



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday July 27, 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

+13126266799,,95852185508# US (Chicago)

+19292056099,,95852185508# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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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

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I. **CALL TO ORDER**

II. **ROLL CALL**

III. **CERTIFICATES OF APPROPRIATENESS**

Commission Review

A. **COA 23-44**

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

Petitioner: Bruce Norton

New signage.

B. **COA 23-46**

623 S Woodlawn Ave. (Elm Heights Historic District)

Petitioner: Leslie Parrish

New railing over the garage.

C. **COA 23-49**

917 N Fairview St. (Maple Heights Historic District)

Petitioner: Daniel Jacob Weddle

Building a pond and parking space.

IV. **NEW BUSINESS**

A. **Talk about continuing education, retreat, and other upcoming events**

V. **OLD BUSINESS**

VI. **COMMISSIONER COMMENTS**

VII. **PUBLIC COMMENTS ANNOUNCEMENTS**

VIII. **ADJOURNMENT**

Next meeting date is August 10, 2023 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

Posted: 7/21/2023

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 23-44

- The proposed signs were inspired in form and style by the existing signs at the site and are appropriately placed.



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



N Morton St

N Morton St

W 7th St

W 7th St



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.

Wall Signs - 36" x 100"

Window Sign - 38" x 60"

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
- The new proposed railing provides some privacy for the owner while better reflecting the scale and style of the building.
- The railing faces the back of the building, although it does face a public alley.



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

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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.

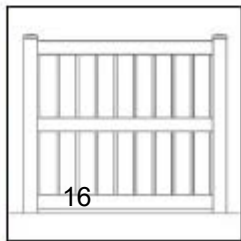
CHECKLIST OF REQUIRED DOCUMENTS

- Filled and signed Application for the Certificate of Appropriateness
- Written description of the nature of the proposal
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- 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](#)

New Railing proposal

The height would be 3 feet, with individual posts 8 inches wide, with 3 inch spaces in between. I believe that it's more in line with the architectural style of the house but would allow additional privacy. The 3 foot height would not significantly obstruct the 2nd floor of the house. The materials would be pressure-treated lumber painted in white. The end posts would be between 9 inches and 18 inches square (I can give you the exact info next week), with the decorative tops as shown in the photo.



16

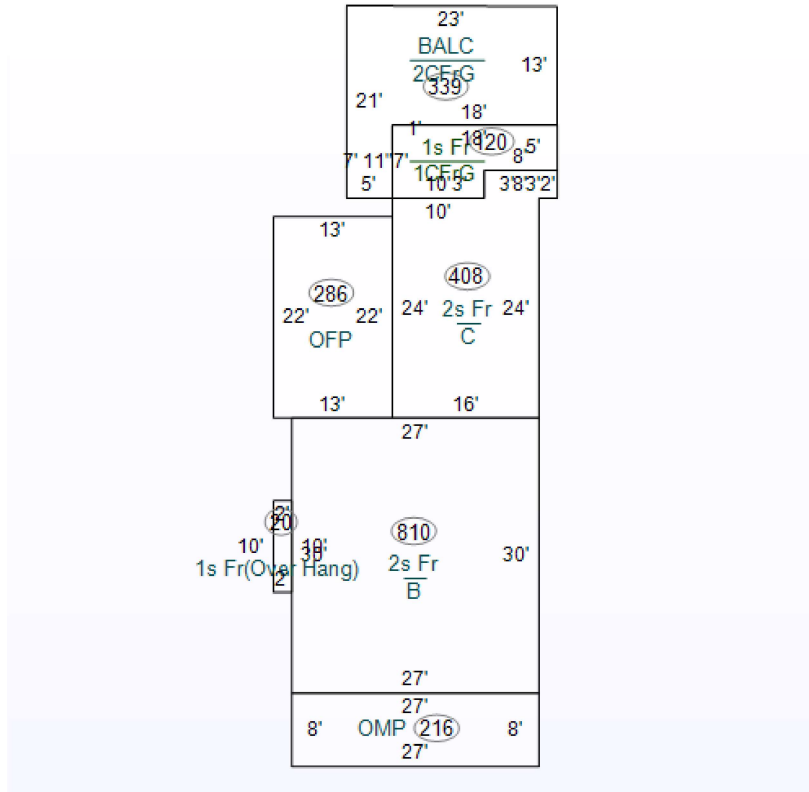
Monroe County, IN
623 S Woodlawn AVE
39 DEGREES NORTH (855) GIS-3939











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	

STAFF RECOMMENDATIONS	Address: 917 N Fairview St.
COA 23-49	Petitioner: Daniel Joseph Weddle
Application Date: 7/13/2023	Parcel: 53-05-32-104-005.000-005
RATING: CONTRIBUTING	Survey: Ranch, addition, eclectic



Background: Maple Heights Historic District

Request: Pond and parking spaces
Option A: pond located in front of the building
option B: Pond located on the back of the building

Neighborhood Comments:
 Pending

Guidelines: Maple Heights Historic District Guidelines
PARKING - RECOMMENDED

1. Where possible, parking should be accessed by the existing alleys in the rear of the building.
2. Where alleys do not exist, then on-street parking is a legitimate alternative.

Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (pg. 66)
 Recommended:

- Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens, and yards; adjacent open space, such as fields, parks, commons or woodlands; and important views or visual relationships.
- Retaining the historic relationship between buildings and landscape features in the setting. For example, preserving the relationship between a town common ro urban

plaza and the adjacent houses, municipal buildings, roads, and landscapes and streetscape features.

Not Recommended:

- Altering those building and landscape features of the setting which are important in defining its historic character so that , as a result, the character is diminished.
- Altering the relationship between the buildings and landscape features in the setting by widening existing streets, changing landscape materials, or locating new streets or parking areas where they may negatively impact the historic character of the setting.
- Removing or relocating historic buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in the setting.

Staff Recommends Approval of option B for COA 23-49 with a recommendation to find an alternative fencing method.

- The pond at the back of the building would be much less disruptive to the neighborhood patterning than if it was located in the front.
- The parking location is recommended according to the guidelines.



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

(OFFICE USE ONLY)	
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Case Number:	<u>COA 23-50</u>
HPC Hearing Date:	<u>07/27/2023</u>

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- 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, Bloomington Indiana, 47404 Phone: 812.360.5829

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
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- 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): Pond with Bridge and Stairs to Access the Front Door of the Property

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Applicant’s Signature: *Daniel Joseph Weddle* Date: 07/13/23

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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](#)

Project Description

This proposal is for a pond with a rain garden to be placed in the front yard of 917 North Fairview Street. The pond will be ~6-7' wide. It will extend approximately 25' from ~6' off the southern edge of the property heading north. The eastern retaining wall will be 32-36" high and will consist of textured concrete. There will be 3-4 concrete or steel stairs leading up to the pond wall. A small steel bridge will cross the pond, ending at a landing at the base of the stairs to the main entry of the home. The pond will be natively planted and will direct excess water into a rain garden to the East, at the base of the retaining wall. The earth gathered from this pond digging will be used in the construction of ADU walls located on the back of the property. The pond will be deep enough to sustain fish over winter.

Materials Description

The pond will consist of concrete and steel retaining walls. There will be a staircase of steel or concrete and a bridge of wood or steel.

917 North Fairview



Parking 

Water 

Sewer 

Electric 

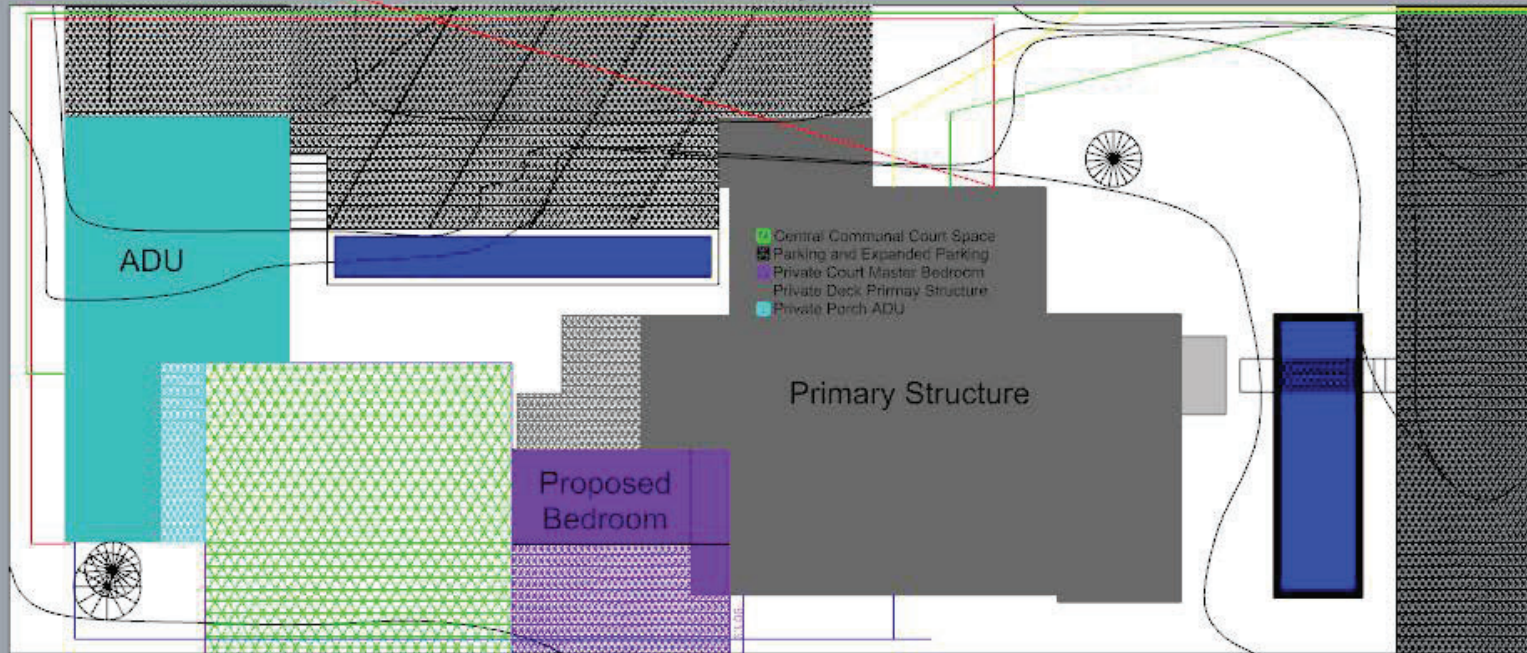
Gas 

Adjacent Property

Alley

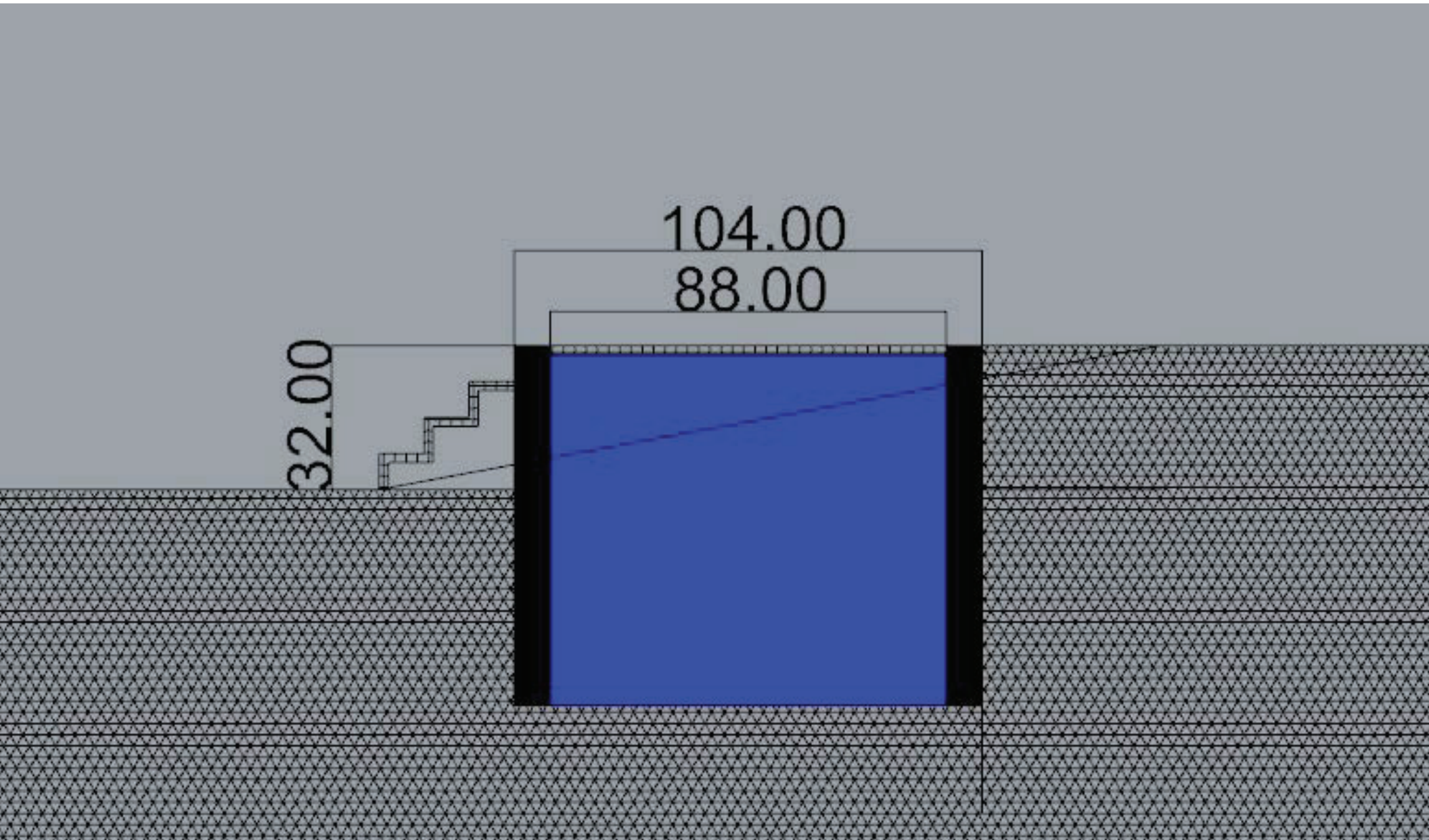
Adjacent Property

Alley

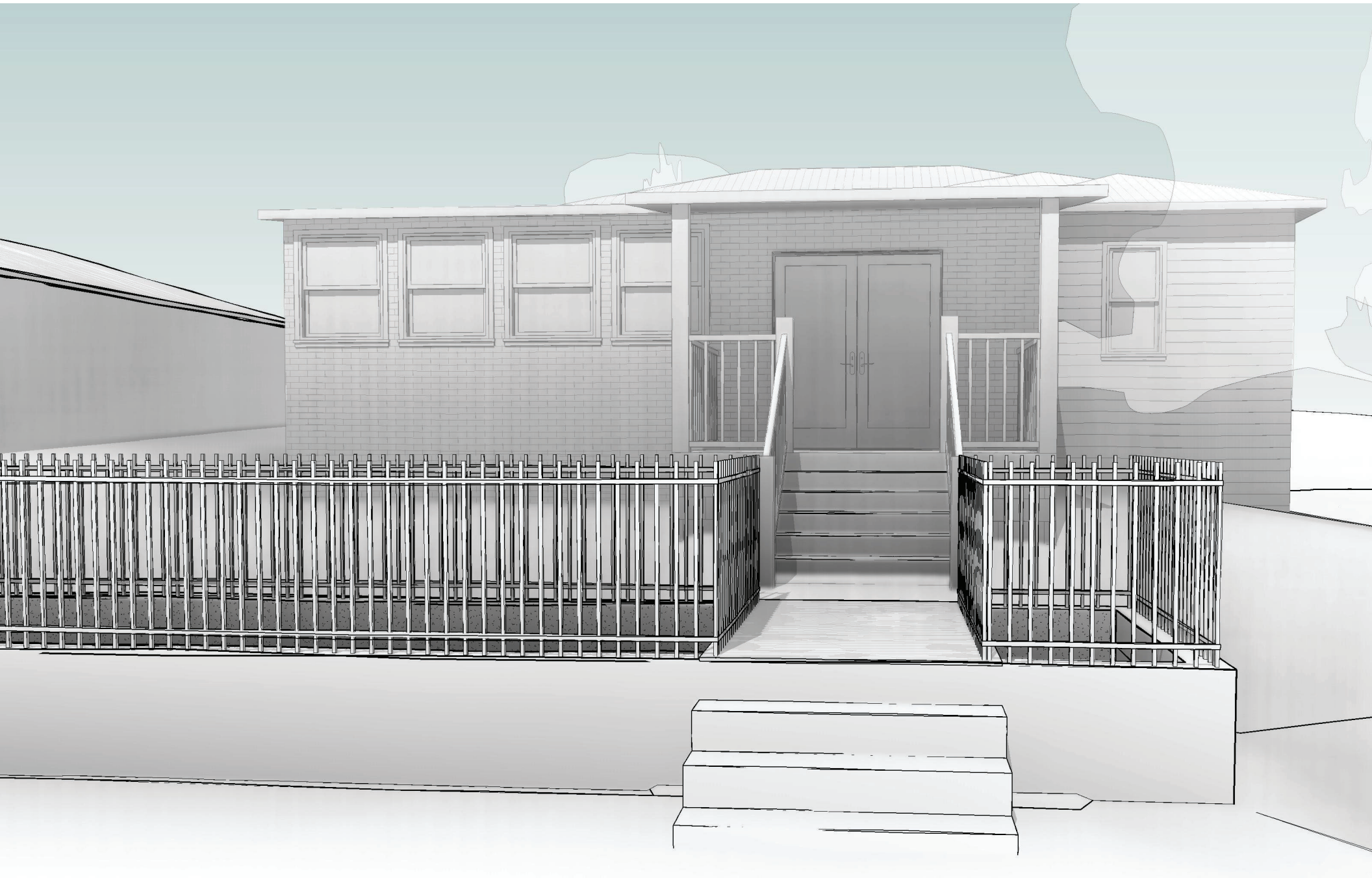


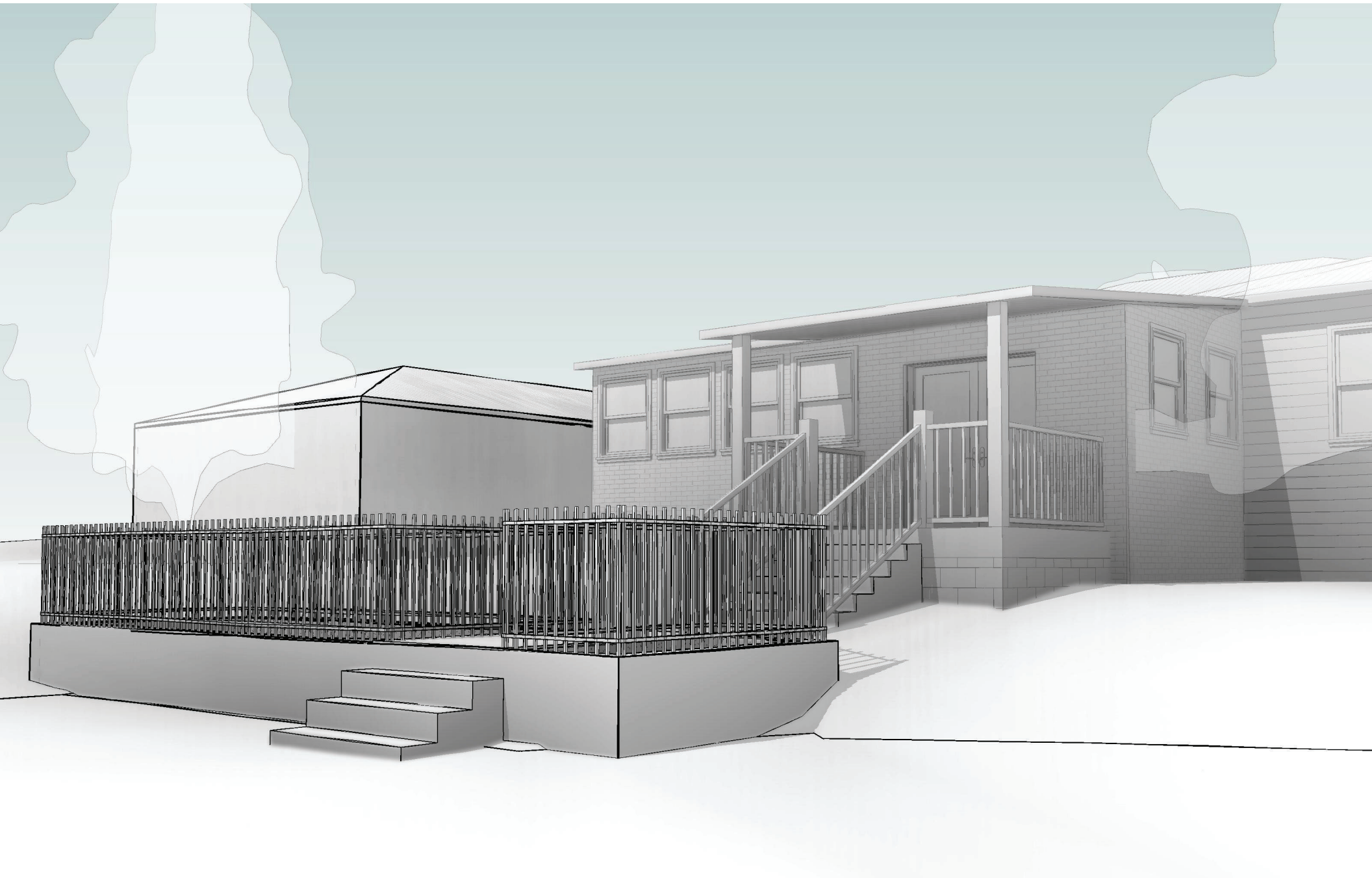
North Fairview Street

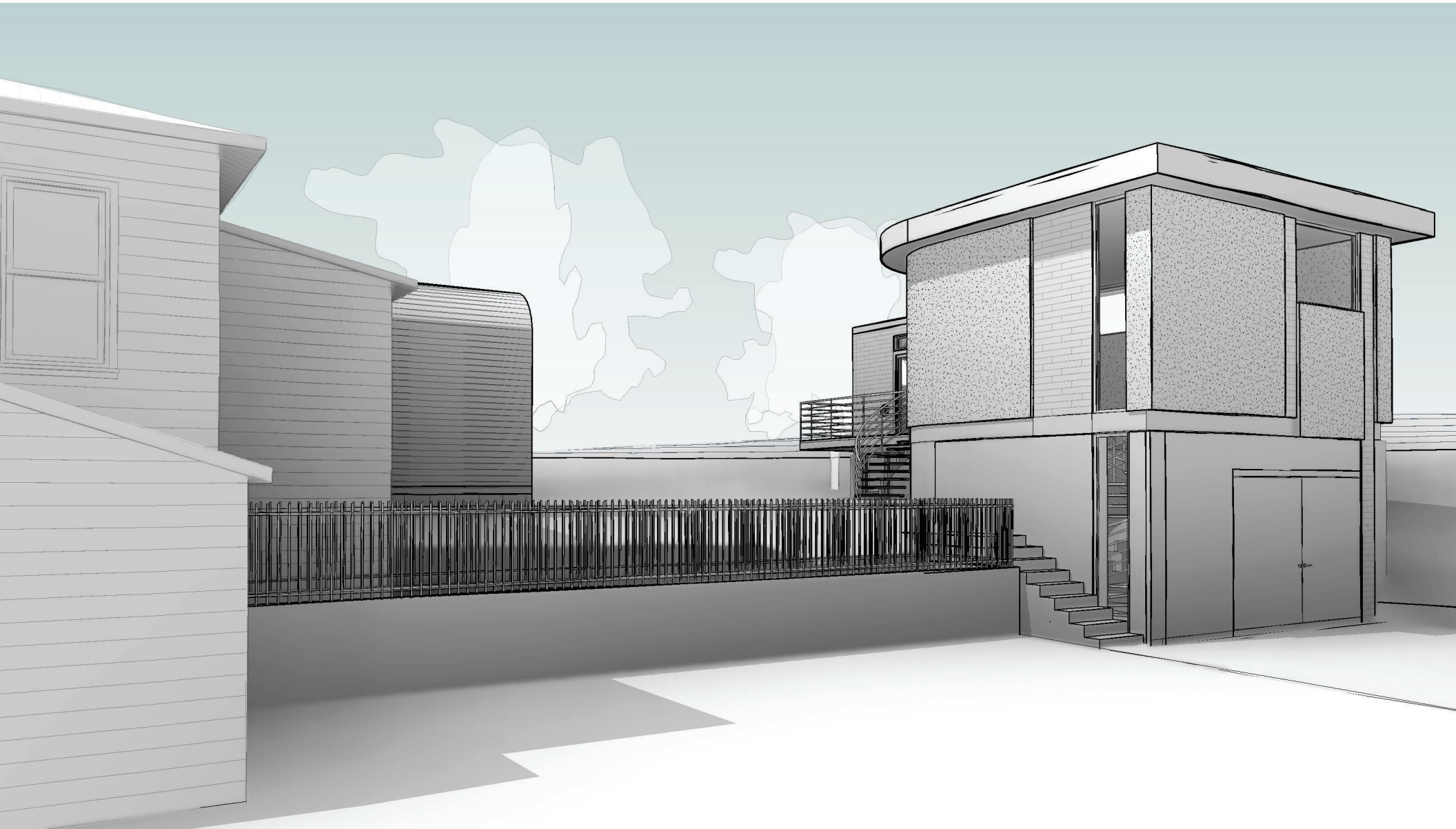
Adjacent Property

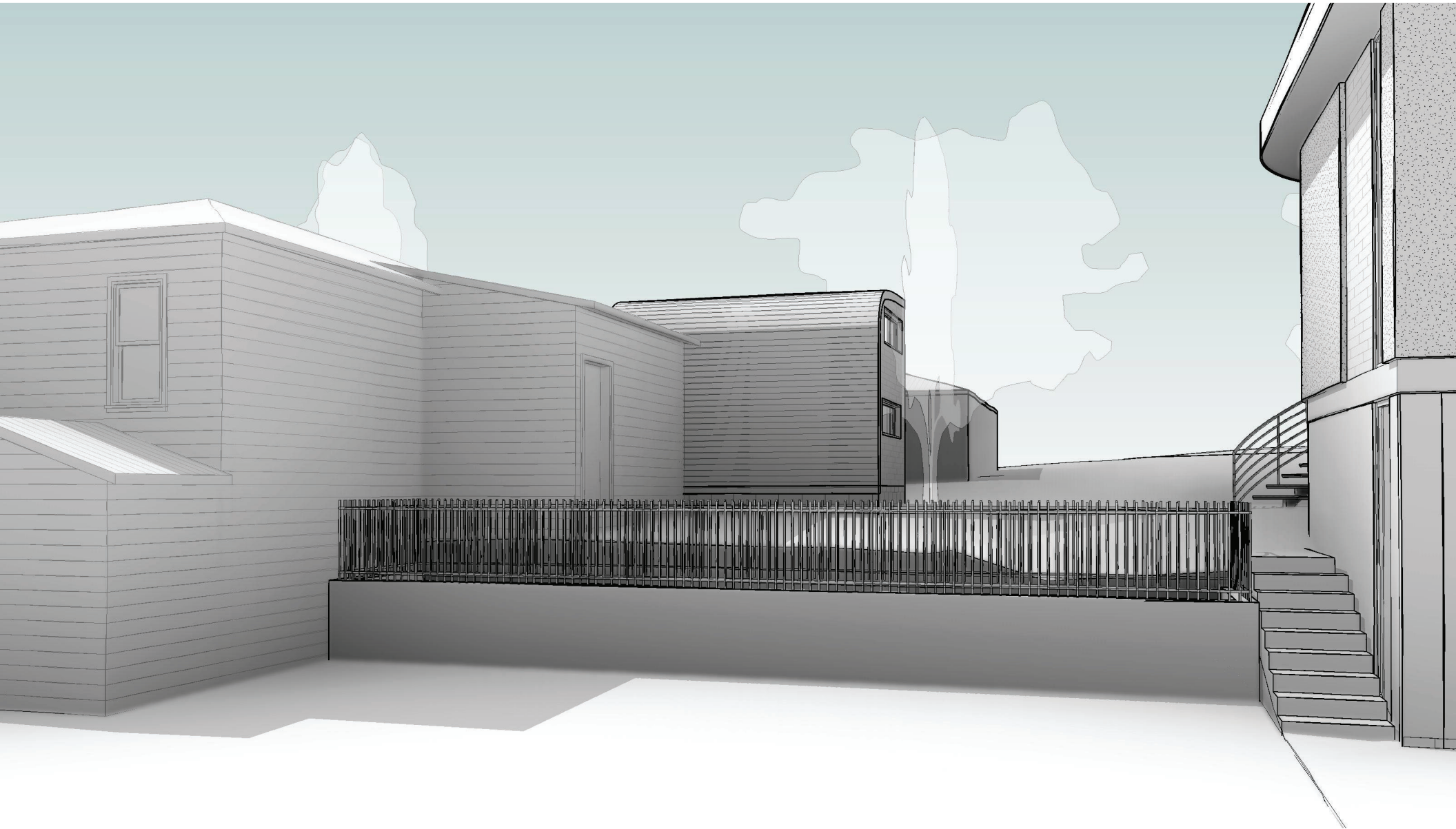


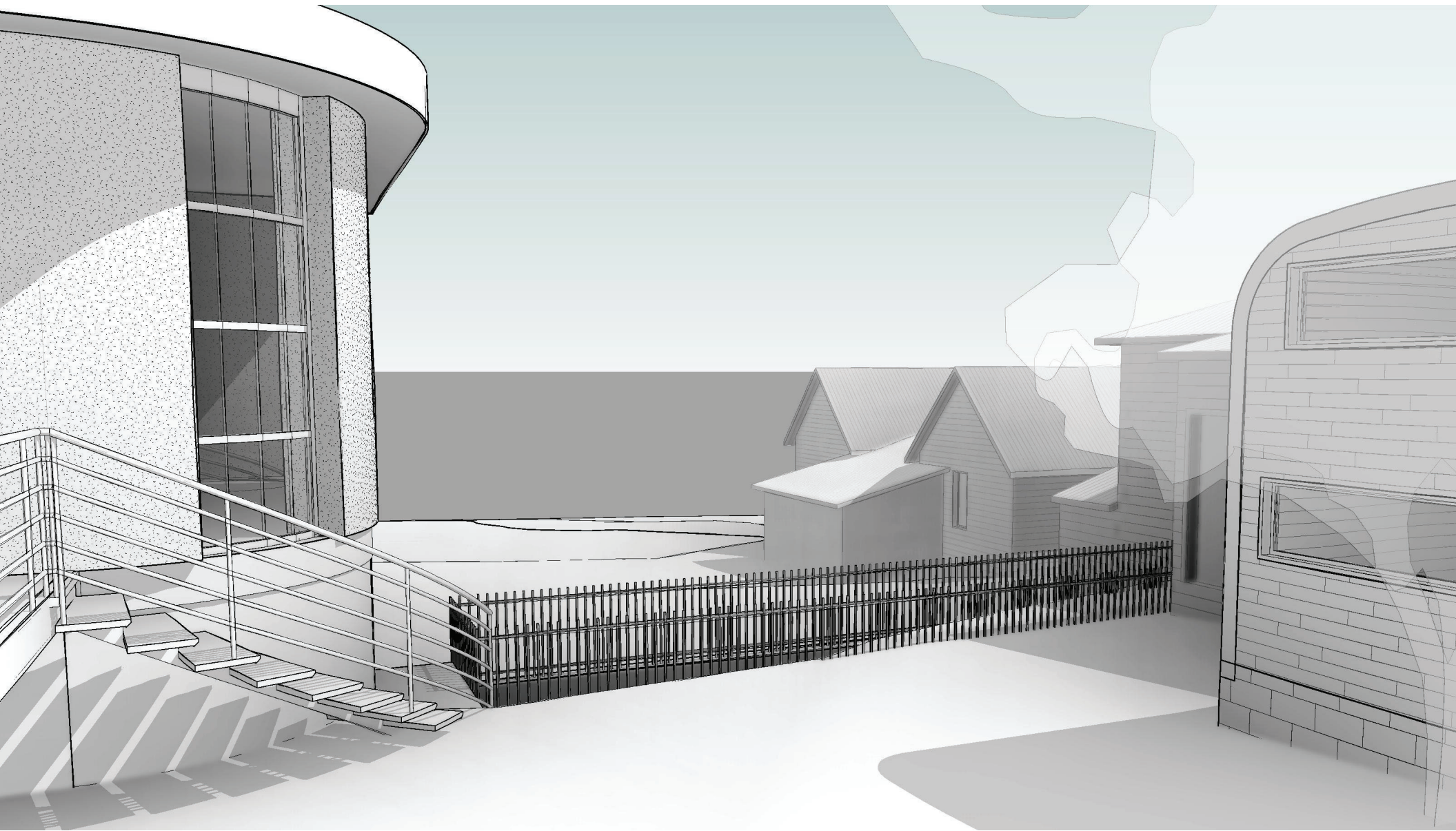
































NOTICE OF HEARING
ZONING REQUEST
PENDING
City of Bloomington Planning
& Transportation Department
812-349-3423



NOT
ZO

812-



NOTICE OF HEARING
ZONING REQUEST
PENDING
City of Bloomington Planning
& Transportation Department
812-349-3423



WALKING
BEST
423