rogers St. (Prospect Hill Historic District)

Petitioner: Peter Haralovich

Paint color.

Gloria Colom gave presentation. See packet for details.

Peter Haralovich commented that it was debatable as to what design this house is, but that he thinks it is more of a Chalet Bungalow style not a Tudor style. **Peter Haralovich** gave more background about the house.

Sam DeSollar asked if **Prospect Hill** had a **Neighborhood Design Committee**. **Gloria Colom** replied that there was not. **Allison Chopra** asked if Chalet Bungalow was an actual style or design. More discussion ensued about the design and color of the house. See packet for details.

Matthew Seddon made a motion to approve **COA 23-41**.

Daniel Schlegel seconded.

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

V. DEMOLITION DELAY

A. DD 23-04

219 E 19th St. (Contributing)

Petitioner: Ryan Strauser

Full Demolition.

Gloria Colom gave presentation. See packet for details.

Allison Chopra asked if the materials on the structure were original and if the homes in the area were historic. **Duncan Campbell** commented that this was unsustainable. **Matthew Seddon** commented that he appreciated all of the research but did not think there was enough information about the house to put on the register. **Sam DeSollar** commented that he would encourage the owners to contact **BRI or Habitat** to see if they could reuse any of the materials. **Duncan Campbell** commented that we have got to stop destroying what our ancestors built with real materials and effort.

Sam DeSollar made a motion to release **DD 23-04**.

Matthew Seddon seconded.

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

Note: The next four **Demo Delay** cases will be heard as a group.

A. DD 23-05

1210 W Arlington Rd. (Contributing)

Petitioner: Katie Stein

Full demolition

B. DD 23-06

1220 W Arlington Rd. (Contributing)

Petitioner: Katie Stein

Full demolition.

C. DD 23-07

1320 W Arlington Rd. (Contributing)

Petitioner: Katie Stein

Full demolition.

D. DD 23-08

1404 W. Arlington Rd. (Contributing)

Petitioner: Katie Stein

Full demolition.

Gloria Colom gave presentation. See packet for details.

Doug Bruce gave presentation. See packet for details.

Allison Chopra asked if this was a pre-purchase demo delay and clarification about who the **Petitioner** was. **Daniel Schlegel** asked what the property was across the street from these structures. **John Saunders** commented that he hated to see these go away but cannot see this being designated historic.

Sam DeSollar made a motion to release **DD 23-05, DD 23-06, DD 23-07, and DD 23-08.**

Allison Chopra seconded.

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

E. DD 23-09

1411 W 17th St. (Contributing)

Petitioner: Rich Hull

Full demolition of accessory building.

Gloria Colom gave presentation. See packet for details.

Allison Chopra made a motion to release **DD 23-09. (Shed Only)**

Reynard Cross seconded.

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

VI. BHPC Facade Grant

A. BHPC 23-01

520 N Walnut St. (Outstanding)

Petitioner: Elliot Lewis

Contracting Cedarview Management for Conditions Survey.

Gloria Colom gave presentation. See packet for details.

Discussion ensued. See packet for details.

VI. NEW BUSINESS

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

Gloria Colom gave update. See packet for details.

Bloomington Historic Preservation Commission wants to be a Consulting Party and have a consolidated plan.

VII. OLD BUSINESS

Roofing Materials. See packet for details.

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Meeting was adjourned by Chair John Saunders @ 7:35 p.m.

END OF MINUTES

Video record of meeting available upon request.

STAFF REVIEW	Address: 1205 S Rogers St.
COA 23-47	Petitioner: Josh Alley, Cream and Crimson
Application Date: 6/29/2023	/Parcel: 53-08-05-406-018.000-009
RATING: Non-Contributing	Survey: c. 1940/8, ranch severely altered (Interim Report)



Background: McDoel Historic District

Request: New windows, doors, and siding.

Guidelines: McDoel Historic District Guidelines

Color is exempted from the Certificate of Appropriateness process.

Guidelines for Existing Buildings - this section is reviewed by staff

Materials: The neighborhood has seen many changes through the years and most of the houses have been sided and reroofed at least once in their lifetimes.

Preferred: If underlying original materials are in good condition, match with the same materials.

Acceptable: Use materials that will provide a similar look. This may include vinyl or aluminum or cement-board siding of comparable dimension. Match the house trim details.

Windows:

Windows are a strong character-defining detail of houses. When considering whether to rebuild or replace windows, attention would be paid to the classification of the house. Replacement windows should be consistent in appearance with the original designs.

Preferred: retain and restore character-defining windows on Notable homes. Original windows should be insulated with storm sashes.

Acceptable: Replacement windows should leave the size of the opening substantially unaltered and should retain the original configuration and character of the original window.

Doors:

Original doors on houses classified as notable should be preserved as an integral part of the design. Doors may be widened or replaced to accommodate wheelchairs.

Preferable: Keep doors that are original to the house in place and add storm doors for weatherization. Replacement doors should closely match the design of original doors.

Acceptable: Replacement doors should be the same style and size as the originals.

When retrofitting for accessibility, entries may be enlarged.

Staff Approved COA 23-47

- **The proposed doors and windows complied with the Acceptable threshold within the guidelines.**
- **The petitioner acquiesce to using horizontal siding in order to comply as well.**



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1205 S Rogers St

Parcel Number(s): _____

(OFFICE USE ONLY)	
Filing Date: _____	<u>6/29/2023</u>
Case Number: _____	<u>COA 23-47</u>
HPC Hearing Date: _____	<u>7/13/2023</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: Josh Alley Email: Cream.crimson@gmail.com

Address: 3746 E Commodore Trail 47408 Phone: 3175327309

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: _____ Email: _____

Address: _____ Phone: _____

PROPOSED WORK (Check all that Apply):

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

ADDITIONAL REQUIRED DOCUMENTS

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

CERTIFICATION

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

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

Applicant’s Signature: _____ *Josh Alley* _____ Date: 6/28/23

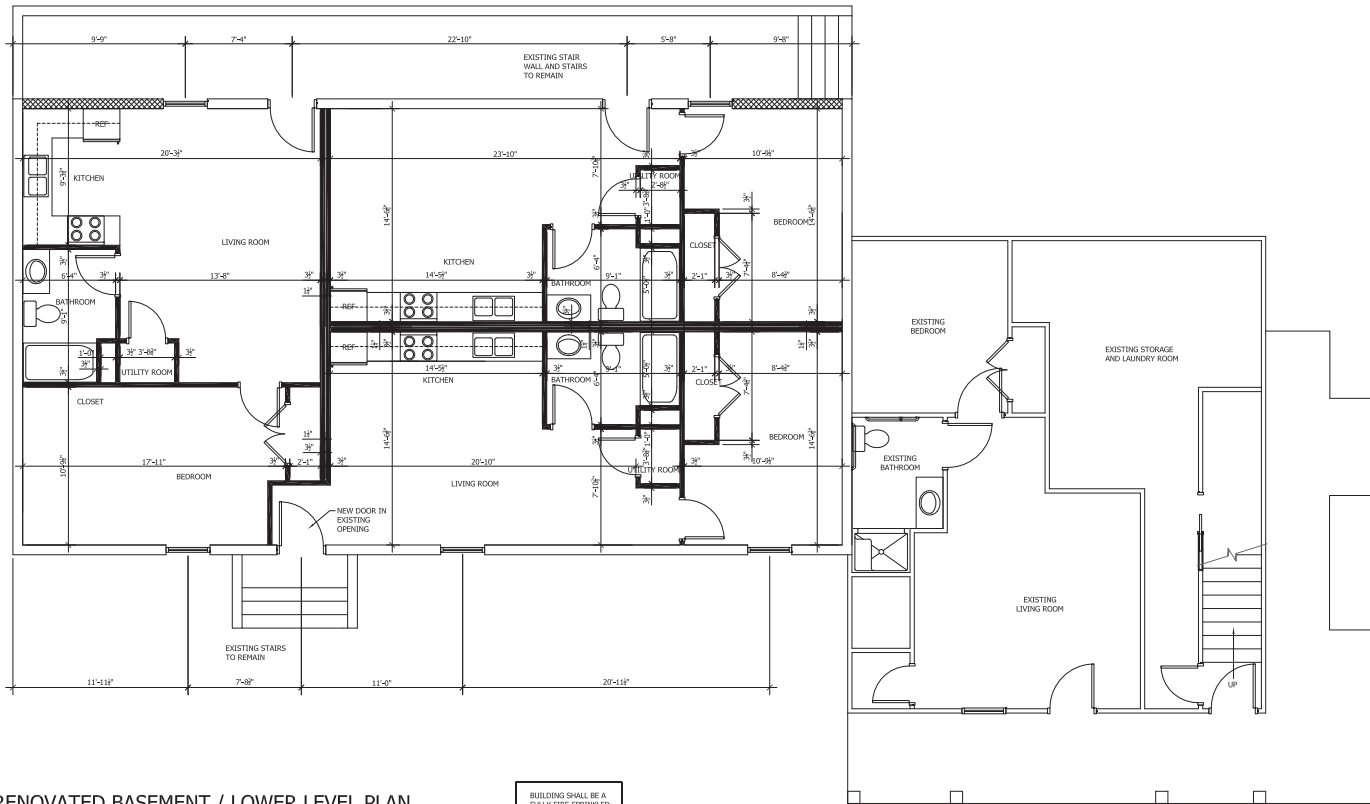
INSTRUCTIONS TO PETITIONERS

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](#)



RENOVATED BASEMENT / LOWER LEVEL PLAN

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

BUILDING SHALL BE A FULLY FIRE SPRINKLED FACILITY

- WALL LEGEND**
- = EXISTING WALLS TO REMAIN
 - ▨= NEW CONCRETE BLOCK WALL
 - ▩= NEW WOOD STUD WALLS

project no.	D2023-55
date	June 2023
drawn by	S. REHWALD
checked by	I. W. DONOVAN

revisions

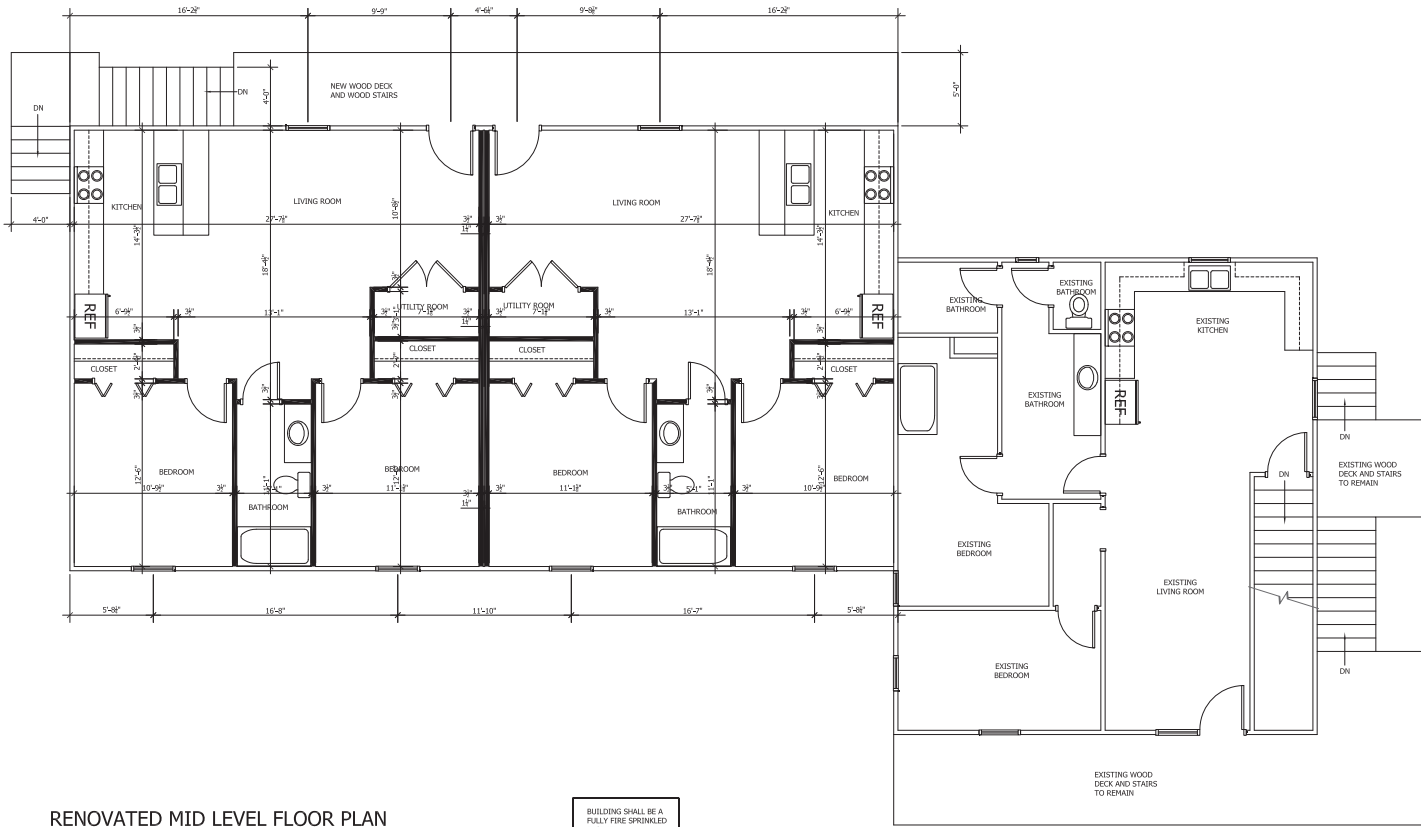
ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2021 INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK (IMC/IPC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CONTRACTOR OR ANY OTHER PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

A Renovated Apartment Complex For
Cream & Crimson
 Bloomington, Indiana

DONOVAN + DONOVAN
 architecture • engineering • interior design
 427 Main Street • Post Office Box 276 • Vincennes, Indiana 47591
 1-812-882-2815 • Fax: 812-882-2800 • Email: donovan@donovan.com



sheet no.	A.I.I
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RENOVATED MID LEVEL FLOOR PLAN

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

- WALL LEGEND**
- = EXISTING WALLS TO REMAIN
 - = NEW CONCRETE BLOCK WALL
 - = NEW WOOD STUD WALLS

BUILDING SHALL BE A FULLY FIRE SPRINKLED FACILITY

project no.	D2023-55
date	June 2023
drawn by	S. REHWALD
checked by	I. W. DONOVAN

revisions

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2021 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR INSURANCE.

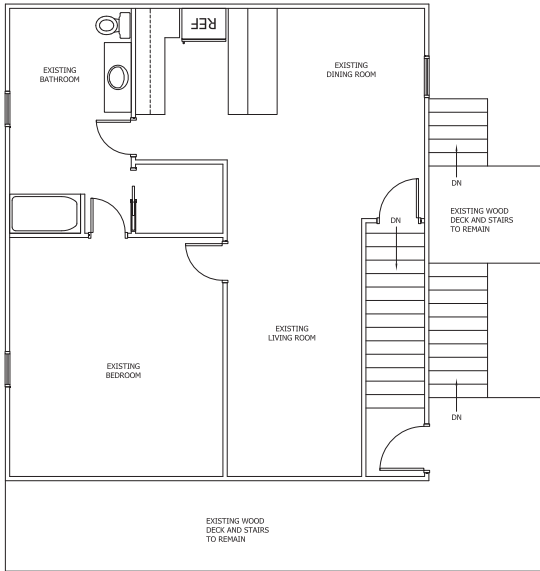
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RENOVATED UPPER LEVEL FLOOR PLAN

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

WALL LEGEND

- ■ EXISTING WALLS TO REMAIN
- ▨ NEW CONCRETE BLOCK WALL
- ▬ NEW WOOD STUD WALLS

BUILDING SHALL BE A FULLY FIRE SPRINKLED FACILITY

project no.	D2023-55
date	June 2023
drawn by	S. REHWALD
checked by	I. W. DONOVAN

revisions

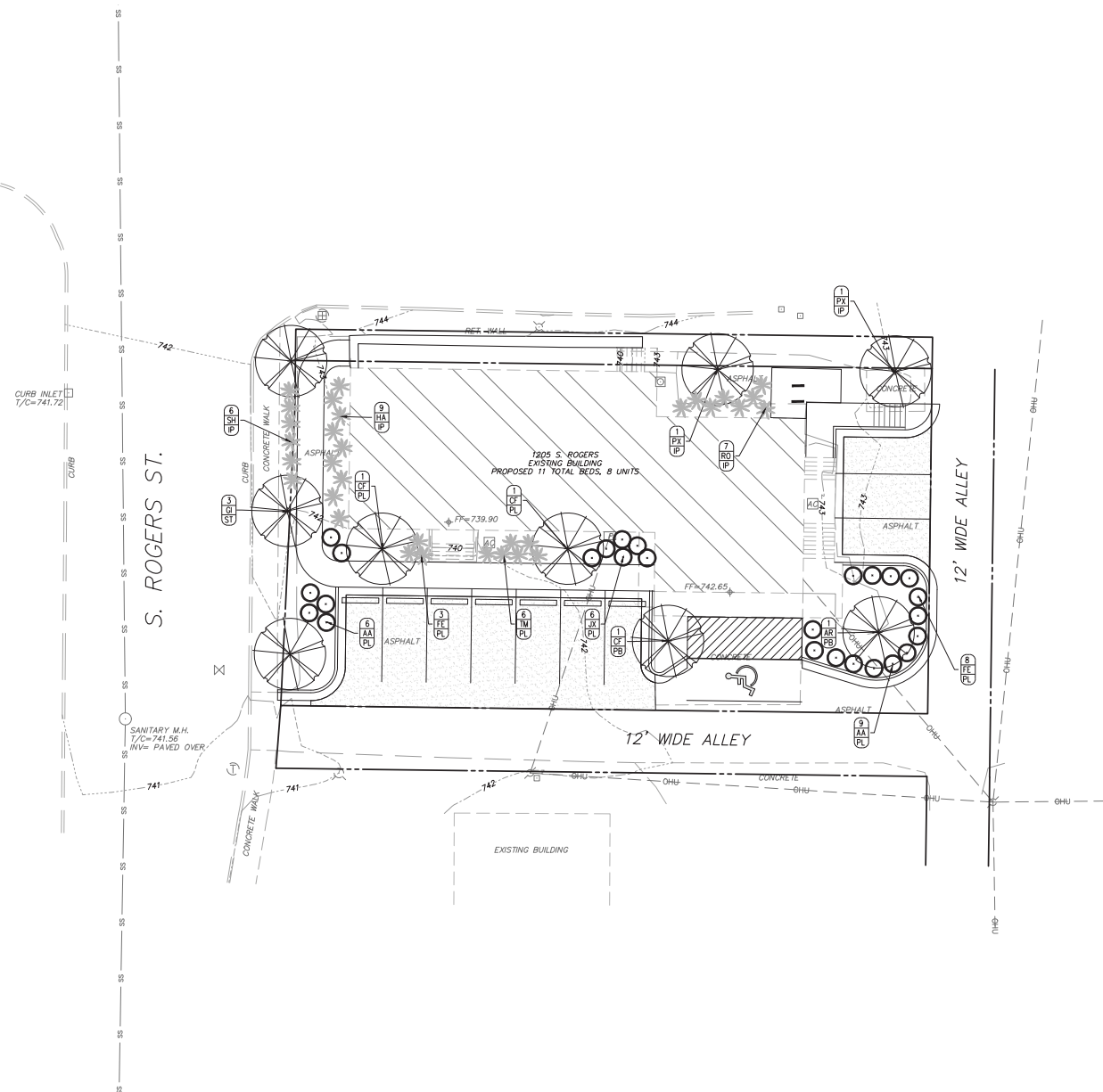
ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2021 INTERNATIONAL FIRE AND SAFETY CODE (IFSC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS.

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 Bloomington, Indiana

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PLANT LIST & LEGEND

LARGE CANOPY DECIDUOUS TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
AR	AR	ACER RUBRUM	RED SUNSET MAPLE	1	2" CAL. B & B
CB	CB	QUERCUS BILBOA	CHAMOIS BLOOM	3	2" CAL. B & B
FX	FX	TAKEODIUM DISTICHUM	BALD CYPRESS	2	4" HEIGHT

SMALL / MEDIUM DECIDUOUS TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
CF	CF	BETULA PATERNATA	WHITE JAP. BIRCH	3	2" CAL. B & B
CA	CA	ACER SACCHARINUM	SMOOTH MAPLE	3	2" CAL. B & B
BN	BN	BETULA NIGRA	RIVER BIRCH	-	2" CAL. B & B

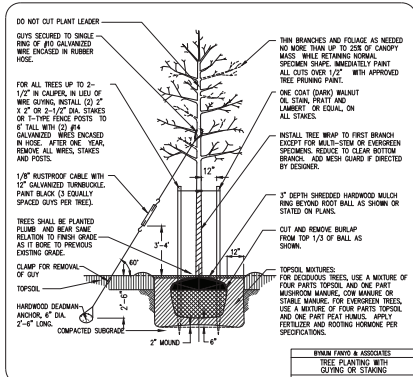
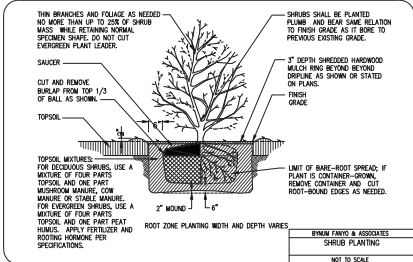
DECIDUOUS SHRUBS - PARKING LOT PERIMETER					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
FE	FE	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	11	1 GALLON CONTAINER
AA	AA	ARONIA ARBUSTIFOLIA	BLACK CHOKEBERRY	15	18" HEIGHT

EVERGREEN SHRUBS - PARKING LOT PERIMETER					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
TM	TM	TAXUS X MEDIA	JAPANESE DENSIFORMIS	6	3 GALLON CONTAINER
JT	JT	ABROTANIALA THALIA	BENNETT'S GOLD ARBORVITAE	6	18" HEIGHT

DECIDUOUS SHRUBS - INTERIOR PLANTINGS					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
HA	HA	HYDRANGA ARBORESCENS	MILD HYDRANGA	9	18" HEIGHT
SH	SH	SPIRONALUS HE TROPICUS	FRANKE DRUMSHED	6	18" HEIGHT
NO	NO	HOODOONIA SPECIES	HOODOONIA	7	18" HEIGHT

EVERGREEN TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
PP	PP	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	-	6" HEIGHT

PLANT QUANTITY (SPACED EVENTS)					
PLANT KEY (TYPE)	PLANT KEY (TYPE)	PLANT KEY (TYPE)	PLANT KEY (TYPE)	PLANT KEY (TYPE)	PLANT KEY (TYPE)
AR	CB	CF	CA	BN	FE
TM	JT	HA	SH	NO	PP



NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INCONGRUITIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

blomhudson, hidding
(812) 338-2880 (Fax)

certified by:

PROPOSED
1205 S. ROGERS ST.
1205 SOUTH ROGERS STREET
BLOOMINGTON, INDIANA 47403

title: SITE IMPROVEMENT PLAN

designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C301
project no: 402328







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Item #740774 Model #740774

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Traditional 6-panel design with primed smooth surface
36-inch x 80-inch Left Hand Prehung
Unit comes pre-assembled in a 4-9/16 inch door frame with brickmould, ready to install

Common Size (W x H)
36-in x 80-in

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Left-hand inswing

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Masonite 30 Steel Left-Hand Inswing Primed Single Front Door with Brickmould Insulating Core
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~~\$284.00~~ SAVE 10%
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BETTER TOGETHER

CURRENT ITEM Selected Selected Selected

Masonite 36-in x 80-in Steel Left-Hand Inswing Primed Single Front Door with Brickmould
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~~\$284.00~~ Save \$29

Nelson Wood Shims 0.3125-in x 1.375-in x 7.875-in 12-Pack Pine Wood Shim
\$1.78

RELIABILT 3-1/2-in H x 1/4-in Radius Satin Nickel Mortise Interior Door Hinge
\$4.48

LARSON QuickFit Nickel Lockable Storm Door Handleset
\$59.00

Feedback

Subtotal for (4) items

\$320.26

Add to cart 4 items

Overview

Featuring high-definition decorative panel profiles, Masonite steel doors provided the ultimate in security, and are perfect for front door or house-to-garage applications.

- Traditional 6-panel design with primed smooth surface
- 36-inch x 80-inch Left Hand Prehung
- Unit comes pre-assembled in a 4-9/16 inch door frame with brickmould, ready to install
- Double bored for easy installation of handle set and deadbolt lock (sold separately)
- It is not recommended to trim steel or fiberglass exterior doors; any and all trimming voids warranty
- Reinforced steel lock plate applied to the latch side jamb for added security
- High-quality baked on primer that is ready to paint and helps to prevent rust and corrosion
- A high-performance polyurethane foam insulated core that helps save energy

CA Residents: ⚠ Prop 65 Warning(s) [link]

Warranty Guide PDF
Installation Manual PDF
HowTo Manual PDF
Use and Care Manual PDF
Prop65 Warning Label PDF

Specifications

Reviews ★★★★★ 249

Community Q & A

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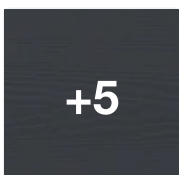
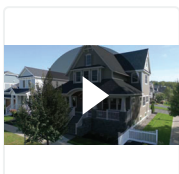
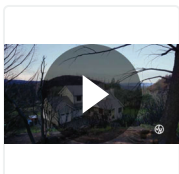
James Hardie Plank Statement Cedarmill Lap

★★★★★ Question

Fiber Cement



Feedback



Hover Image to Zoom



I love the windows that we installed 9/26/2019! The look of the house is much improved. The installers were professional and went right to work as soon as they arrived. I am looking forward to seeing how much warmer the house will be this Winter and the affect it will have on my fuel expense.

- Abrena



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Browse our window styles to find the best choice for your home.



Color Options

Windows that fit your home, inside and out.

Some options may vary. Various screen settings and display resolutions prevent exact color representation. Please see your local Window World store for actual samples.

Interior Colors

Exterior Colors



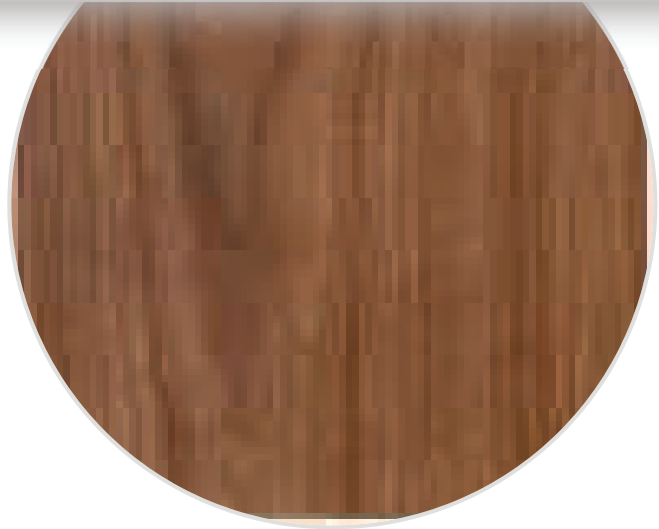
Adobe



Almond



Clay



Colonial Cherry



Hillside Oak



Natural Oak



White

Design Options

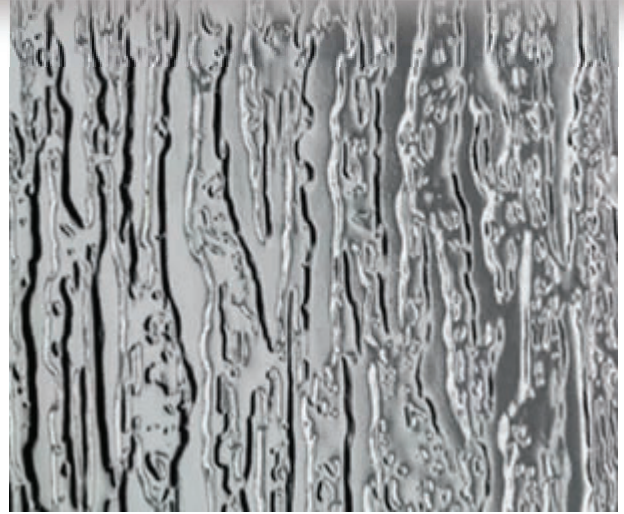
Explore our design options to find the perfect combination.

Whether you're looking to provide privacy, eye-catching decorative detail, or enhance your view, we have the perfect window option for you. Explore our design options and create your own ideal vantage point.

Decorative & Tinted Glass Options

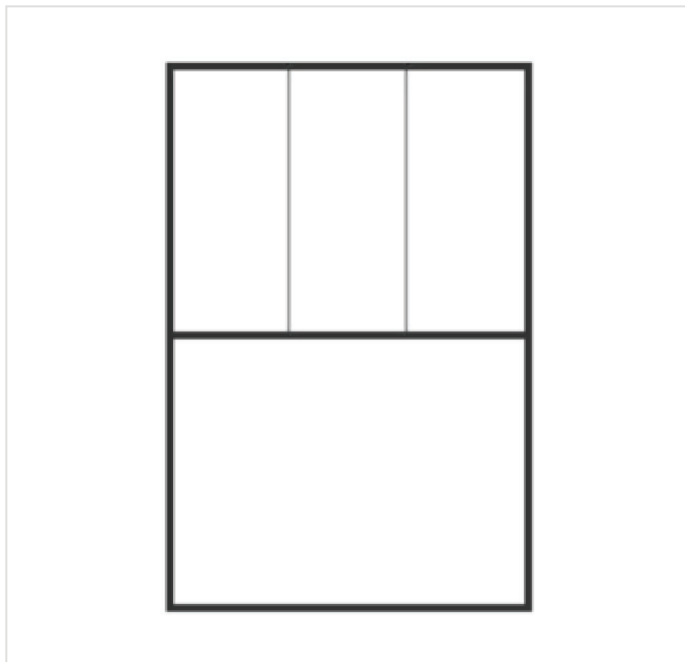


Obscure

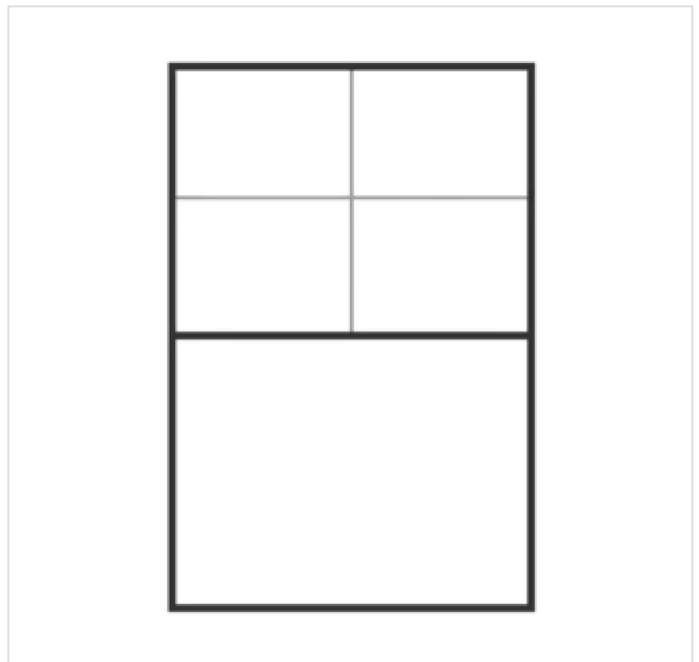


Rain

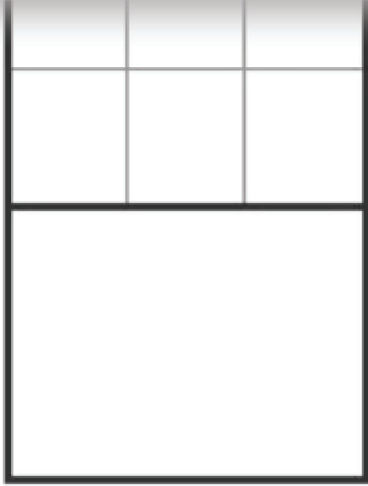
Grid Options



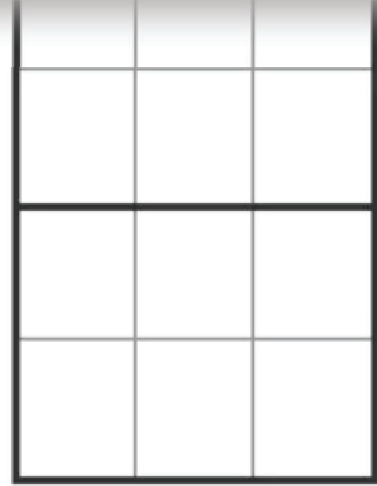
3 Over 1



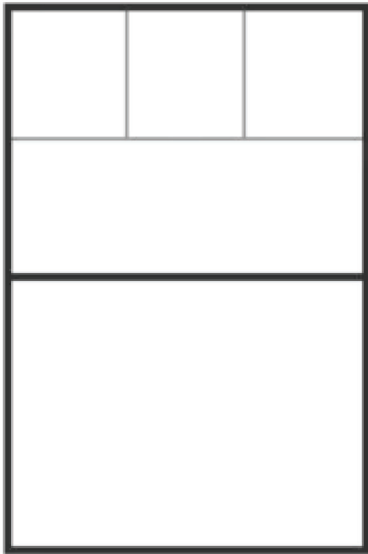
4 Over 1



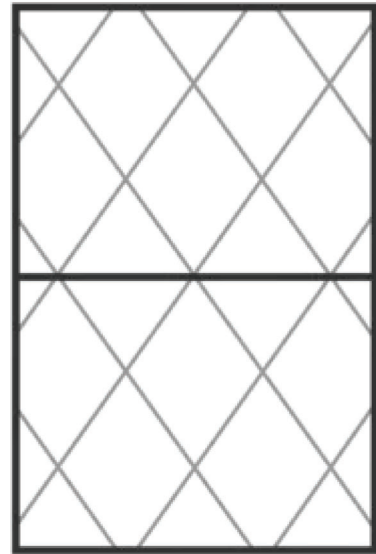
6 Over 1



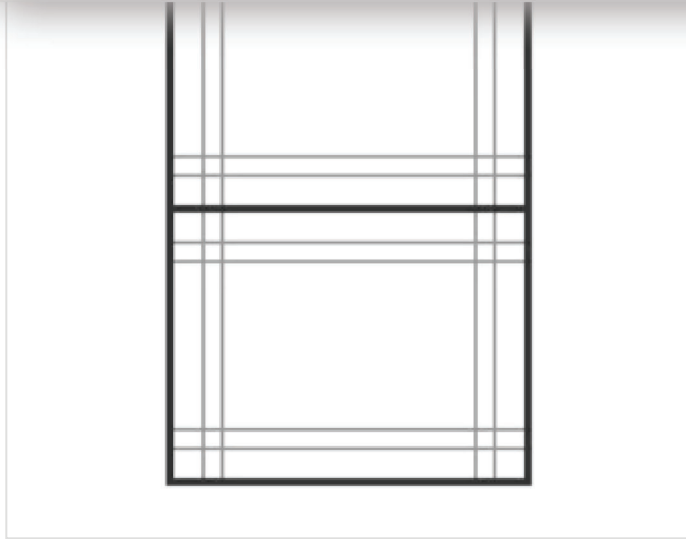
Colonial



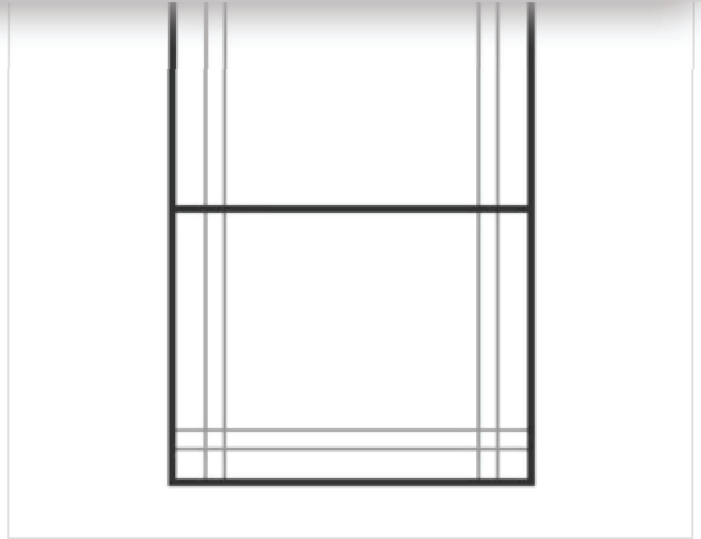
Craftsman



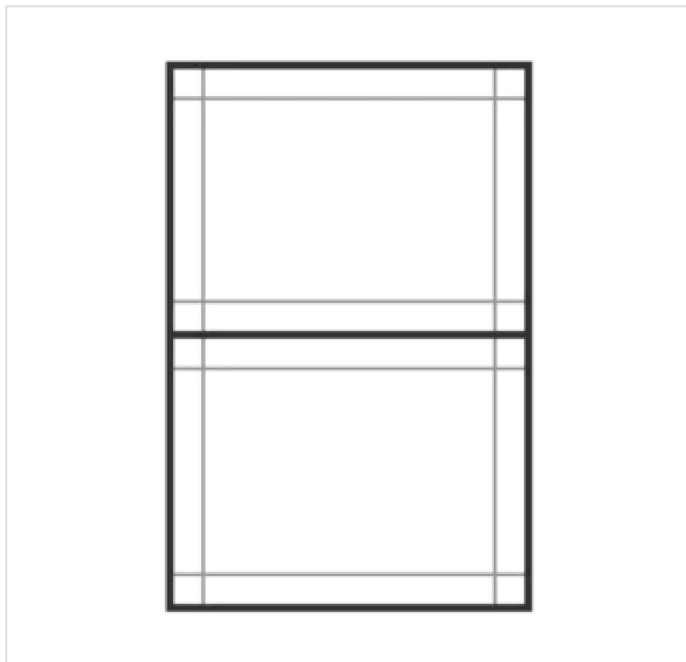
Diamond



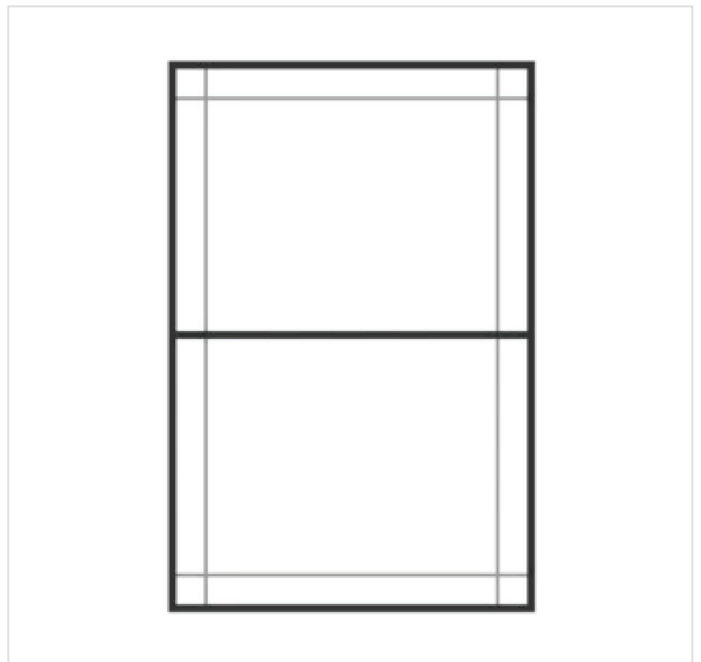
Double Prairie By Sash



Double Prairie By Window



Prairie By Sash



Prairie By Window

[View Less](#)

* The color and design options for windows will vary based on your location. Please work with Window World of South Central Indiana to refine options.

STAFF RECOMMENDATIONS	Address: 917 N Fairview St.
COA 23-40	Petitioner: Daniel Joseph Weddle
Application Date: 6/8/2023 (extended 30 days)	Parcel: 53-05-32-104-005.000-005
RATING: CONTRIBUTING	Survey: Ranch, addition, 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 height of the addition has been lowered, making it less visible from the main right of way.
- 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:	<u>JUNE 8 2023</u>
Case Number:	<u>COA 23-40</u>
HPC Hearing Date:	<u>JUNE 22 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: 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
- 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: 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.
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](#)

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.







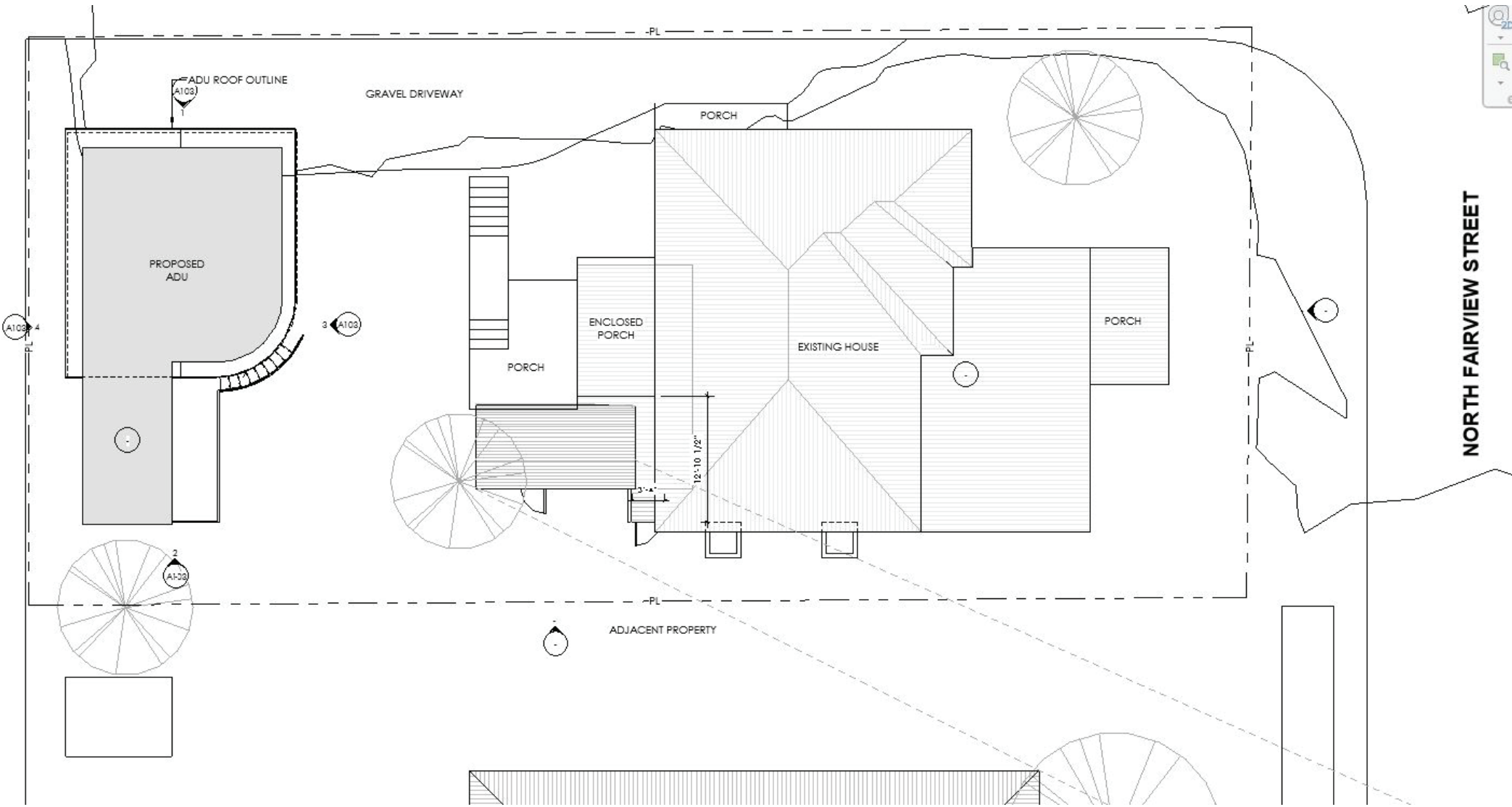


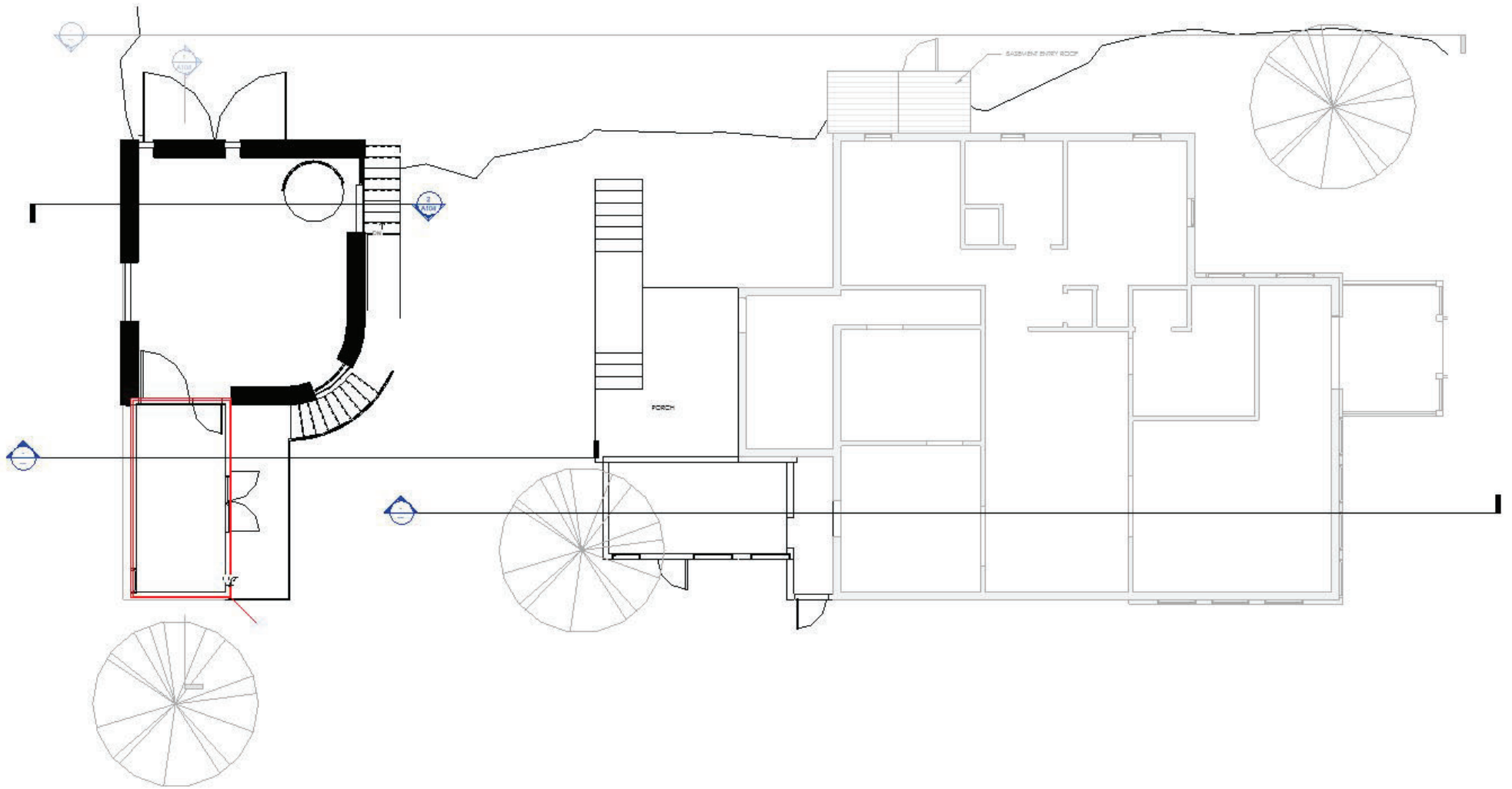






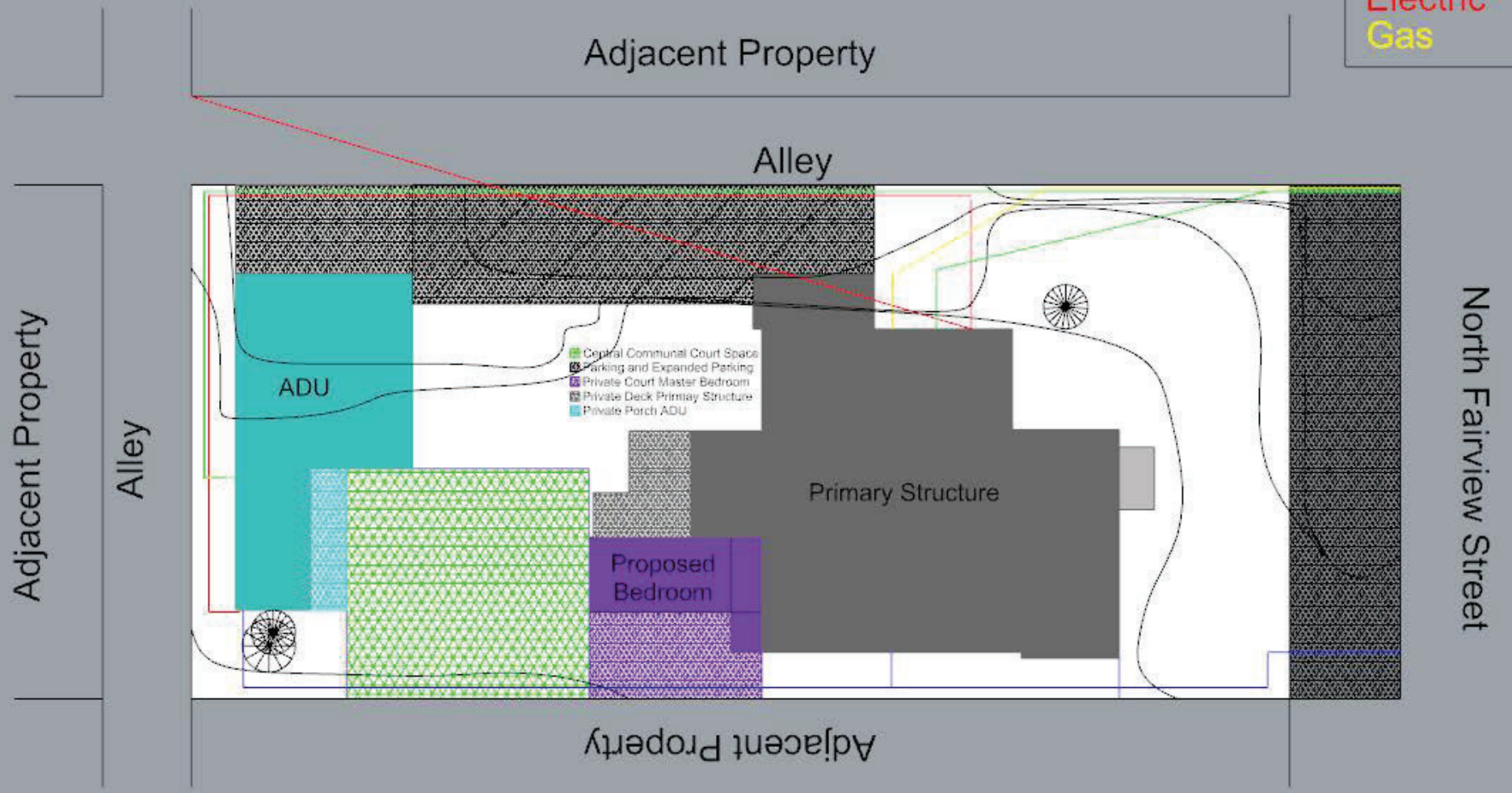


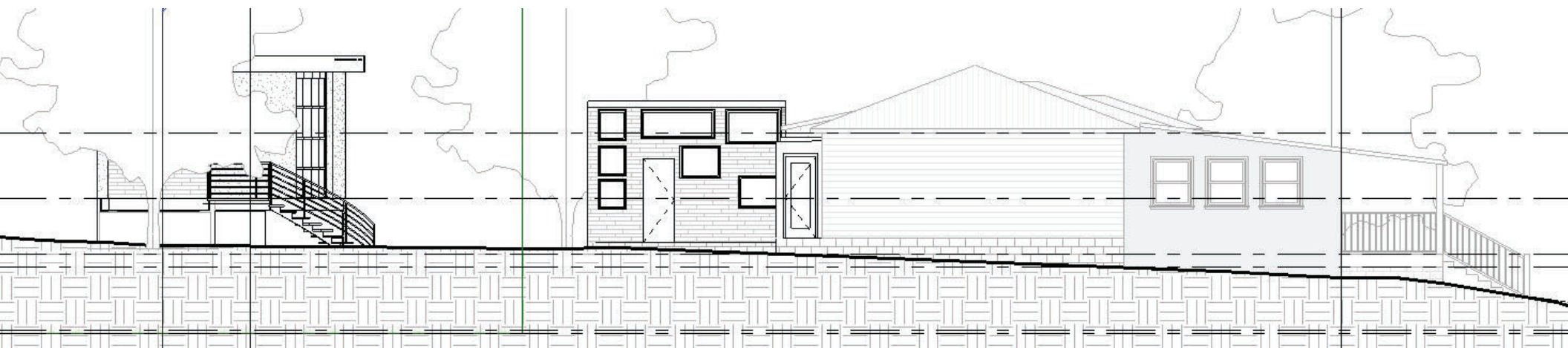




917 North Fairview
 0 5 20' N ↑

Parking 
 Water 
 Sewer 
 Electric 
 Gas 







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.
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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
- 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.
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- 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](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](#)

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.



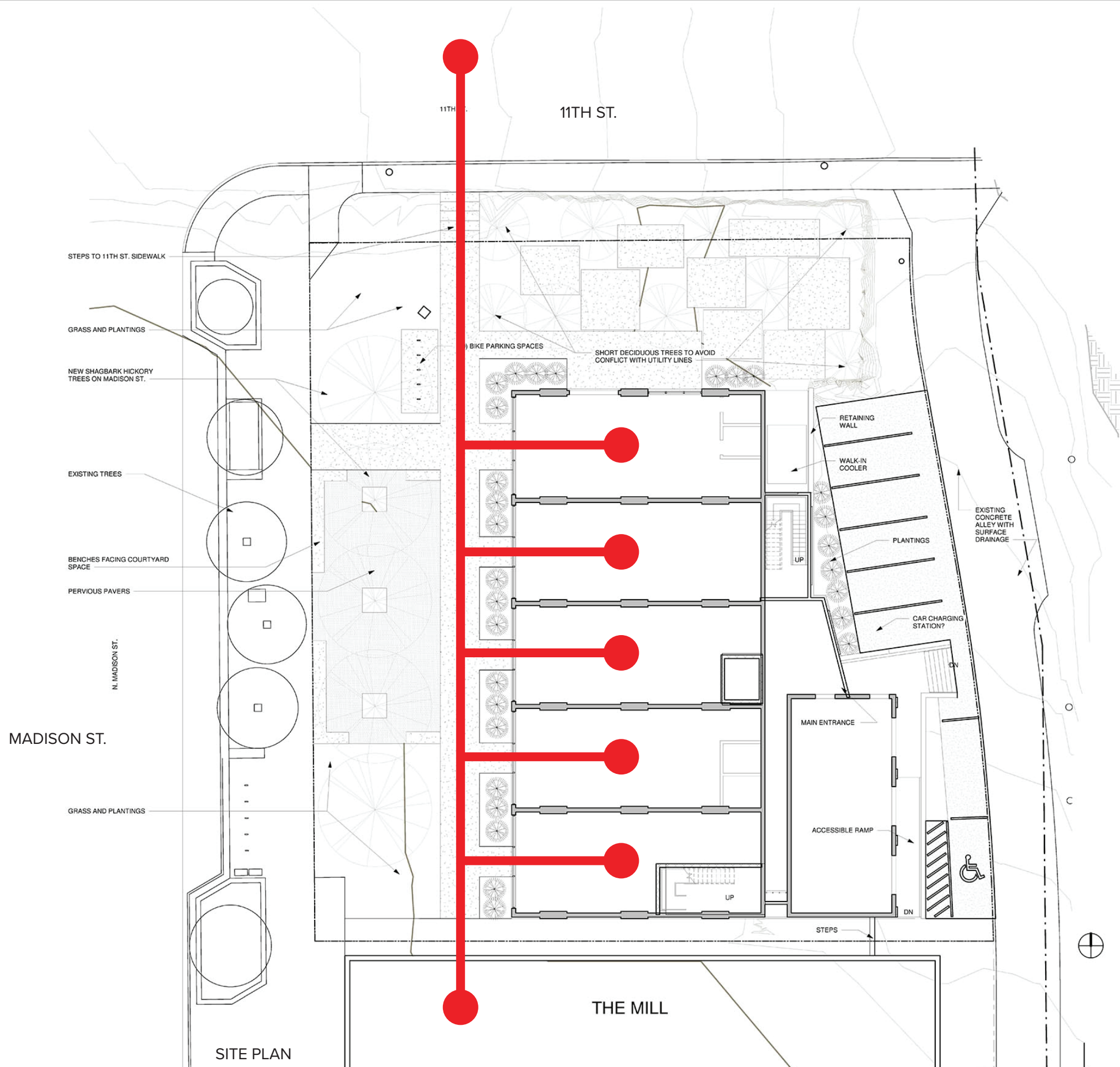
FROM MADISON AND 11TH ST. NORTHWEST



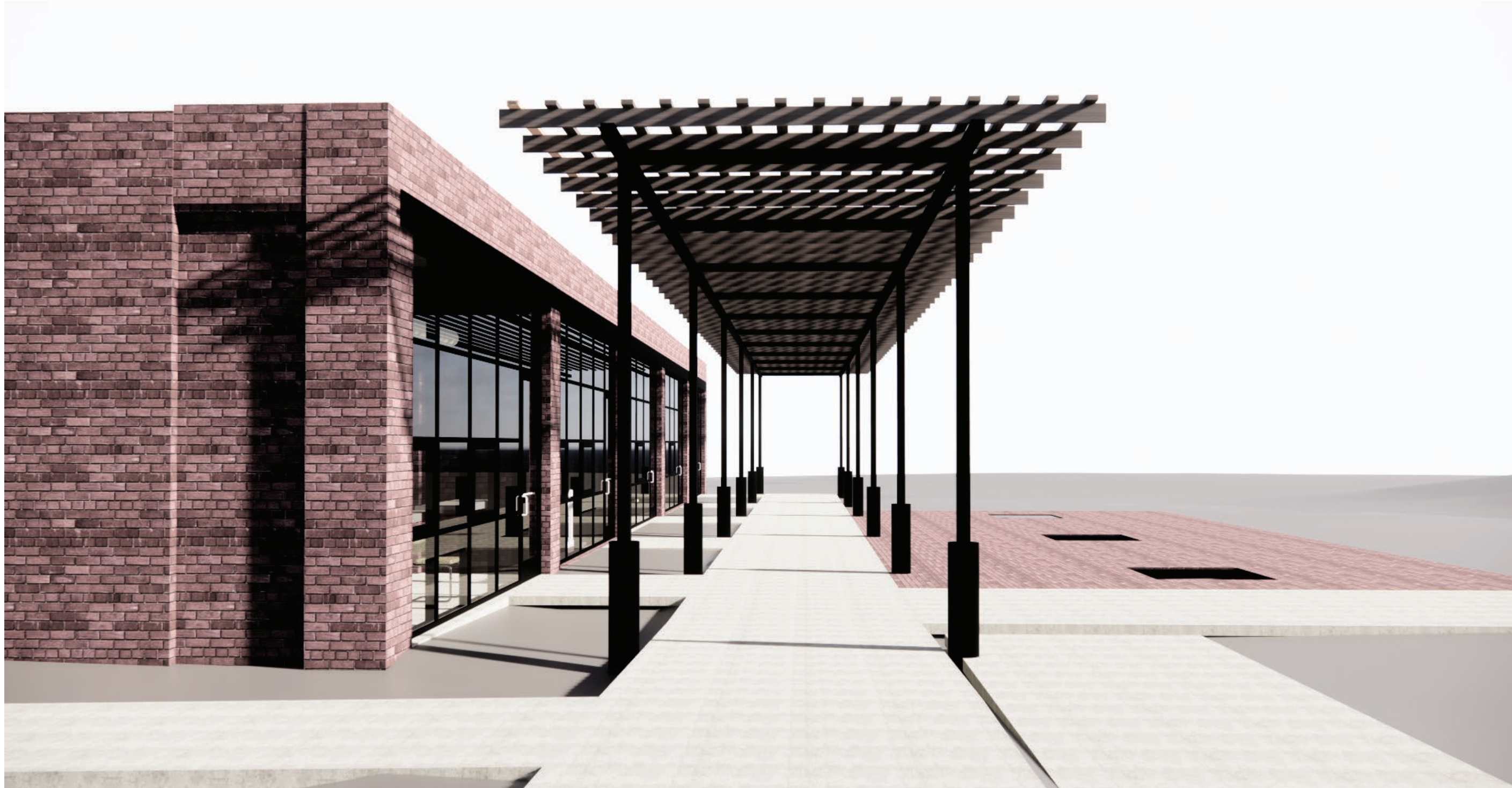
EXISTING KILN STRUCTURE



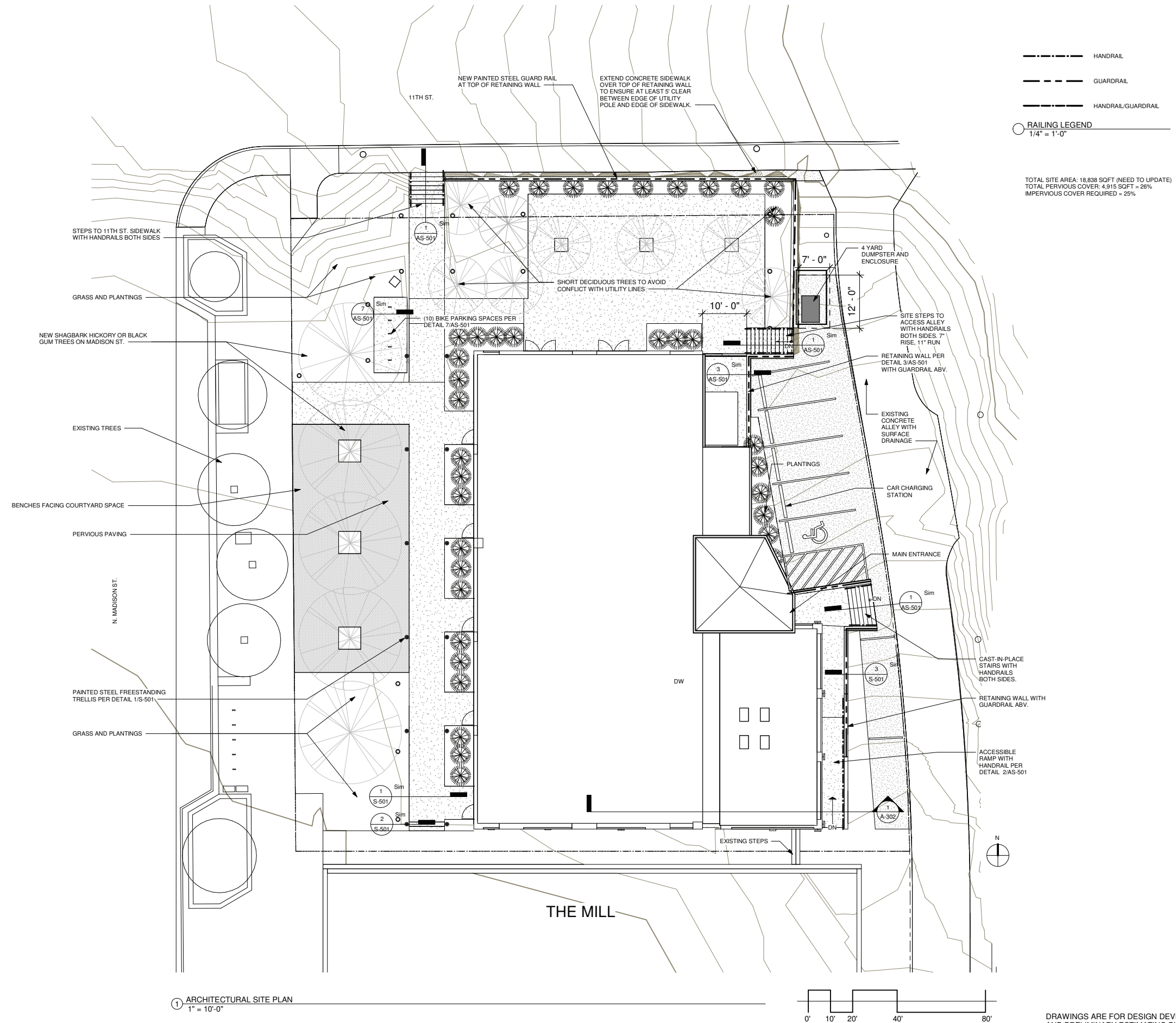
EXISTING POWER HOUSE STRUCTURE







TRELLIS







THE KILN COLLECTIVE

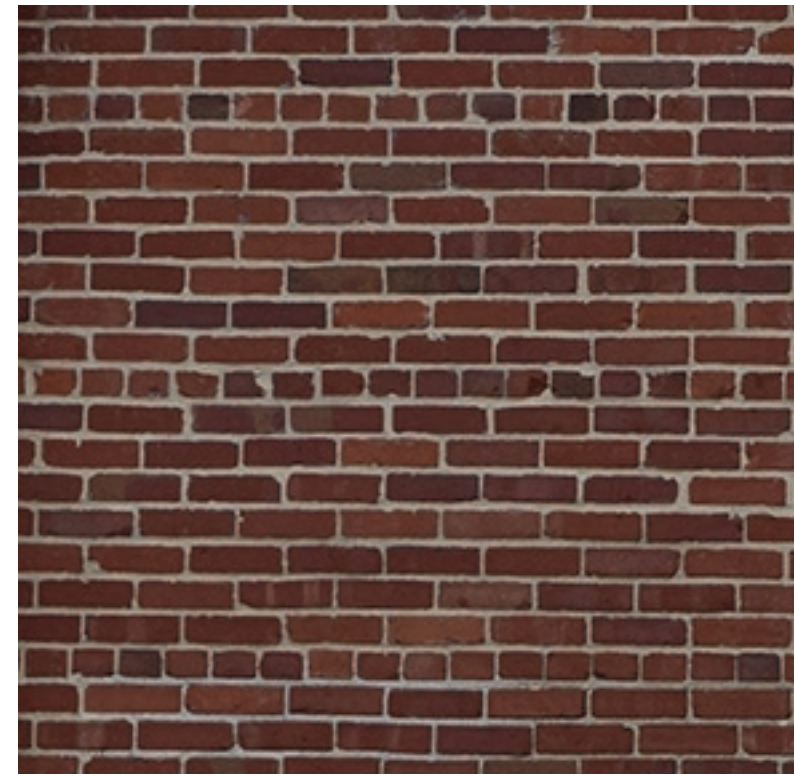




PELLA LIFESTYLE WINDOWS AND STORE-FRONT - BLACK ALUMINUM CLAD



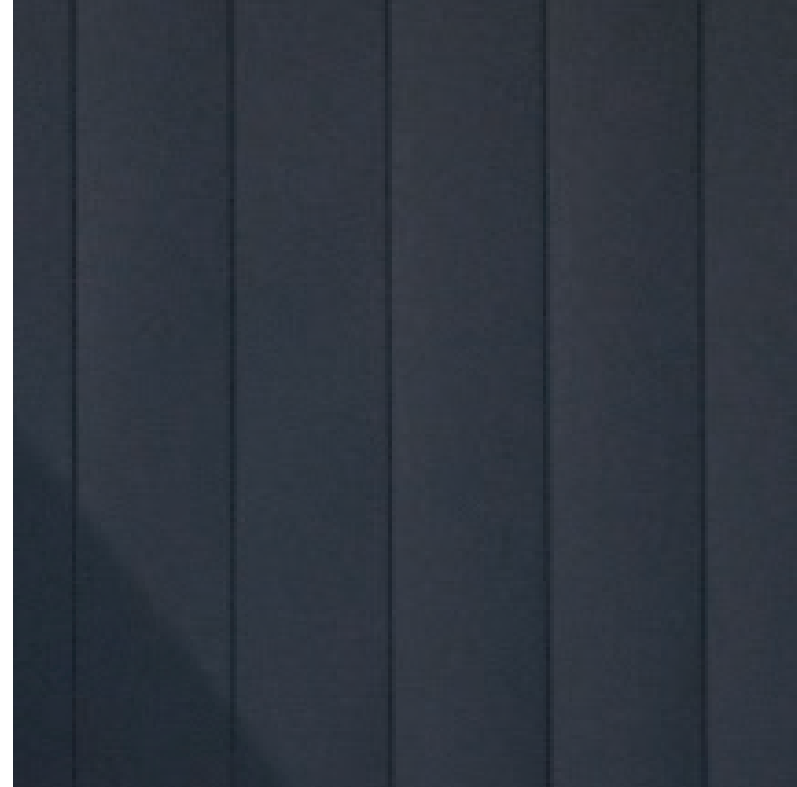
ASH - SOFFIT MATERIAL



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



FROM ALLEY EAST



FROM MADISON WEST ELEVATION



FROM MADISON NORTH ELEVATION



FROM MADISON NORTHWEST

STAFF RECOMMENDATIONS	Address: 301 N Morton St.
COA 23-44 (Resubmittal)	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 Preservation Briefs - 25 Preservation of Historic Signs”*

New Signs and Historic Buildings (pg. 11)

- signs should be viewed as part of an overall graphics system for the building. They do not have to do all the “work” by themselves. The building’s form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- New signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.

- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and sign loads should be properly calculated and distributed.

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
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- 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.
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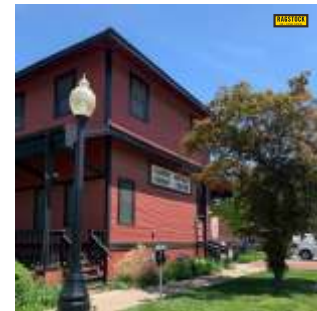
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Applicant's Signature:  Date: May 16, 2023

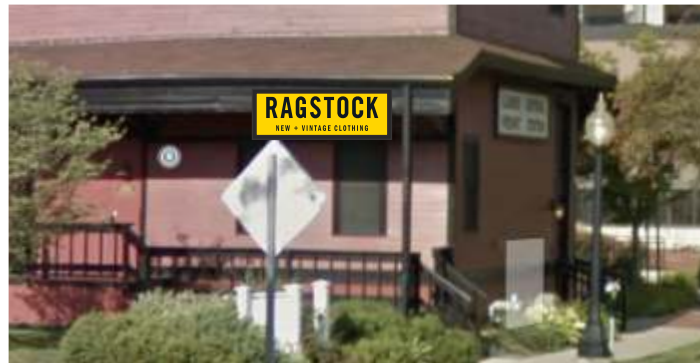






Wall Signs - 36" x 100"

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: 316 N Washington St.
COA 23-45	Petitioner: Leighla Taylor (FASTSIGNS)
Application Date:	Parcel: 53-05-33-310-351.000-005
RATING: CONTRIBUTING	Survey: c. 1929, Colonial Revival



Background: Washington Street Apartment Historic District

Request: New Signage.

Guidelines: *Secretary of the Interior’s Preservation Briefs - 25 Preservation of Historic Signs”*

New Signs and Historic Buildings (pg. 11)

- signs should be viewed as part of an overall graphics system for the building. They do not have to do all the “work” by themselves. The building’s form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
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- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and sign loads should be properly calculated and distributed.

Staff Recommendation: Recommends Conditional Approval of COA 23-45 with the recommendation of matching at least one color or the gray to the warmer stone colors of the historic building.

- The placement of the sign does not physically hurt the historic materials or adversely affect the site landscaping.
- It is best practices that the materials and design be as compatible with the historic structure as possible.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 316 N Washington St. Bloomington, IN 47408

Parcel Number(s): 53-05-33-310-351.000-005

(OFFICE USE ONLY)

Filing Date: 6/29/2023

Case Number: COA 23-47

HPC Hearing Date: 7/13/2023

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: North Washington National Historic District

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

- Outstanding
- Notable
- Contributing
- Non-Contributing

APPLICANT INFORMATION:

Name: Leighla Taylor (FASTSIGNS) Email: leighla.taylor@fastsigns.com

Address: 2454 S Walnut St Bloomington, IN 47401 Phone: 812-318-8029

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Pavilion Properties Email: alex@pavprop.com

Address: 501 N Walnut St Bloomington, IN 47404 Phone: (812) 333-2332

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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Applicant’s Signature: Leighla Taylor Date: 6/21/2023

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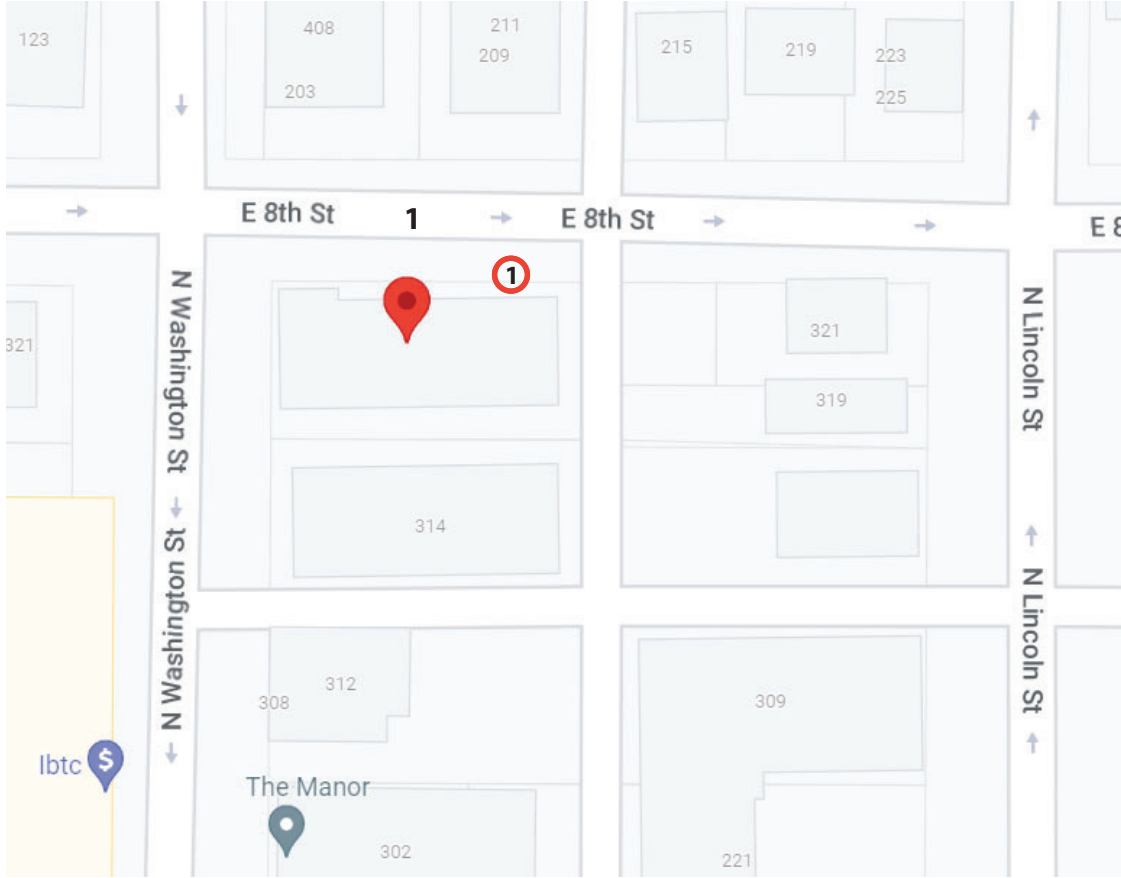
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- [Greater Prospect Hill Historic District](#)
- [Matlock Heights Historic District](#)
- [McDoel Gardens Historic District](#)
- [Near West Side Historic District](#)
- [Maple Heights Historic District](#)

Additional information:

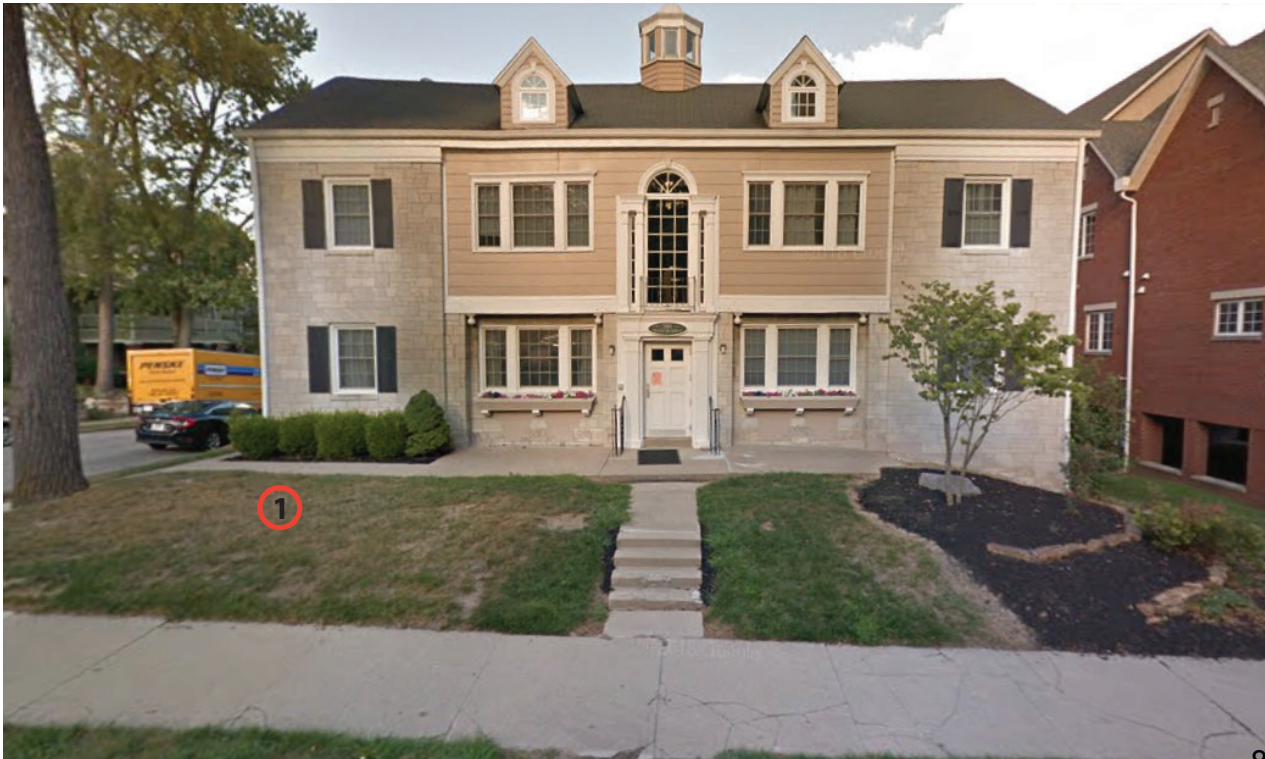
Sign made of Aluminum, painted with vinyl graphics applied, in black and white and under 10” thick.

Washington Terrace
316 N Washington St.
Bloomington, IN 47408



Proposed New Signage:

- 1 Install one new 40.5" h x 60" w non-illuminated post and panel sign.



Double Sided, Non-Illuminated Monument Sign

60" w

50.5" h

40.5" h

10" h

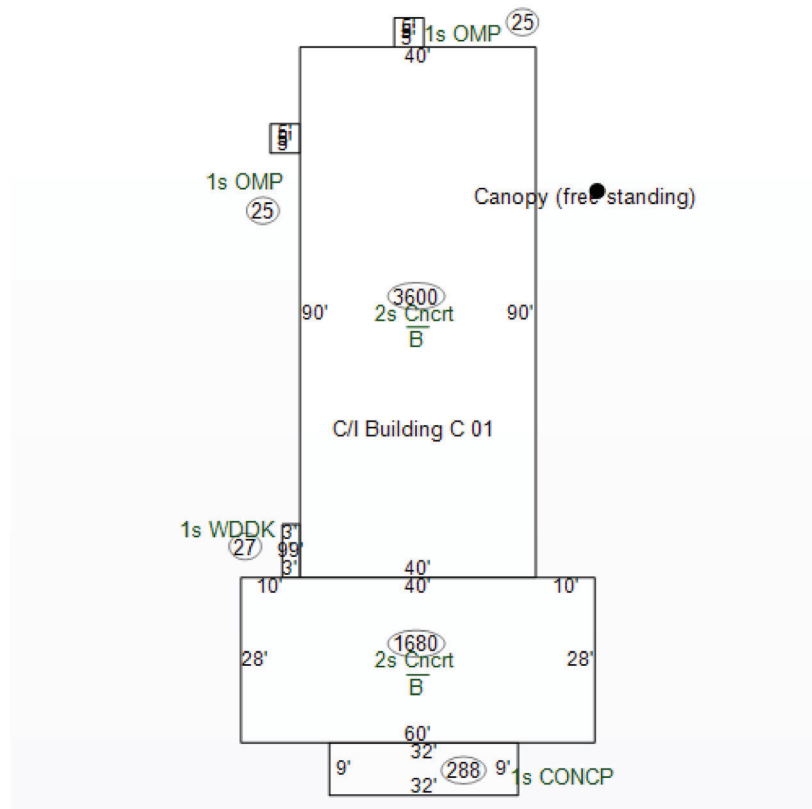


Monroe County, IN
316 N Washington ST
39 DEGREES NORTH (855) GIS-3939









Parcel Information

Owner Name	Csf Bloomington Llc
Owner Address	225 N Washington St Bloomington, In 47408
Parcel Number	53-05-33-310-351.000-005
Alt Parcel Number	013-08730-00
Property Address	316 N Washington St, Bloomington, In 47408-3587
Property Class Code	401
Property Class	4 To 19 Family Apartments
Neighborhood	50 Bc - Campus Area - Com, 53005087-005
Legal Description	013-08730-00 ORIG PLAT 332 & PT 333

Taxing District

Township	Bloomington Township
Corporation	Monroe County Community
Taxing District Name	Bloomington City-bloomington T
Taxing District Number	005

Land Description

Land Type	Acreage	Dimensions
11	10,561.00	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1974-01-02	Cline, David M & Julie E		0	Mi	
1995-06-21	Cfc Inc		0	Mi	
1995-06-21	Ashram, Inc		0	Mi	
1995-06-30	Ferguson, Stephen L		0	Mi	
1996-01-12	Ferguson, Stephen L		0	Mi	
2003-08-21	Sf/cf Investments Llc		0	Wd	
2013-08-20	Cf Washington Terrace Llc			Qc	
2020-10-19	Cf Washington Terrace 2 Llc		2020017367	LI	
2021-01-01	Csf Bloomington Llc		2020017368	LI	

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2023-04-06	Annual Adjustment	\$316,800.00	\$1,222,400.00	\$1,539,200.00
2022-04-08	Annual Adjustment	\$316,800.00	\$1,262,700.00	\$1,579,500.00
2021-03-19	Annual Adjustment	\$211,200.00	\$595,100.00	\$806,300.00
2020-03-20	Annual Adjustment	\$211,200.00	\$540,000.00	\$751,200.00
2019-03-12	Annual Adjustment	\$211,200.00	\$540,000.00	\$751,200.00
2018-03-21	Annual Adjustment	\$211,200.00	\$538,000.00	\$749,200.00
2017-03-30	Annual Adjustment	\$211,200.00	\$527,000.00	\$738,200.00
2016-05-02	Annual Adjustment	\$211,200.00	\$527,000.00	\$738,200.00
2015-05-27	General Revaluation	\$211,200.00	\$530,700.00	\$741,900.00
2014-05-15	Annual Adjustment	\$211,200.00	\$505,900.00	\$717,100.00
2013-06-24	Annual Adjustment	\$211,200.00	\$500,400.00	\$711,600.00
2012-06-27	Annual Adjustment	\$211,200.00	\$509,800.00	\$721,000.00
2011-06-20	Annual Adjustment	\$211,200.00	\$579,100.00	\$790,300.00
2011-06-08	Annual Adjustment	\$211,200.00	\$579,100.00	\$790,300.00
2010-03-01	Annual Adjustment	\$211,200.00	\$572,900.00	\$784,100.00
2009-03-01	Miscellaneous	\$211,200.00	\$644,200.00	\$855,400.00
2008-03-01	Miscellaneous	\$211,200.00	\$631,100.00	\$842,300.00
2007-03-01	Miscellaneous	\$211,200.00	\$663,700.00	\$874,900.00
2006-03-01	Miscellaneous	\$211,200.00	\$579,600.00	\$790,800.00
2005-03-01	Miscellaneous	\$53,900.00	\$145,200.00	\$199,100.00
2004-03-01	Homestead Change	\$26,400.00	\$144,900.00	\$171,300.00
2002-03-01	General Revaluation	\$26,400.00	\$144,900.00	\$171,300.00
1996-03-01	Combination	\$0	\$0	\$0
1995-03-01	Ptaboa Determination (Form 115)	\$0	\$0	\$0
1994-03-01	General Revaluation	\$0	\$0	\$0

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
-----------	------------	------------	-------------

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

Exterior Features

Exterior Feature	Size/Area
Canopy, Shed Type	133
Patio, Concrete	288
Porch, Open Masonry	25
Wood Deck	27

Special Features

Description	Size/Area
-------------	-----------

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Canopy (Free Standing)	C	A	1928	1928	133
C/i Building C 01	C	A	1928	1999	15,840

C/I Building C 01

Wall Types

Floor	Wall Type 0	Wall Type 1	Wall Type 2	Wall Type 3	Wall Type 4

Floor Uses

Floor	Description	Area In Use	Area Not In Use	Area AC	Area Heat	Area Sprink

Plumbing

Comm Fixtures

Comm ExtraFixtures

WaterCoolerRefrig



Overlay Report

Overlay by Landuse and Soil

PIN 18	53-05-33-310-351.000-005			
Total Acreage	0.242			
Total Adj. Acreage	0.240			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Ctb	5	Non-tillable Land	0.242	0.240
Ctb	82	Agric Support-public Road	0.000	0.000

Overlay by Landuse

PIN 18	53-05-33-310-351.000-005		
Total Acreage	0.242		
Total Adj. Acreage	0.240		
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
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Unk		0.000	0.000

STAFF RECOMMENDATIONS	Address: 623 S Woodlawn Ave.
COA 23-46	Petitioner: Leslie Parrish
Application Date:	Parcel: 53-08-04-110-008.000-009
RATING: NOTABLE	Survey: c. 1920, American Foursquare



Background: Elm Heights Historic District

Request: New Railing over the garage.

Neighborhood comments: Pending

Guidelines: Elm Heights Historic District Guidelines
 The guidelines only mention railing within the context of historic materials.

1. Walls and Fences (pg. 17):
 Installation or removal of walls or fences visible from the public right-of-way.
 - For new fences, use historically appropriate materials for Elm Heights, which, depending on the type and style of architecture, may include iron, stone, brick, or wood.

- New retaining walls should be appropriate in height to the grade of the yard. Rear yard concrete block retaining walls may be considered depending on position, visibility, and design.
- Install new walls or fences so the total height does not obscure the primary facade of the building.
- Installation of rear yard fences should begin no farther forward than a point midway between the front and rear facades of the house.
- Consideration is given for fences that pertain to special needs, children, and dogs. Temporary seasonal fences for gardening are permitted and do not require a COA.

Staff Recommends approval of COA 23-46

- The materials are considered appropriate for the historic district, however the railing design does not reflect the building's design or style.
- The material faces the back of the building, although it does face a public alley.
- The previous railing was not historic and is located over the double garage.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 623 S Woodlawn Ave

Parcel Number(s): 53-08-04-110-008.000-009

(OFFICE USE ONLY)	
Filing Date:	<u>6/29/2023</u>
Case Number:	<u>COA 23-46</u>
HPC Hearing Date:	<u>7/13/2023</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: Leslie Parrish Email: parrishleslie@hotmail.com

Address: 623 Woodlawn Ave., Bloomington, IN 47401 Phone: 323-240-5448

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Leslie and Austen Parrish Email: parrishleslie@hotmail.com

Address: 623 S Woodlawn Ave., Bloomington IN 47401 Phone: 323-240-5448

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: change railings on upstairs patio
- 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: Leslie Parrish  Digitally signed by Leslie Parrish
Date: 2023.06.28 08:52:45 -04'00' _____ Date: _____

INSTRUCTIONS TO PETITIONERS

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

CHECKLIST OF REQUIRED DOCUMENTS

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

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

623 Woodlawn

Proposal:

To change the railing on the upstairs deck. Prior railing consisted of wood posts with iron rails. The decorative tops of the wood posts had issues as they would eventually rot and fall off. Current railings have been temporarily removed so that the deck could be resurfaced to prevent water intrusion into the garage ceiling.

New railings would consist of black galvanized steel posts with wooden horizontal boards- 5/4" wood and 1" composite deck boards. Boards would be AC2 green treated lumber. Height of railing would be 6 feet.

Gallery

Videos



Feedback

Monroe County, IN
623 S Woodlawn AVE
39 DEGREES NORTH (855) GIS-3939

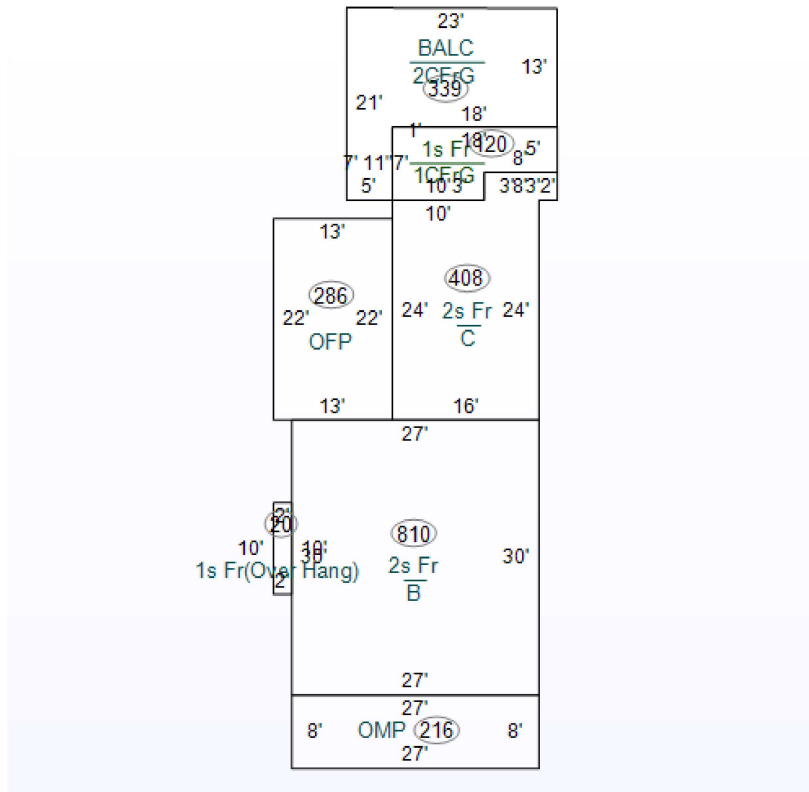


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Parcel Information

Owner Name	Parrish, Austen & Leslie Family Trust
Owner Address	623 S Woodlawn Ave Bloomington, In 47401
Parcel Number	53-08-04-110-008.000-009
Alt Parcel Number	015-52030-00
Property Address	623 S Woodlawn Ave, Bloomington, In 47401-4933
Property Class Code	510
Property Class	1 Family Dwell - Platted Lot
Neighborhood	151 Trending 2006 - A, 53009144-009
Legal Description	015-52030-00 Merkers L15

Taxing District

Township	Perry Township
Corporation	Monroe County Community
Taxing District Name	Bloomington City-perry Townshi
Taxing District Number	009

Land Description

Land Type	Acreage	Dimensions
9	0.20	

Accommodations

Bed Rooms	4
Finished Rooms	9

Plumbing

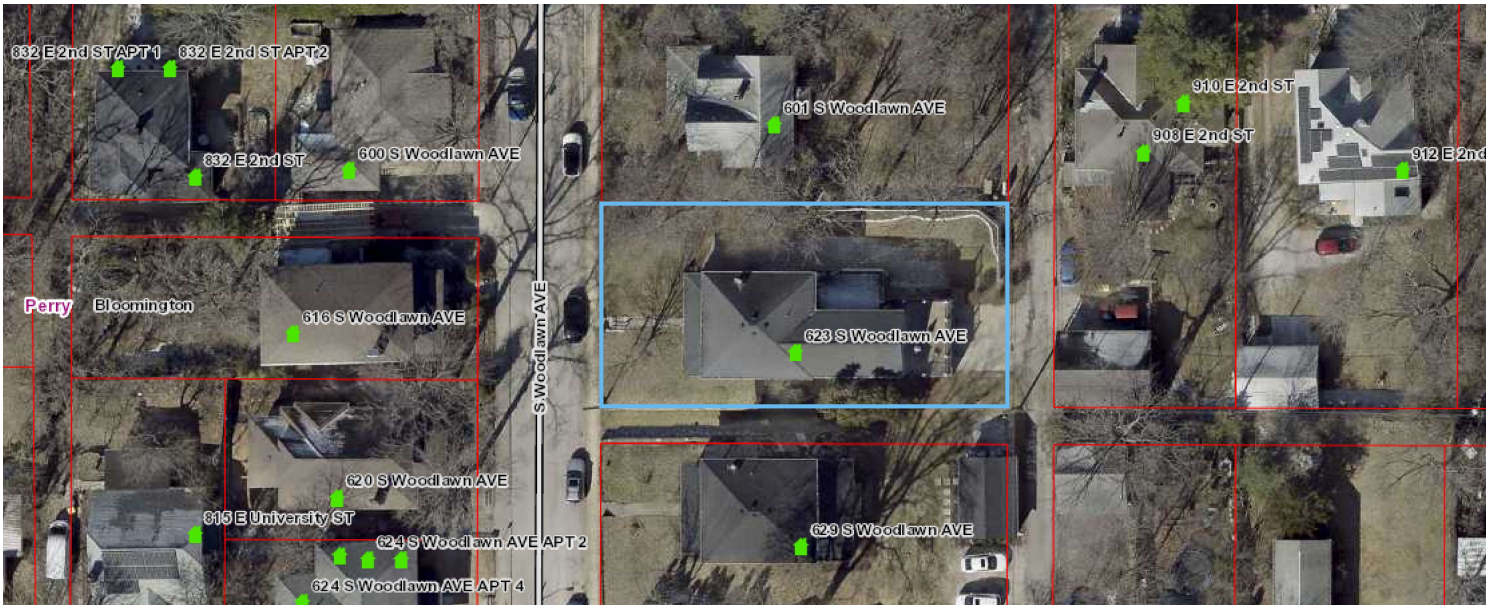
Full Baths	2
Full Baths Fixtures	6
Half Baths	1
Half Baths Fixtures	2
Kitchen Sinks	1

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	1
Attached Garages	459

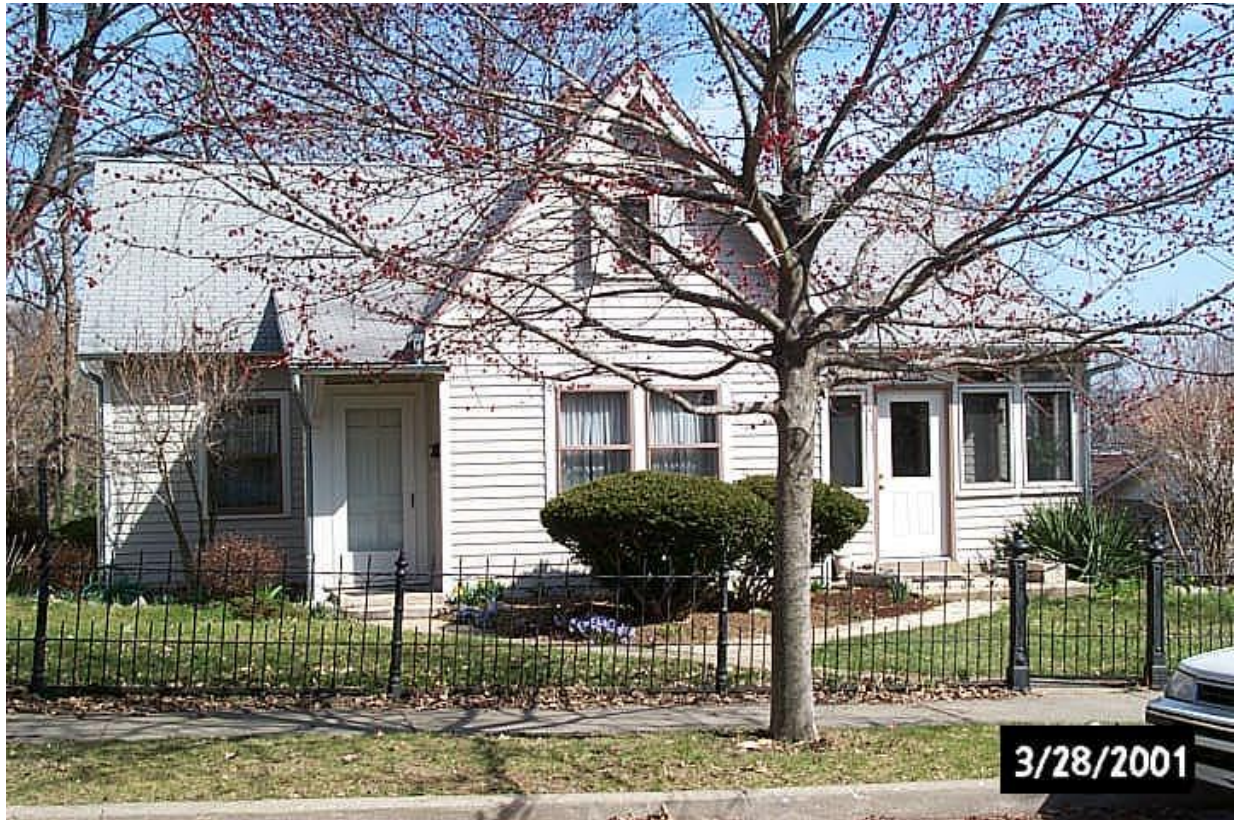
Floors

Floor	Construction	Base	Finished
1	Wood Frame	1,238	1,238
2	Wood Frame	1,338	1,338
B		810	
C		408	



Tax Bill

STAFF RECOMMENDATIONS	Address: 516 W 3rd St.
COA 23-48	Petitioner: Pat Gushko and John McDowell
Application Date:	Parcel: 53-05-32-413-003.000-005
RATING: CONTRIBUTING	Survey: c. 1936, T-plan cottage



Background: Prospect Hill Historic District

Request: New awnings for windows

Guidelines: Prospect Hill Historic District Guidelines

Pg. 16

Appropriate

When applying awnings to a structure, use canvas or similar compatible material.

Inappropriate

Avoid metal, fiberglass, or plastic awnings.

Staff Recommends Approval of COA 23-48

- The colors are carefully matched to the rest of the house.
- Canvas awnings are considered appropriate in the Prospect Hill Historic District.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 516 W 3rd

Parcel Number(s): 53-05-32-413-020.000-005

(OFFICE USE ONLY)
Filing Date: <u>6/29/2023</u>
Case Number: <u>COA 23-48</u>
HPC Hearing Date: <u>7/13/2023</u>

Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
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- 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: John McDowell and Patricia Glushko Email: mcdowell@indiana.edu

Address: 516 W 3rd, Bloomington IN 47404 Phone: 812 219 5744

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: three window awnings on west side of house
- New Signage
- Alterations to the yard
 - Alteration to fences, walls
 - Tree removal
- Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

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Applicant’s Signature: John H McDowell

Digitally signed by John H McDowell
Date: 2023.06.28 21:18:48 -0400

Date: June 28, 2023

INSTRUCTIONS TO PETITIONERS

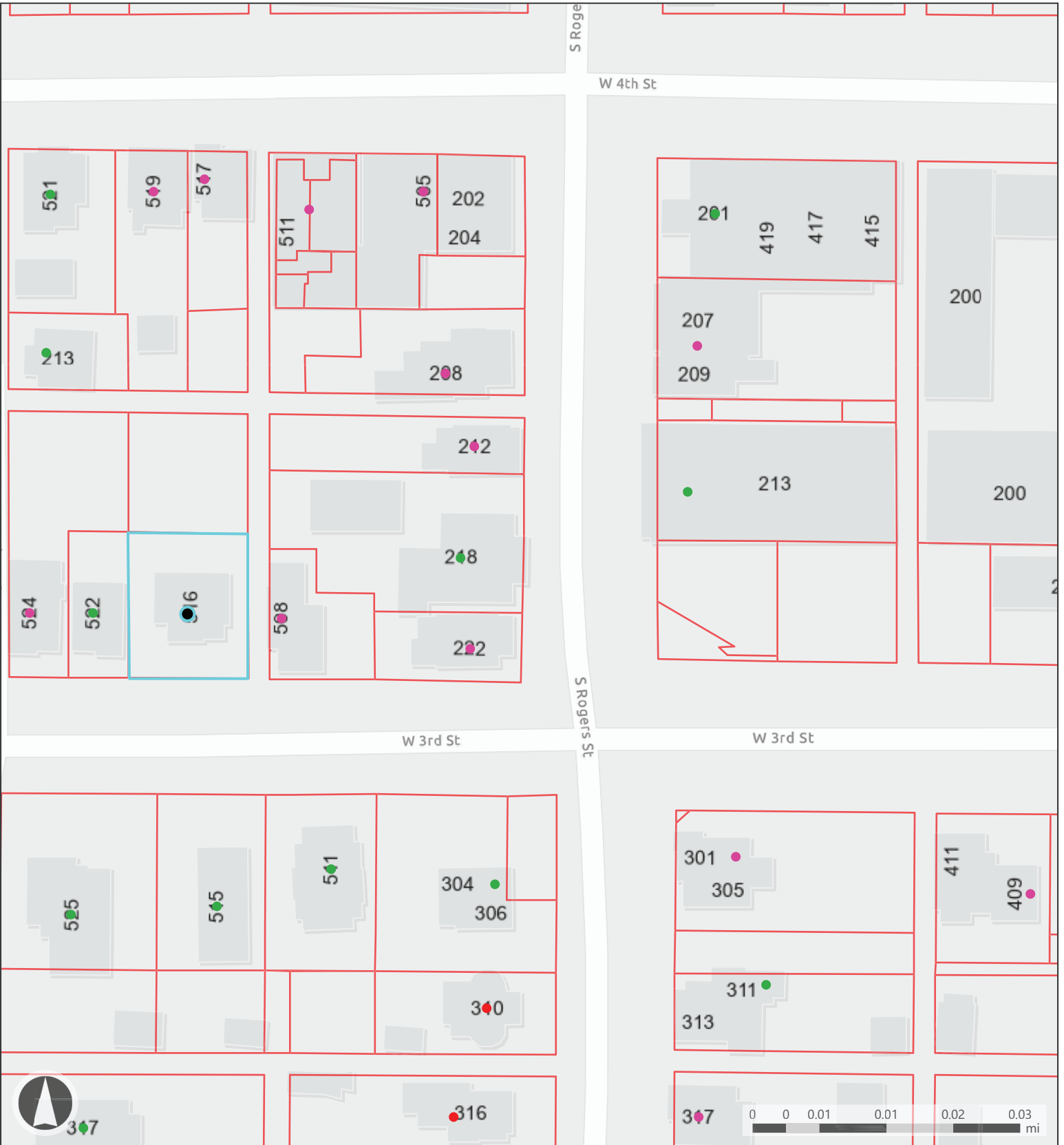
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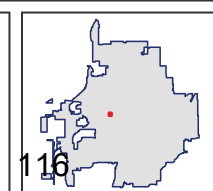
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- [Greater Prospect Hill Historic District](#)
- [Matlock Heights Historic District](#)

- [McDoel Gardens Historic District](#)
- [Near West Side Historic District](#)
- [Maple Heights Historic District](#)



Map Legend

- Outstanding
- Contributing
- Bloomington Municipal Boundary
- Notable
- Monroe County Parcels







POTTER ENGINEERING
Structural Engineering
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 331-7981
EMAIL- kevinbpotter@gmail.com

June 26, 2023

Don Weiler
don@bailey-weiler.com

Re: 934 West 2nd Street, Bloomington, IN

Per your request, we recently performed a structural inspection for the residential structure located at 934 West 2nd Street, Bloomington, IN. This home is vacant and has fallen into a state of disrepair.

In our opinion, the following repairs would be required to bring this residence in compliance with the International Residential Code and to make the structure habitable.

1. The roof has failed over the northeast room with large holes in the roof and extremely damaged roof sheathing. (See attached photo #3) The roof leakage has caused the floor structure to fail as shown on photos #6 and #7) The two exterior walls for this room are also in poor condition.

Repair of this room would require complete demolition of the floor structure, exterior walls, and roof structure. The foundation may also need to be replaced under the two exterior walls. The entire room would need to be re-framed including the floor structure, walls, and roof structure. New siding, roof sheathing, roof shingles, exterior siding, and interior wall finish materials would also be required.

2. The roof has multiple shingle layers and damaged wood decking due to failure of the shingles. Water damage to the shingles has occurred in two locations as shown on photos #8 and #9.

A complete tear-off of the roof shingles is required. Substantial areas of replacement of the roof sheathing will also be required. Roof rafter repair will also be required. In particular, the exterior ends of the rafters have visible damage. New roof underlayment, shingles, fascia boards, and soffits will be required.

3. All interior wall finish materials will need to be removed and replaced. There has been substantial damage to the wood paneling and ceiling as shown on photos 8, 9, 10, and 11. All interior finishes will need to be removed down to the wall studs and ceiling joists. Some wood stud repair and ceiling joist repair may be required

depending on conditions found. Floor structural reinforcement will be required in some areas to correct sagging conditions.

4. The exterior siding is vinyl siding. The siding is very dirty and stained with missing siding sections. (see photos 2, 3, 4, and 5) All existing siding will need to be removed and replaced with new vinyl siding or cement board siding.
5. The existing windows and exterior doors are dated and damaged with poor energy performance. (see photos 1, 2, 3, 4, and 5) All new energy efficient windows and exterior doors are recommended.
6. The limestone railing on the front side of the porch is missing. A portion of the original stone railing on the east side of the porch still exists. (See photo 1) Unfinished wood posts are now supporting the roof since the railing has been removed.

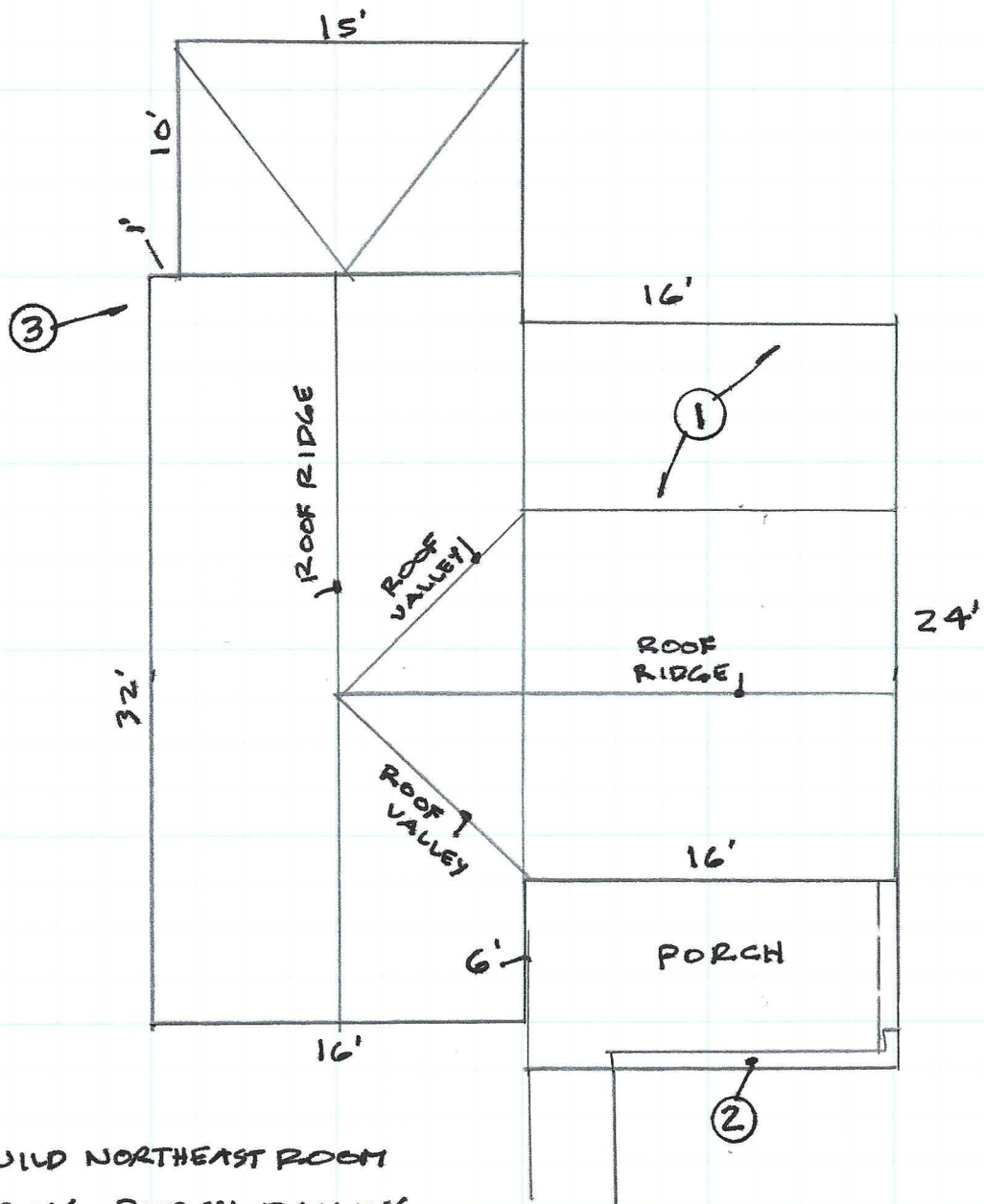
A new limestone railing would be required in the missing sections along the entire south side of the porch and at the south end of the east side with the new railing matching the existing railing section. If historic preservation would approve, it would be less expensive to remove the remaining limestone railing and install a new wood or vinyl railing system. New porch roof support posts would also be required for either type of railing.

7. In addition to the structural repairs as described above, additional upgrades are required as follows:
 - a. New electrical wiring, electric panel, wall outlets, ceiling lighting, and switches.
 - b. New plumbing supply lines, plumbing drain lines, bathroom fixtures, and kitchen sink.
 - c. New complete HVAC system
 - d. Ceiling insulation, wall insulation, and perimeter foundation wall insulation.
 - e. New kitchen cabinets and bathroom cabinets
8. Kevin B. Potter Additional repairs beyond the listed repairs may also need to be performed depending on conditions found after removal of finish materials and inspection of structural members now concealed by finish materials.

Please contact us if there are questions.



Kevin B. Potter
Structural Engineer/ Inspector



- ① REMOVE/REBUILD NORTHEAST ROOM
- ② REBUILD MISSING PORCH RAILING
- ③ MISSING VINYL SIDING

934 W. 2ND STREET
 BLOOMINGTON, IN 47403

PHOTOS - 934 West 2nd Street, Bloomington, IN



#1 Front porch wall damage



#2 Multiple shingle layers, warped decking, damaged rafter tails



#3 Failed shed roof section above northeast room



#4 Very flat hip roof over northwest area



#5 Failed siding at northwest corner with "insulbrick" siding behind



#6 Failed floor structure in Northeast room due to roof leaks



#7 Another picture of floor in northeast room area



#8 Roof leak damage



#9 Roof leak damage



#10 Hump in floor



#11 Warped interior walls