



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday December 14, 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

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

Meeting ID: 958 5218 5508 Passcode: 082945

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- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. November 9, 2023
- IV. **CERTIFICATES OF APPROPRIATENESS**

Staff Review

- A. **COA 23-85**
730 W 3rd St. (Greater Prospect Hill Historic District)
Petitioner: Chris Sturbaum
Siding and boral trim replacement.
- B. **COA 23-87**
516 W 3rd St. (Prospect Hill Historic District)
Petitioner: Pat Glushko and John McDowell
Amend COA 23-48 - Color change for the awnings for windows.
- C. **COA 23-89**
917 N Fairview St. (Maple Heights Historic District)
Petitioner: Daniel Joseph Weddle
Amend COA 23-40 - (height) Addition to an existing building.
- D. **COA 23-93**
515 W Howe St. (Greater Prospect Hill Historic District)
Petitioner: Kevin Spicer
Front door replacement.

Commission Review

- E. **COA 23-86**
202 E 6th St. (Monroe Carnegie Library Historic District)
Petitioner: Daniel Schlegel, Monroe County History Center
Installing Storm Windows.

- F. **COA 23-88**
748 S Morton St. (McDoel Historic District)
Petitioner: Louis Joyner
Partial Demolition.
- G. **COA 23-90**
302 S Madison St. (Greater Prospect Hill Historic District)
Petitioner: Joshua Hogan
Add a dormer to the south east roof.
- H. **COA 23-91**
405 E 4th St. (Restaurant Row Historic District)
Petitioner: Jayne York, Springpoint Architects
Partial demolition, New addition, accessibility for entrance.
- I. **COA 23-92**
309 S Davisson St. (Greater Prospect Hill Historic District)
Petitioner: Barre Klapper, Springpoint Architects
New Addition, new construction of accessory unit.
- V. **DEMOLITION DELAY**
 - A. **DD 23-11**
615 N Lincoln St. (Contributing)
Petitioner: Morton Rubin
Full Demolition.
 - B. **DD 23-12**
615 W 1st St. (Contributing)
Petitioner: Desma Belsaas, Anthony Larsen
Full Demolition.
- VI. **NEW BUSINESS**
 - A. **2024 Historic Preservation Commission Meeting Calendar**
- VII. **OLD BUSINESS**
 - A. **The Lower Cascades Park Public Hearing**
- VIII. **COMMISSIONER COMMENTS**
- IX. **PUBLIC COMMENTS ANNOUNCEMENTS**
- X. **ADJOURNMENT**

Next meeting date is January 25, 2024 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

Posted: 12/11/2023

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

MINUTES Thursday November 9, 2023, 5:00 P.M.

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1. CALL TO ORDER

Meeting was called to order by **Chair John Saunders @ 5:01 p.m.**

2. ROLL CALL

Commissioners Present:

Reynard Cross (Present)
Daniel Schlegel (Present)
Matthew Seddon (Present)
Marleen Newman (Present)
Sam DeSollar (Zoom)

Advisory Members Present:

Kirsten Hawley (Zoom)
Karen Duffy (Present)
Chris Sturbaum (Present), (Entered @ 5:14 p.m.)

Staff Present:

Gloria Colom, HAND (Present)
John Zody, HAND (Present)
Anna Killion-Handson, HAND (Present)
Dee Wills, HAND (Zoom)
Gabriel Halbrow, City Planning Department (Present)
Eric Greulich, City Planning Department (Zoom)
Coleen Newbill, City Legal Department (Zoom)

Guests Present:

CATS
Barre Klapper (Present)

The B Square (Zoom)
Aviva Orenstein (Zoom)
Richard Lewis (Zoom)
Lucas Gonzalez (Zoom)
Carol Canfield (Zoom)
Chuck Livingston (Zoom)
Tim Cover, Studio Three Design (Present)
Elliot Lewis (Present) (Peoples State Bank)
Boris Ladnig, Herald Times (Zoom)
Morton Rubin (Phone)
Jenny Stevens (Zoom)
Hilary Fleck (Zoom)
Steve Redick (Present)

3. **APPROVAL OF MINUTES**

1. October 26, 2023

Reynard Cross made a motion to approve **October 26, 2023 Minutes**.

Daniel Schlegel seconded.

Motion Carries: 5 yes (Cross, Saunders, Seddon, DeSollar, Schlegel, Newman), 0

No,

0 Abstain

4. **CERTIFICATES OF APPROPRIATENESS**

Staff Review

1. **COA 23-82**
522 W 4th St. (Greater Prospect Hill Historic District)
Petitioner: Sean Gillenwater
Siding Replacement.

Gloria Colom gave presentation. See packet for details.

Commission Review

2. **COA 23-83**
309 S Davisson St. (Greater Prospect Hill Historic District)
Petitioner: Barre Klapper
Partial demolition.

Gloria Colom gave presentation. See packet for details.

Barre Klapper gave presentation. See packet for details.

Reynard Cross asked if the **Owner** new that coming to the **HPC** was a requirement.

Barre Klapper gave clarification. **Richard Lewis of the Design Review Committee of Greater Prospect Hill** commented that he was not a fan of “after the fact” **COA** requests, but appreciates the amount of work being done to the house and in general supports the request. **Aviva Orenstein** commented about the project and reassured the **Commission** that this was not done intentionally.

Reynard Cross commented that he has an issue with claims of ignorance, and finds it

hard to accept because the **Petitioner** had been here before. See packet for details. **Chris Sturbaum** commented that he thought these were just technicalities because they did keep the house from being demolished. **Chris Sturbaum** commented that they should praise them for taking care of things and the continuing work. **Matthew Seddon** commented that they should talk about the recurring problem of work being done before obtaining a **COA** through policy. **Karen Duffy** stated that she appreciated **Reynard Cross'** comments and they did need to come up with a policy. More discussion ensued. See packet for details.

Matthew Seddon made a motion to **approve COA 23-83**.

Daniel Schlegel seconded.

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

3. **COA 23-84**

200 E Kirkwood Ave. (Bank Historic District)

Petitioner: Tim Cover

Amend COA 22-63 - multiple changes to the design, including an additional floor.

Gloria Colom gave presentation. See packet for details.

Tim Cover gave presentation. See packet for details.

Gabriel Halbrow with City Zoning made comments as to the **Variance** given to the project, and that another Variance will probably be needed.

Reynard Cross made a motion to **approve COA 23-84 and the Variance**.

Matthew Seddon seconded.

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

5. **DEMOLITION DELAY**

1. **DD 23-11**

615 N Lincoln St. (Contributing)

Petitioner: Morton Rubin

Full demolition.

Gloria Colom gave presentation. See packet for details.

Reynard Cross asked **Morton Rubin** why he wanted to demolish the building. **Morton Rubin** stated that he would like to add more units and that it needs significant work done. **Marleen Newman** asked if there might be a way to add more units on to the original structure. More discussion ensued.

See packet for details.

Chris Sturbaum suggested that they take more time on this **COA** and delay it to another meeting to discuss the possibilities of designating this house and designating the **Neighborhood**. More discussion ensued. See packet for details.

Reynard Cross made a **motion to Continue DD 23-11** to the next **Historic Preservation Commission Meeting**.

Matthew Seddon seconded.

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

6. NEW BUSINESS

1. Lower Cascades Park Nomination Staff Report

Gloria Colom gave presentation. See packet for details.

Matthew Seddon made a **motion to have a Hearing on December 15, 2023**.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Reynard Cross, John Saunders, Matthew Seddon, Sam DeSollar, Daniel Schlegel, Marleen Newman), 0 No, 0 Abstain.

7. OLD BUSINESS

8. COMMISSIONER COMMENTS

Daniel Schlegel talked to the **Commissioners** about getting storm windows for the **History Center Building**. Discussion ensued. See packet for details.

9. PUBLIC COMMENTS ANNOUNCEMENTS

10. ADJOURNMENT

Meeting was adjourned by John Saunders @ 7:00 p.m.

END OF MINUTES

Video record of meeting available upon request.

STAFF REVIEW	Address: 720 W 3rd St.
COA 23-85 730 W 3rd St.	Petitioner: Chris Sturbaum
Application Date: 11/8/2023	Parcel: 53-05-32-419-009.000-005
RATING: CONTRIBUTING	Survey: c. 1900, Pyramid roof cottage



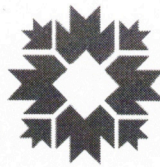
Background: Greater Prospect Hill Historic District

Request: Siding and boral trim replacement.

Guidelines: Greater Prospect Hill Historic District Guidelines

pg. 16 When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.

Staff Approved COA 23-85 The proposed materials are considered appropriate for the Greater 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: 720 W 3rd Street ^{AT404}

Parcel Number(s): 53-05-32-419-009.000-005

(OFFICE USE ONLY)
Filing Date: <u>November 8, 2023</u>
Case Number: <u>COA 23-85</u>
HPC Hearing Date: <u>December 14, 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: Chris Sturbawm Email: goldenhandsrnc@comcast.net

Address: 334 S Jackson Phone: 812 340 0724

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Lewis, Richard Maud Harp, Doⁿ Email: rmelewis@iu.edu

Address: 720 W 3rd Phone: 917-449-5284

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:

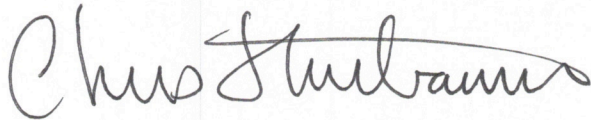
1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal 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: Chris Sturbaumer Date: 11/8/23

PROJECT DESCRIPTION FOR 720 W THIRD STREET SIDING WORK

The foundation work on the south west corner involves repair to the decayed framing. The owner has requested that we remove the aluminum siding and replace it with cement siding. The porch enclosure we are putting foundation under has dropped about 2 ½ inches as it has decayed into the single pier on the corner so the siding is heading downhill. Repairs inside have leveled the floor and windows so we need to change siding to level it outside on the front of the house. A door and two windows were altered when the aluminum siding was installed on the west side. Also the siding on the back of the house was changed to cement during a kitchen remodel a few years ago and it has since been the intent of the owners to use cement siding on the rest of the house to match the cement siding on the back.

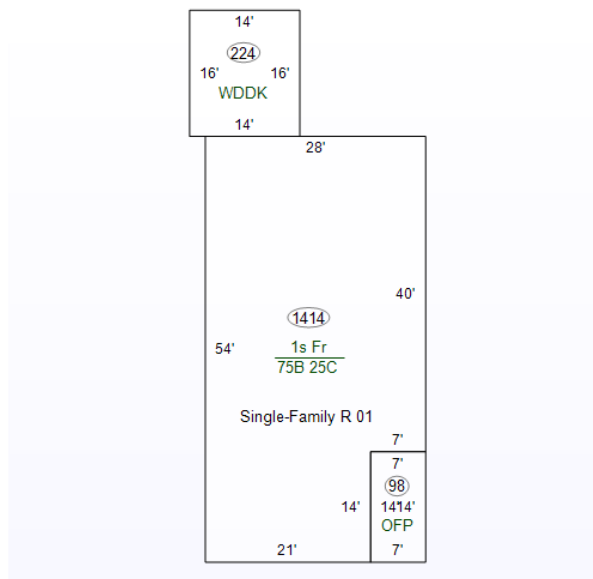
We will be using a smooth 4 inch lap cement siding and smooth Boral trim will be used to replicate the old trim.

A handwritten signature in black ink that reads "Chris Sturbaum". The signature is written in a cursive style with a long horizontal stroke extending from the end of the name.

Chris Sturbaum

Monroe County, IN
53-05-32-419-009.000-005
720 W 3rd ST





Parcel Information

Owner Name	Lewis, Richard M & Harp, Donald W
Owner Address	720 W 3rd St Bloomington, In 47404
Parcel Number	53-05-32-419-009.000-005
Alt Parcel Number	013-14660-00
Property Address	720 W 3rd St, Bloomington, In 47404-5000
Property Class Code	510
Property Class	1 Family Dwell - Platted Lot
Neighborhood	1313 Trending 2006 - A, 53005062-005
Legal Description	013-14660-00 OUTLOT PT 2

Taxing District

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

Land Description

Land Type	Acres	Dimensions
9	0.12	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1/1/1900	Unknown			Wd	\$0.00
1/1/1900	Fretwell,olive Mae		0	Mi	\$0.00
1/1/1900	Findley, John M & Beatrice J		0	Mi	\$0.00
11/29/1976	Findley, Beatrice J		0	Mi	\$0.00
6/15/1992	Hays, Catherine R. Wiles		0	Mi	\$0.00
12/21/2007	Lewis, Richard M & Harp, Donald W			Wd	\$147,500.00

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
4/6/2023	Annual Adjustment	\$78,900.00	\$165,800.00	\$244,700.00
4/8/2022	Annual Adjustment	\$68,600.00	\$148,700.00	\$217,300.00
3/19/2021	Annual Adjustment	\$38,100.00	\$165,100.00	\$203,200.00
3/20/2020	Annual Adjustment	\$30,500.00	\$167,300.00	\$197,800.00
3/12/2019	Annual Adjustment	\$27,400.00	\$146,700.00	\$174,100.00
3/21/2018	Annual Adjustment	\$29,600.00	\$139,400.00	\$169,000.00
3/30/2017	Annual Adjustment	\$25,900.00	\$135,900.00	\$161,800.00
5/2/2016	Annual Adjustment	\$25,900.00	\$133,800.00	\$159,700.00
5/27/2015	General Revaluation	\$25,900.00	\$137,300.00	\$163,200.00
5/15/2014	Annual Adjustment	\$25,900.00	\$132,300.00	\$158,200.00
6/3/2013	Annual Adjustment	\$25,900.00	\$125,700.00	\$151,600.00
6/27/2012	Annual Adjustment	\$25,900.00	\$123,700.00	\$149,600.00
6/8/2011	Annual Adjustment	\$25,900.00	\$131,400.00	\$157,300.00
3/1/2010	Annual Adjustment	\$27,700.00	\$128,600.00	\$156,300.00
3/1/2009	Miscellaneous	\$27,700.00	\$121,700.00	\$149,400.00
3/1/2008	Miscellaneous	\$25,900.00	\$119,600.00	\$145,500.00
3/1/2007	Miscellaneous	\$22,200.00	\$76,200.00	\$98,400.00
3/1/2006	Miscellaneous	\$18,500.00	\$80,200.00	\$98,700.00
3/1/2005	Miscellaneous	\$9,600.00	\$66,900.00	\$76,500.00
3/1/2002	General Revaluation	\$9,600.00	\$66,900.00	\$76,500.00
3/1/1995	General Revaluation	\$0.00	\$0.00	\$0.00
3/1/1994	General Revaluation	\$0.00	\$0.00	\$0.00

Sales**Public Utilities**

Water	N
Sewer	N

Gas	N
Electricity	N
All	Y

Exterior Features

Exterior Feature	Size/Area
Porch, Open Frame	98
Wood Deck	224

Special Features

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Single-family R 01	D+2	A	1900	1985	1414

Single-Family R 01

Accommodations

Bed Rooms	2
Finished Rooms	7

Plumbing

Full Baths	1
Full Baths Fixtures	3
Half Baths	1
Half Baths Fixtures	2
Kitchen Sinks	1

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	0
Attached Garages	

Floors

Floor	Construction	Base	Finished
1	Wood Frame	1414	1414
B		1060	
C		354	

Tax Bill

Parcel Information

Parcel Number	53-05-32-419-009.000-005
Tax ID	013-14660-00
Owner Name	Lewis, Richard M & Harp, Donald W

Owner Address 720 W 3rd St Bloomington, In 47404
Legal Description 013-14660-00 OUTLOT PT 2

2022 PAY 2023

Deductions				
Type	Amount			
Standard Hmst	\$45,000.00			
Supplemental Hsc	\$60,305.00			

Payments				
Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Bloomington Twp	Spring Installment	\$1,101.45	\$1,101.45	\$0.00
Bloomington City Bloomington Twp	Fall Installment	\$1,101.45	\$1,101.45	\$0.00
Bloomington City Bloomington Twp	Year Total	\$2,202.90	\$2,202.90	\$0.00

2021 PAY 2022

Deductions				
Type	Amount			
Standard Hmst	\$45,000.00			
Supplemental Hsc	\$55,370.00			

Payments				
Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Bloomington Twp	Spring Installment	\$1,034.74	\$1,034.74	\$0.00
Bloomington City Bloomington Twp	Fall Installment	\$1,034.74	\$1,034.74	\$0.00
Bloomington City Bloomington Twp	Year Total	\$2,069.48	\$2,069.48	\$0.00

2019 PAY 2020

Deductions				
Type	Amount			
Standard Hmst	\$45,000.00			
Supplemental Hsc	\$45,185.00			

Payments				
Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Bloomington Twp	Spring Installment	\$855.32	\$855.32	\$0.00
Bloomington City Bloomington Twp	Fall Installment	\$855.32	\$855.32	\$0.00
Bloomington City Bloomington Twp	Year Total	\$1,710.64	\$1,710.64	\$0.00

2018 PAY 2019

Deductions				
Type	Amount			
Supplemental Hsc	\$43,400.00			
Standard Hmst	\$45,000.00			

Payments				
-----------------	--	--	--	--

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Bloomington Twp	Spring Installment	\$827.38	\$827.38	\$0.00
Bloomington City Bloomington Twp	Fall Installment	\$827.38	\$827.38	\$0.00
Bloomington City Bloomington Twp	Year Total	\$1,654.76	\$1,654.76	\$0.00

Overlay Report

Overlay by Landuse and Soil

PIN 18	53-05-32-419-009.000-005
Total Acreage	0.121
Total Adj. Acreage	0.120

Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Ctc	5	Non-tillable Land	0.121	0.120

Overlay by Landuse

PIN 18	53-05-32-419-009.000-005
Total Acreage	0.121
Total Adj. Acreage	0.120

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	0.121	0.120
Unk			



STAFF REVIEW	Address: 516 W 3rd St.
COA 23-87 516 W 3rd St.	Petitioner: Pat Glushko and John McDowell
Application Date: 11/27/2023	Parcel: 53-05-32-413-003.000-005
RATING: CONTRIBUTING	Survey: c. 1936, T-plan cottage



Background: Prospect Hill Historic District

Request: Amend COA 23-48 - Color change for the awnings for windows.

Guidelines: Prospect Hill Historic District Guidelines

Staff Approved COA 23-87

The originally approved awnings were not available. The petitioner presented two alternative awning patterns. Staff found that either alternative is appropriate within the context of Prospect Hill Historic District.



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Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 516 W 3RD ST

Parcel Number(s): _____

(OFFICE USE ONLY)

Filing Date: 11/27/2023

Case Number: COA 23-87

HPC Hearing Date: 12/14/2023

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: Patricia Glushko and John McDowell Email: mcdowell@indiana.edu

Address: 516 W 3rd 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: awning on upstairs west side window
- 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: 11/22/2023

INSTRUCTIONS TO PETITIONERS

1. No fee is required for submittal.
2. The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. This can be done in person, via the phone, or teleconference.
3. **Application form:** The [Bloomington Historic Preservation Map](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.
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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](#)



3 awnings with valances \$2,100
Install \$240

Awning pattern approved as COA 23-48

2 options

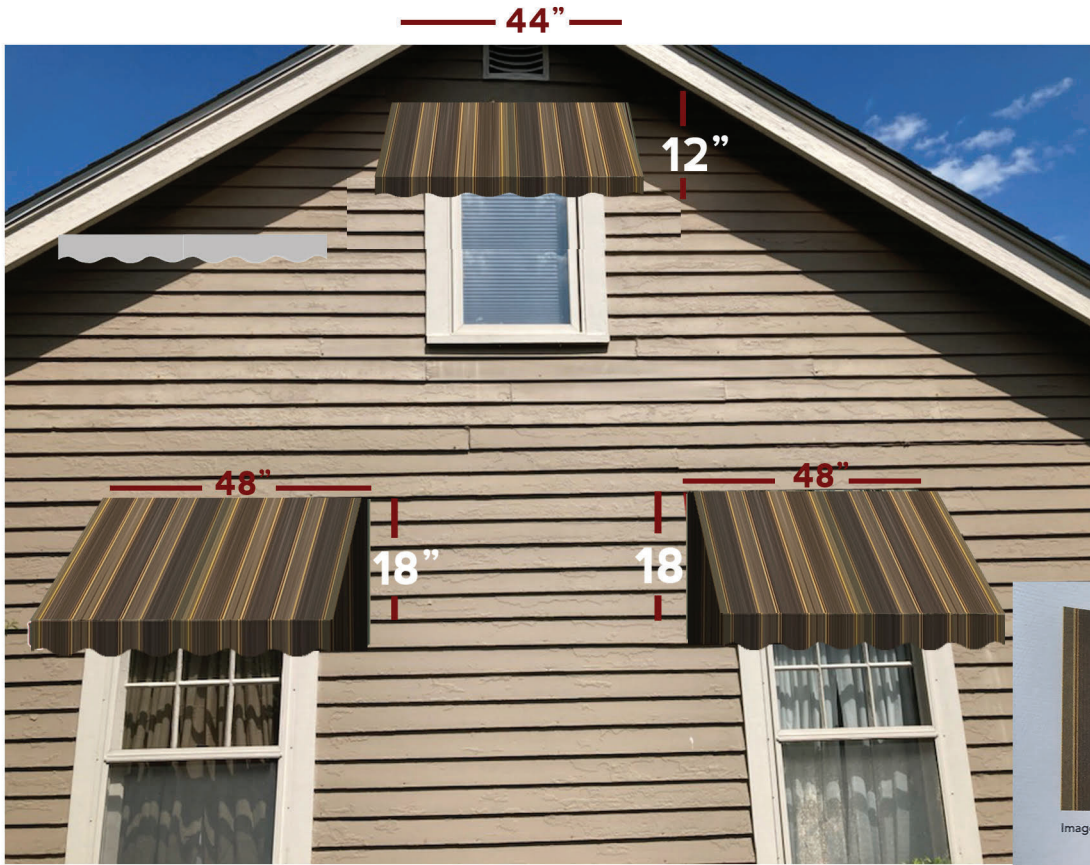


Image approximately 27"W (68.58cm)

Eastridge Cocoa

Available Widths

4994-0000 / 46" (117cm)

100% Sunbrella® Acrylic

8.56"W Repeat (21.75cm)



Image approximately 27"W (68.58cm)

Forest Vintage Bar Stripe

Available Widths

4949-0000 / 46" (117cm)

100% Sunbrella® Acrylic

11.20"W Repeat (28.45cm)

Preferred ->

STAFF REVIEW	Address: 917 N Fairview St.
COA 23-89 917 N Fairview St.	Petitioner: Daniel Joseph Weddle
Application Date:	Parcel: 53-05-32-104-005.000-005
RATING: CONTRIBUTING	Survey: 1950



Background: Maple Heights Historic District

Request: Amend COA 23-40 - (height) Addition to an existing building.

Guidelines: Maple Heights Historic District Guidelines

Staff Approved COA 23-89

The height change is minimal, yet enough to constitute a change to the proposed addition on the back of the building. The new height should not detract from the front facade.



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: _____
Case Number: _____
HPC Hearing Date: _____

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@terranrobotcs.ai

Address: 917 North Fairview 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
 - 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): Proposal to Raise Hight of Addition Approved in COA 23-53 to Better Accommodate Plumbing Access

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.
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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: 2023.11.29 10:00:14 -05'00' Date: 11/29/23

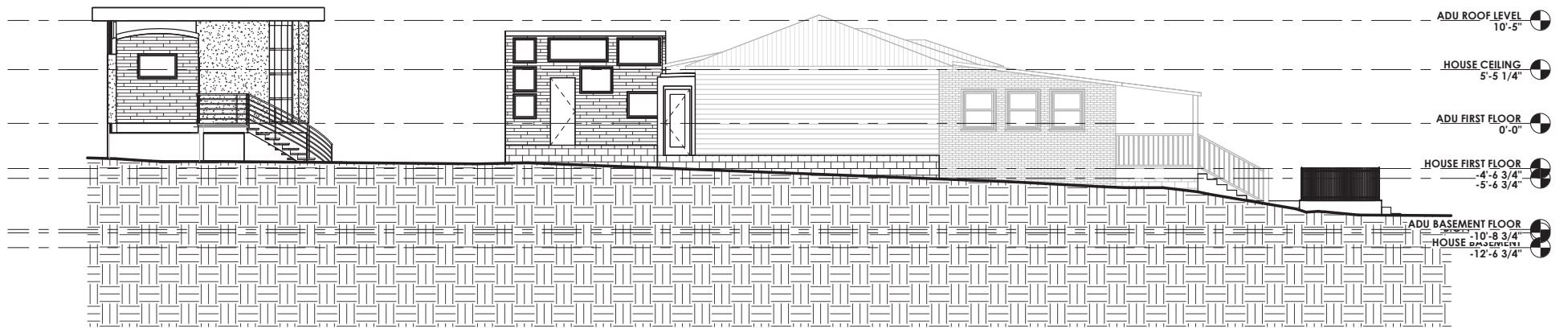
INSTRUCTIONS TO PETITIONERS

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- Written description of all of the proposed materials to be used.
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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 \(maps.google.com\)](https://maps.google.com/) are acceptable). In the case that the historic district in which the property is located has a construction
- subcommittee, it is highly advisable to contact and review your project with said committee before submitting the application. Contact information for the committee representatives is available upon request from the Historic Preservation Program Manager.

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



STAFF REVIEW	Address: 515 W Howe St.
COA 23-93 515 W Howe St.	Petitioner: Kevin Spicer
Application Date: 12/6/2023	Parcel: 53-08-05-106-005.000-009
RATING: CONTRIBUTING	Survey: c. 1920, Pyramid roof cottage



Background: Greater Prospect Hill Historic District

Request: Front door replacement

Guidelines: Greater Prospect Hill Historic District Guidelines

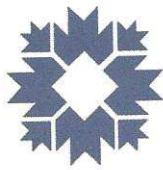
pg. 8 - Review by HAND staff required:

1) Changes to public-way façade of the structure

pg 25 1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house.

Staff Approved COA 23-93

The door to be replaced is not original. The proposed door is made of steel but more congruous with the district in style.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 515 W. Howe

Parcel Number(s): 33-08-05-106-005.000-009

(OFFICE USE ONLY)
Filing Date: _____
Case Number: _____
HPC Hearing Date: _____

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: Kevin Spicer Email: spicerkeving@gmail.com

Address: 515 W. Howe Phone: 812-327-3122

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Kevin Spicer Email: spicerkeving@gmail.com

Address: 515 W. Howe Phone: 812-327-3122

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

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Applicant's Signature: Kenneth B. Spain Date: 12-5-2023

INSTRUCTIONS TO PETITIONERS

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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.
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 - [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](#)

Application For Replacement of the front door at my property 515 W Howe.

Thank you,
Kevin Spicer

Materials for the front door, will be an Insulated steel pre hung door painted white. At my property 515 W Howe.

Thank you,
Kevin Spicer







STAFF RECOMMENDATIONS	Address: 202 E 6th St.
COA 23-86 202 E 6th St.	Petitioner: Daniel Schlegel
Application Date: 11/15/2023	Parcel: 53-05-33-310-292.000-005
RATING: OUTSTANDING	Survey: 1918, Beaux Arts



Background: Monroe Carnegie Library Historic District

Request: Installation of storm windows.

Guidelines: Secretary of the Interior's Standards

pg. 48 -Adding storm windows with a matching or a one-over-one pane configuration that will not obscure the characteristics of the historic windows. Storm windows improve energy efficiency and are especially beneficial when installed over wood windows because they also protect them from accelerated deterioration.

Staff Recommends Approval of COA 23-86, ensuring that the muntions match the existing ones as closely as possible.

The existing windows are original and properly made storm windows ensure that they last longer.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 202 E Sixth Street, Bloomington, IN

Parcel Number(s): 53-05-33-310-292.000-005

(OFFICE USE ONLY)
Filing Date: <u>11/8/2023</u>
Case Number: <u>COA 23-86</u>
HPC Hearing Date: <u>12/14/2023</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: Locally Designated Historic District

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

- Outstanding
- Notable
- Contributing
- Non-Contributing

APPLICANT INFORMATION:

Name: Monroe County Historical Society, Inc. Email: director@monroehistory.org

Address: 202 E Sixth Street Phone: 812-332-2517

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: Addition of Storm Windows
- New Signage
- Alterations to the yard
 - Alteration to fences, walls
 - Tree removal
- Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

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Applicant's Signature: _____ Date: _____

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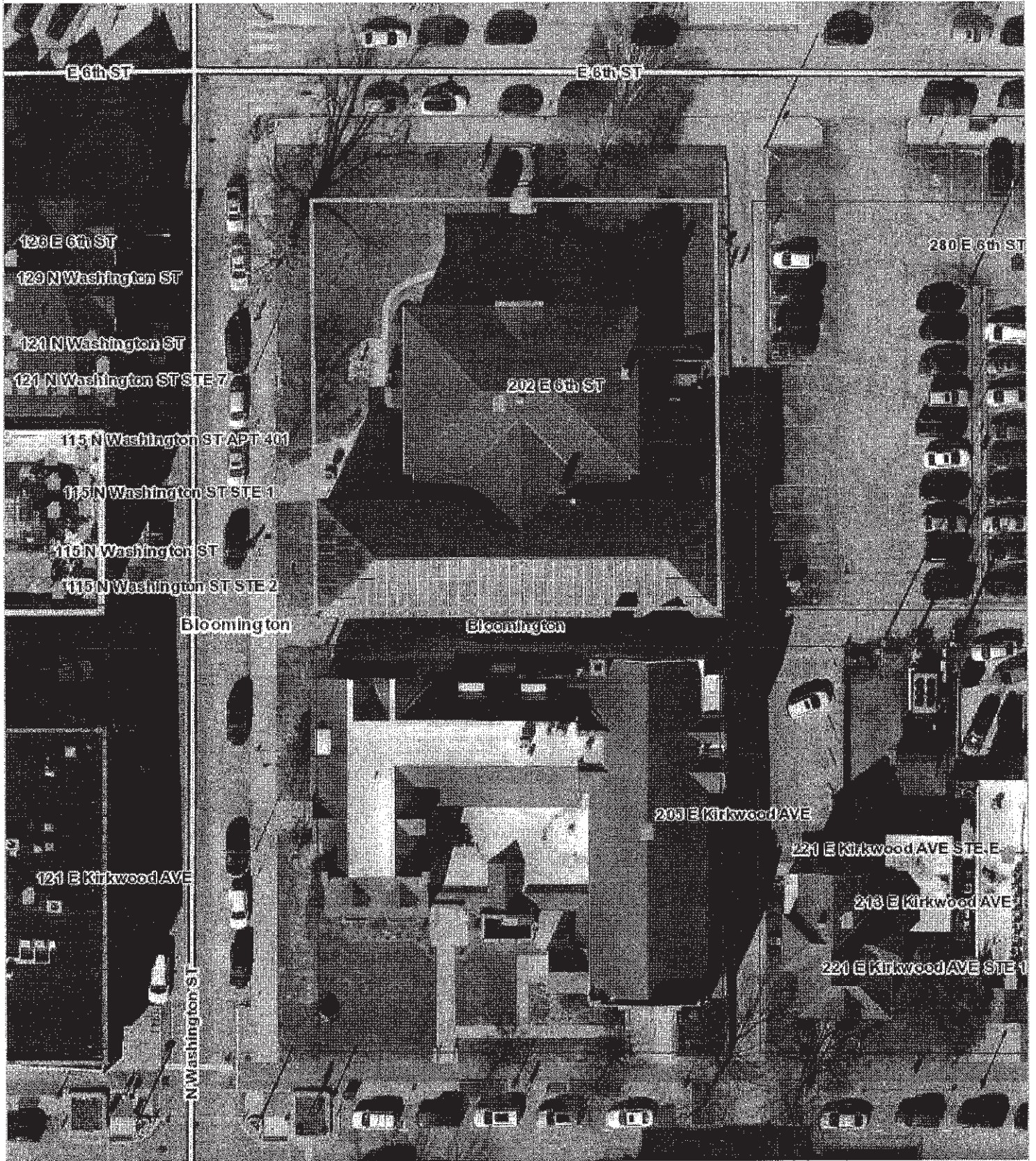
- McDoel Gardens Historic District
- Near West Side Historic District
- Maple Heights Historic District

Written Description:

The Monroe County History Center is requesting permission to install exterior storm windows on the historic section of our building. We protect our historical assets and our building is the largest one we own. After careful consideration of interior vs. exterior windows, we decided to pursue exterior storm windows because most of our windows are original and we would like to offer additional protection for those. Plus our second floor has a two story log cabin which would significantly increase the cost because of the need to work around it. The only window that could not be reasonably protected by a storm window is the large curved window above our 6th Street entrance (formerly the main entrance into the library).

Written Proposal of All Materials:

Please see the attached list of items from the contractor, Allied Window, Inc.



E 6th ST

E 6th ST

126 E 6th ST

129 N Washington ST

121 N Washington ST

121 N Washington ST STE 7

115 N Washington ST APT 401

115 N Washington ST STE 1

115 N Washington ST

115 N Washington ST STE 2

Bloomington

Bloomington

203 E Kirkwood AVE

221 E Kirkwood AVE STE E

213 E Kirkwood AVE

221 E Kirkwood AVE STE 1

121 E Kirkwood AVE

N Washington ST

280 E 6th ST











Proposal

	<p>ALLIED WINDOW, INC. THE WINDOW PROFESSIONALS 11111 Canal Road Cincinnati, OH 45241 (513) 559-1212 · 800-445-5411 · FAX: (513) 559-1883 email: info@alliedwindow.com</p>	
----------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

PROPOSAL SUBMITTED TO: Monroe County History Center	PHONE (812) 332-2517 x	DATE 9/5/23
STREET 202 E. 6th Street	FAX () -	Cell () -
CITY, STATE & ZIP CODE Bloomington IN 47408	JOB NAME Monroe County History Center	
CONTACT Daniel Schlegel	JOB LOCATION Bloomington, IN	

We hereby submit specifications and estimates for:
Fabricate and Deliver (104) custom exterior storm windows.

QUOTE INCLUDES:

- * **(103) D-42/44 Panels**
- * **(1) D-48/49 Panel**
- * **Custom Color**
- * **1/8" Annealed, 1/8" Tempered, 3/16" Tempered Glass**
- * **Special Shapes**
- * **Some with Horizontal Glazing Muntin**
- * **With 1/8" x 3/8" Mtlar Foam on Back Face 3-Sides**
- * **Sill Expander as Required**

**** Adder for all units to be Glazed with Low-e Glass = \$3,226**

-Shipping Costs Included


TOTAL COST = \$31,737

Current Lead Time: Approx. 14-16 weeks *FROM RECEIPT OF FINAL DIMENSIONS*. Lead time subject to availability of materials.

We Propose hereby to furnish material – complete in accordance with above specifications, for the sum of:
(See Above) Dollars (\$31737.00)

Payment to be made as follows:
20% Deposit, Net 30 Days!

Pricing does not include any state sales tax. All material is guaranteed to be as specified.

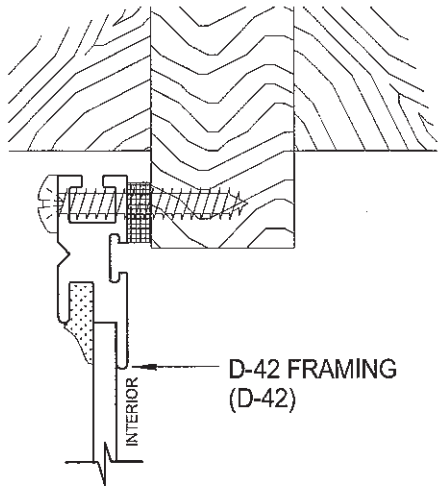
Authorized Signature

Gregg Martin

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate period. All agreements contingent upon strikes, accidents or delays beyond our control. Lead times subject to factory loads. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

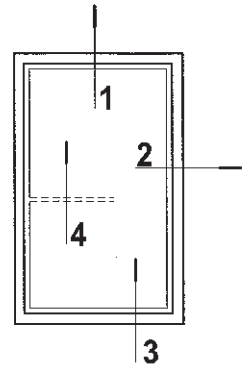
Note: This proposal may be withdrawn by us if not accepted within 30 days.

<p>Acceptance of proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p>	SIGNATURE SIGNATURE
DATE OF ACCEPTANCE	

Date: 9/1/2023		Contact: Daniel Schlegel		Estimator: Gregg Martin		PHONE: (812) 332-2517 x																															
Q#		FAX:		Zip: 47408		SQ. FT.		Opening Type		Color		CC #		Glazing		Add an Additional Screen		STOPS		Expanders		Springline		MR1 - Down		MR2 - Down		MR3 - Down		MR4 - Down		Muntin		OPTIONS		NOTES	
Company		Monroe County History Center		Job		Monroe County History Center																															
OPNG	QTY	DIMENSIONS		MODEL																																	
		W	H																																		
1A Left	6	33	59	D42 Glass Panel (D42/44/47) (T8)	13.5		CC		DSB - 1/8 in.®	none				1												M - Horizo	/// M - Horizontal Muntin / Foam Tape - 1/8 in. x 3/8 in.					M M - Horizontal Muntin Foam Tape - 1/8 in. x 3/8 in. Expanders: 1.					
1A Right	6	33	59	D42 Glass Panel (D42/44/47) (T8)	13.5		CC		DSB - 1/8 in.®	none				1												M - Horizo	/// M - Horizontal Muntin / Foam Tape - 1/8 in. x 3/8 in.					M M - Horizontal Muntin Foam Tape - 1/8 in. x 3/8 in. Expanders: 1.					
1B Left	4	33	59	D42 Glass Panel (D42/44/47) (T8)	13.5		CC		DSB - 1/8 in.®	none				1												M - Horizo	/// M - Horizontal Muntin / Foam Tape - 1/8 in. x 3/8 in.					M M - Horizontal Muntin Foam Tape - 1/8 in. x 3/8 in. Expanders: 1.					
1B Right	4	33	59	D42 Glass Panel (D42/44/47) (T8)	13.5		CC		DSB - 1/8 in.®	none				1												M - Horizo	/// M - Horizontal Muntin / Foam Tape - 1/8 in. x 3/8 in.					M M - Horizontal Muntin Foam Tape - 1/8 in. x 3/8 in. Expanders: 1.					
2C T Left	7	18	30	D42 Glass Panel (D42/44/47) (T8)	3.75		CC		DSB - 1/8 in. - Tempered - Shape	none																									1/4 Circle TOP - Full Bend Silicone Foam Tape 1/4 Circle TOP - Full		
2C T	7	36	30	D42 Glass Panel (D42/44/47) (T8)	7.5		CC		DSB - 1/8 in. - Tempered - Shape	none																									Arch Top - Top Bend Silicone Foam Tape Arch Top - Top Bend		
2C T Right	7	18	30	D42 Glass Panel (D42/44/47) (T8)	3.75		CC		DSB - 1/8 in. - Tempered - Shape	none																									1/4 Circle TOP - Full Bend Silicone Foam Tape 1/4 Circle TOP - Full		
2C B Left	7	18	47	D42 Glass Panel (D42/44/47) (T8)	5.88		CC		DSB - 1/8 in.®	none																									/// Foam Tape - 1/8 in. x 3/8 in.		
2C B	7	36	47	D42 Glass Panel (D42/44/47) (T8)	11.8		CC		DSB - 1/8 in.®	none																									/// Foam Tape - 1/8 in. x 3/8 in.		
2C B Right	7	18	47	D42 Glass Panel (D42/44/47) (T8)	5.88		CC		DSB - 1/8 in.®	none																									/// Foam Tape - 1/8 in. x 3/8 in.		
2D T Left	4	18	30	D42 Glass Panel (D42/44/47) (T8)	3.75		CC		DSB - 1/8 in. - Tempered - Shape	none																										1/4 Circle TOP - Full Bend Silicone Foam Tape 1/4 Circle TOP - Full	
2D T	4	36	30	D42 Glass Panel (D42/44/47) (T8)	7.5		CC		DSB - 1/8 in. - Tempered - Shape	none																										Arch Top - Top Bend Silicone Foam Tape Arch Top - Top Bend	
2D T Right	4	18	30	D42 Glass Panel (D42/44/47) (T8)	3.75		CC		DSB - 1/8 in. - Tempered - Shape	none																										1/4 Circle TOP - Full Bend Silicone Foam Tape 1/4 Circle TOP - Full	
2D C Left	4	18	42	D42 Glass Panel (D42/44/47) (T8)	5.25		CC		DSB - 1/8 in.®	none																										/// Foam Tape - 1/8 in. x 3/8 in.	
2D C	4	36	42	D42 Glass Panel (D42/44/47) (T8)	10.5		CC		DSB - 1/8 in.®	none																										/// Foam Tape - 1/8 in. x 3/8 in.	
2D C Right	4	18	42	D42 Glass Panel (D42/44/47) (T8)	5.25		CC		DSB - 1/8 in.®	none																										/// Foam Tape - 1/8 in. x 3/8 in.	
2D B Left	4	18	42	D42 Glass Panel (D42/44/47) (T8)	5.25		CC		DSB - 1/8 in.®	none																										/// Foam Tape - 1/8 in. x 3/8 in.	
2D B	4	36	42	D42 Glass Panel (D42/44/47) (T8)	10.5		CC		DSB - 1/8 in.®	none																										0 /// Foam Tape - 1/8 in. x 3/8 in.	
2D B Right	4	18	42	D42 Glass Panel (D42/44/47) (T8)	5.25		CC		DSB - 1/8 in.®	none																										/// Foam Tape - 1/8 in. x 3/8 in.	
STEP ENTR.	1	72	60	D-48-49 >UN< Cust. Color	30		CC		(S) Clear - 3/16 in. - Tempered - Shape	none																										Circle Top - Top Bend Silicone Foam Tape Circle Top - Top Bend	
PLANK ENTR.	1	18	42	D42 Glass Panel (D42/44/47) (T8)	5.25		CC		DSB - 1/8 in. - Tempered	none																										/// Foam Tape - 1/8 in. x 3/8 in.	
PLANK ENTR.	1	36	42	D42 Glass Panel (D42/44/47) (T8)	10.5		CC		DSB - 1/8 in. - Tempered	none																										/// 0 / Foam Tape - 1/8 in. x 3/8 in.	
PLANK ENTR.	1	18	42	D42 Glass Panel (D42/44/47) (T8)	5.25		CC		DSB - 1/8 in. - Tempered	none																										/// Foam Tape - 1/8 in. x 3/8 in.	
PLANK ENTR.	1	18	80	D42 Glass Panel (D42/44/47) (T8)	10		CC		DSB - 1/8 in. - Tempered	none																										/// Foam Tape - 1/8 in. x 3/8 in.	
PLANK ENTR.	1	18	80	D42 Glass Panel (D42/44/47) (T8)	10		CC		DSB - 1/8 in. - Tempered	none																										/// Foam Tape - 1/8 in. x 3/8 in.	

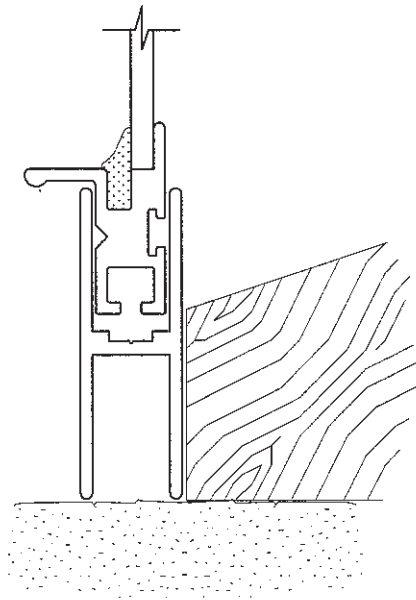


1 HEAD DETAIL
SCALE: FULL



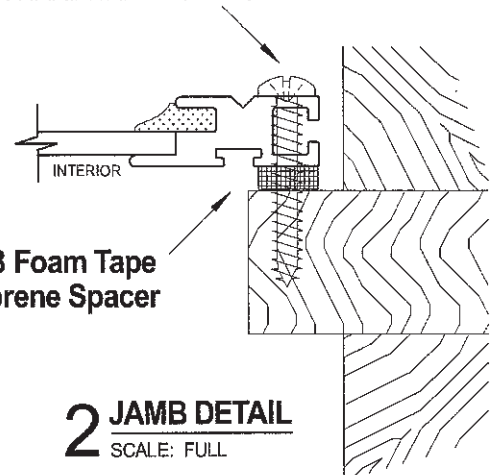
4 Optional GLAZING MUNTIN DETAIL
SCALE: FULL

OPTIONAL GLAZING MUNTINS CAN BE ADDED HORIZONTALLY OR VERTICALLY



3 SILL DETAIL
SCALE: FULL

INSTALLATION HARDWARE AS REQUIRED



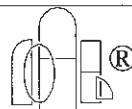
1/8 X 3/8 Foam Tape or Neoprene Spacer

2 JAMB DETAIL
SCALE: FULL



PRODUCT
D 42/44 PANEL W/FOAM TAPE
BOTTOM EXPANDER

DWG. NO.
D42-5A



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STAFF RECOMMENDATIONS	Address: 748 S Morton St
COA 23-88 748 S Morton St	Petitioner: Louis Joyner Architect
Application Date: 11/29/2023	Parcel: 53-01-56-236-000.000-009
RATING: OUTSTANDING	Survey: 1835/c. 1910, Federal, Late Victorian



Background: McDoel Historic District

Request: Partial Demolition - eliminating the front porch.

Guidelines: McDoel Historic District Guidelines

pg. 8 Porches: The look of open front porches is perhaps the most significant feature of the neighborhood both architecturally and culturally. Although enclosures can be an affordable way to add space, the impact on the neighborhood can be profound and degrading. For this reason porch enclosures should be reviewed by the full commission and damage to the original design and structure assessed.

Neighborhood Comments:

The McDoel Gardens Neighborhood Association supports Jean's additional plan to remove the front porch that was added in the 70s and restore a more fitting design.

It should also be noted of local resident "Sue Zabriskie's approval of the project, as a former owner of 748 Morton. She's delighted at the prospect of that porch coming off."

Please let us know if you have any questions.

Staff Recommendation:

The proposal consists of a partial demolition of a later addition to the house. The addition was added in the 1970s as part of restorations to the building in general by Henry Glassie.

The McDoel Gardens Neighborhood Association endorses the removal of the front porch.

The Commission must therefore decide what historical period they would restore the facade to.

The proposed design is in keeping with the architectural style of the building.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 748 South Morton

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

(OFFICE USE ONLY)	
Filing Date: _____	<u>11/29/2023</u>
Case Number: _____	<u>COA 23-88</u>
HPC Hearing Date: _____	<u>12/14/2023</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: Louis Joyner Architect Email: louis@jarchitect.com

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

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Jean Lave Email: jlave@berkeley.edu

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

PROPOSED WORK (Check all that Apply):

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

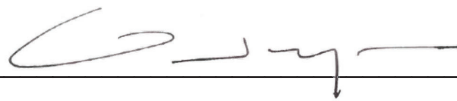
ADDITIONAL REQUIRED DOCUMENTS

- 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: 11/28/23

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

CHECKLIST OF REQUIRED DOCUMENTS

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

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



LOUIS JOYNER ARCHITECT

Lave Residence Renovation

COA Application #2: Porch Demolition

748 South Morton St.
Bloomington, IN 47403

Nature of the Proposed Modifications and New Construction.

The Henderson House, 748 South Morton, is a two story, 5 bay brick Federal-style “I” house built in 1835, with a sloped roof “lean-to” shed addition across the rear of the house dating from the 1940’s. Replacement of that addition was approved by the HPC in the June 2023. The contractor recently broke ground for that work and it is proceeding with no changes from the prior application.

At the time of the prior HPC application and review meeting, members of the commission urged the owner to consider removing the porch. This application follows through on that suggestion, requesting permission to remove much of the existing front porch with the goal of bringing the house closer to its original appearance.

Federal-style I-houses typically have very limited adornment and front porches are virtually non-existent in the type. The existing porch was added by a previous owner in the 1970’s using columns and other material salvaged from elsewhere. It is not historically correct and is cobbled together. Photographs from the 1950’s show a small stoop and cantilevered gable covering the front door.

In this project, the roof, columns and railings of the porch will be removed. The concrete floor and foundation walls will remain. A low wall salvaged of dry-stacked limestone slabs will surround the foundation, forming a planter about 18” high. This will raise the grade sufficiently to permit the remaining portions of the porch to go without railings. It also will visually soften the abrupt transition to grade at the porch foundation.

The brick wall will be repaired where damaged by the porch, and painted.

PROPOSED MATERIALS

- Concrete portions of existing porch will be painted. Color to be selected.
- Low wall will be salvaged limestone slab (approx.. 2-1/2” thick), dry-stacked and backfilled to create a planter. The wall will be about 18” high.
- Handrails: Painted iron.

748 South Morton St.

#1 VIEW FROM NORTHEAST



#2 VIEW FROM NORTHEAST



#3 PORCH



#4 VIEW FROM EAST



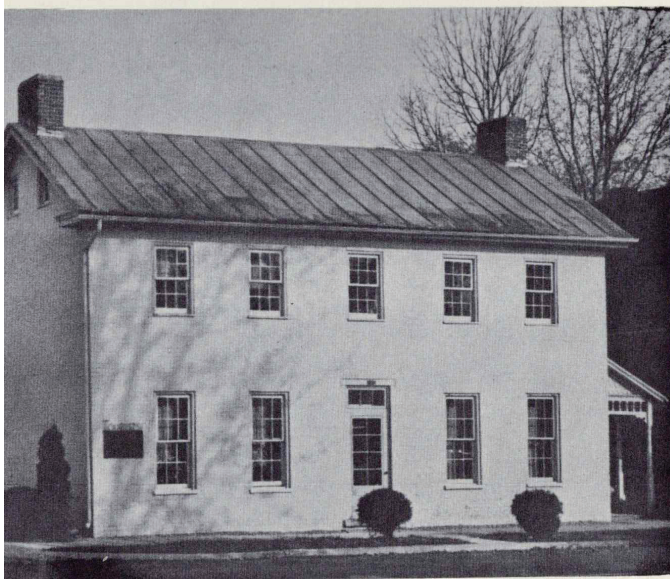
#5 c. 1960





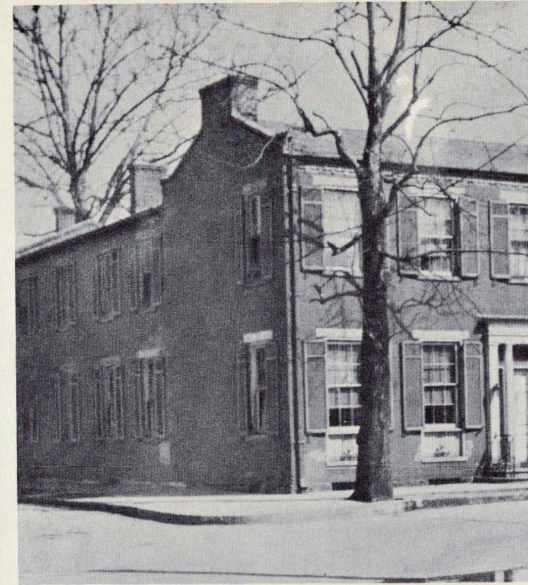
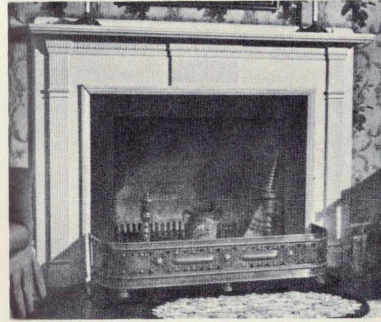
FLOYD-HENDRICKS-GRIFFIN HOUSE. 202 E. Walnut Street, Corydon, Harrison County. Davis Floyd original owner, William Hendricks and William A. Porter later owners, Daniel P. Griffin present owner. Federal style, 1817. Milo Davis builder. (Page 11)

HOUSE. 115 Highway 27, Fountain City, Wayne County.
Mrs. Nola B. Foreman present owner.
Wright Johnson brick mason and carpenter-builder. (Page 11)



4

5

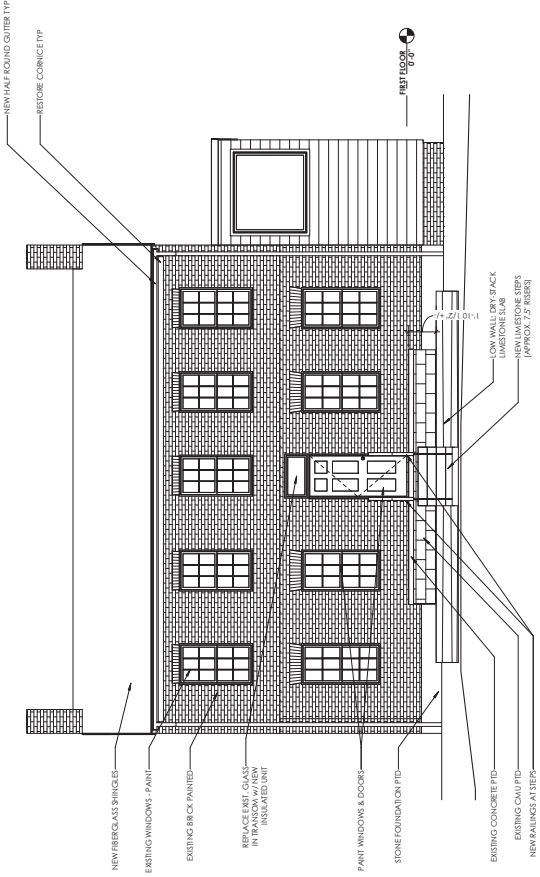


McKEE-POWELL-WHITE HOUSE. 428 Mulberry Street, Madison, Jefferson County. James McKee original owner, Mrs. Edward Powell later owner, Leslie O. White present owner. Federal style, 1832. Mathew Temperly and sons architects. (Pages 11-12)

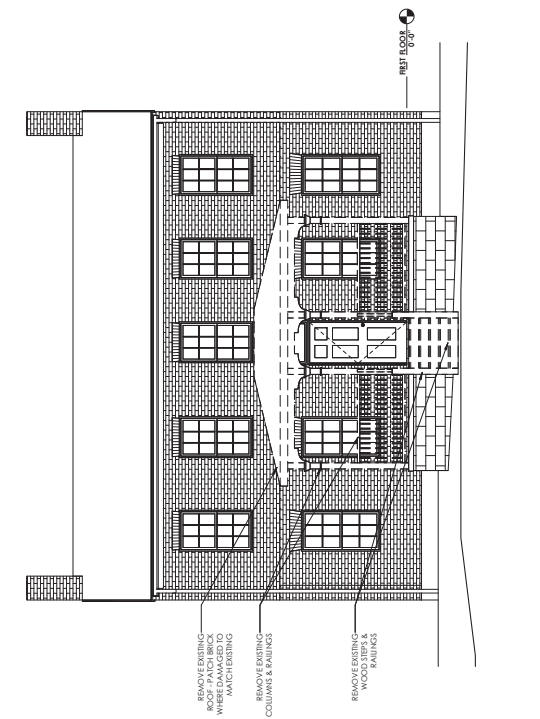
ALLISON-HYATT HOUSE. 301 W. Second Street, Madison, Jefferson County. James Y. Allison original owner, Benjamin C. Hyatt later owner, Historic Madison, Inc., present owner. Federal style, 1815; additions, 1840's. (Page 12)



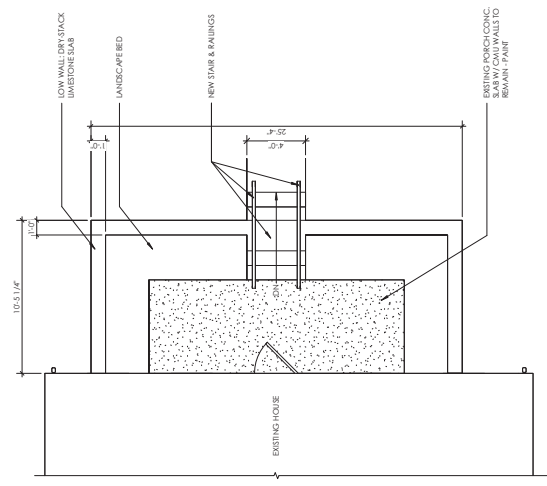
Pages from
Peat. Wilbur,
Indiana Houses of the 19th Century, 63
Indianapolis, Indiana Historical Society, 1962



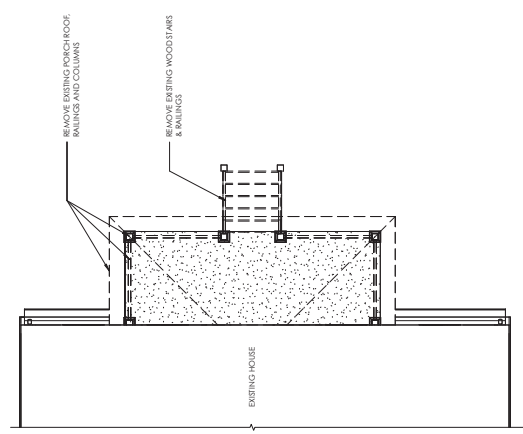
EAST ELEVATION - PROPOSED
 1/4" = 1'-0"



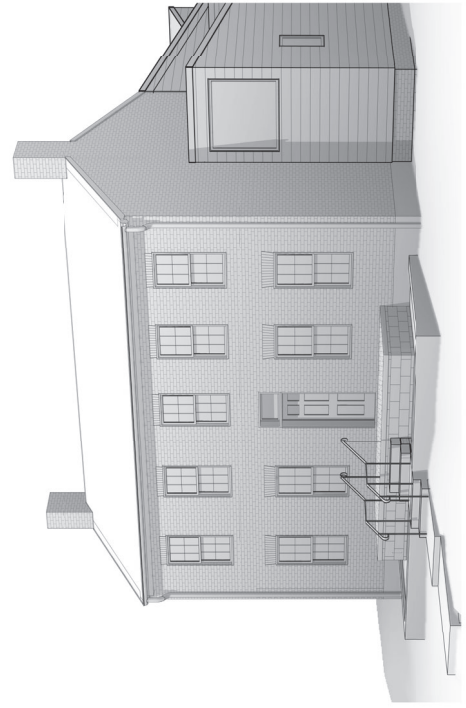
EAST ELEVATION - DEMOLITION
 1/4" = 1'-0"



PROPOSED PORCH PLAN
 1/4" = 1'-0"



PORCH DEMOLITION PLAN
 1/4" = 1'-0"



STREET VIEW - NE CORNER
 1/4" = 1'-0"

McDoel Historic District Neighborhood Comments:

December 5, 2023

Hi Gloria,

The McDoel Gardens Neighborhood Association supports Jean's additional plan to remove the front porch that was added in the 70s and restore a more fitting design.

It should also be noted of local resident "Sue Zabriskie's approval of the project, as a former owner of 748 Morton. She's delighted at the prospect of that porch coming off."

Please let us know if you have any questions.

Kind regards,

Kevin

STAFF RECOMMENDATIONS	Address: 302 S Madison St.
COA 23-90 302 S Madison St.	Petitioner: Joshua Hogan
Application Date: 11/30/2023	Parcel: 53-01-32-393-000.000-005
RATING: CONTRIBUTING	Survey: c. 1900, Dutch Colonial



Background: Greater Prospect Hill Historic District

Request: Add a dormer to the south east roof.

Guidelines: Greater Prospect Hill Historic District Guidelines

Neighborhood Comments: Pending

Staff Recommends that the petitioner meet with some Commissioners in order to find a design solution that would be more in fitting with the historic facade.

This building is considered Contributing. According to the Elevate Monroe County Tax REcords, the building was originally constructed at around 1875. According to SHAARD it is dated to 1900. There are changes to the configuration between the 1907 and 1913 Sanborn Maps.

The 1949 aerial photo shows a similar configuration to the present one. This building has been altered over time. The proposed dormer would be visible from the front of the building.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

COA 23-90

Case Number: _____

Date Filed: 11/30/23

Scheduled for Hearing: 12/14/23

Address of Historic Property: 302 S. Madison St

Petitioner's Name: Joshua Hogan

Petitioner's Address: 2212 S Belhaven Ct. Bloomington, IN 47401

Phone Number/e-mail: 812-322-8444 / Hoagdaddy@gmail.com

Owner's Name: Andrew Meyer / Meyer Investing LLC

Owner's Address: 644 E Audubon Dr. Bloomington, IN 47408

Phone Number/e-mail: 812-391-1347 / andrew.meyer09@gmail.com

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 53-01-32-393-000.000-005

2. A description of the nature of the proposed modifications or new construction:

This Building has a permitted 3rd floor apartment. The converted attic space lacks head room. We would like to add a dormer to the South East roof.

3. A description of the materials used.

We will use:

construction lumber

matching shingles

siding similar to the existing (currently 3" Aluminum)

alternatively, use 4" siding with the goal of making it more historical appropriate and transitioning the rest of the property as improvements progress.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

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

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



Monroe County, IN

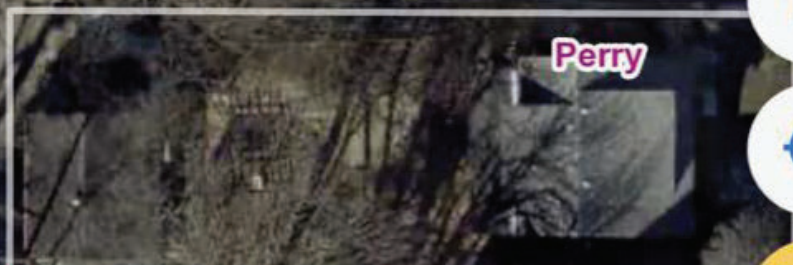


W 3rd ST

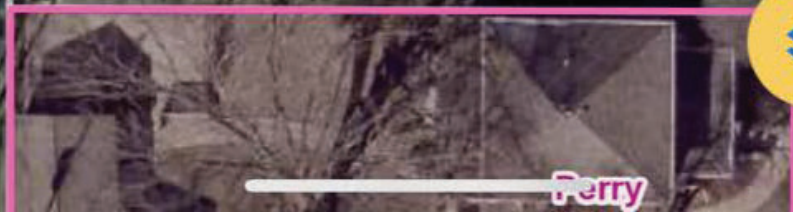
Bloomington



Perry



Perry













STAFF RECOMMENDATIONS	Address: 405 E 4th St.
COA 23-91 405 E 4th St.	Petitioner: Jayne York, Springpoint Architects
Application Date: 11/30/2023	Parcel: 53-05-33-310-012.000-005
RATING: NON-CONTRIBUTING	Survey: 1899, undetermined



Background: Restaurant Row Historic District

Request: Partial demolition, New addition, accessibility for entrance.

Guidelines: Restaurant Row Historic District Guidelines

Demolition:

The Commission shall approve a Certificate of Appropriateness for demolition only if it finds one or more of the following:

1. There are no possible alternatives to demolition.

2. The structure poses an immediate and substantial threat to public safety, as interpreted by the Commission, due to the state of deterioration, disrepair, or structural instability.
3. The historic or architectural significance of the structure is such that it does not contribute to the historic character of the district. This may only include structures rated as “Non-Contributing” on the Bloomington Historic Sites and Structures Survey.
4. The structure or property cannot obtain a reasonable economic return or be put to any reasonable economically beneficial use without the approval of the demolition. The burden of proof is on the applicant.
5. The structure is accidentally damaged by storm, tornado, fire, flood, or other natural disaster. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within six months.

Removal of Additions:

The following factors will be considered by the Commission in determining whether later additions can, or should, be removed:

1. Compatibility with the original structure.
2. Historic association with the property.
3. Design and execution of the addition.

Staff Recommendation: Approval of COA 23-91

This property has been rated as Non-Contributing due to the extensive changes to the exterior. It is one of the oldest existing structures in the Restaurant Row Historic District.

- The current covered porch seems to be for all intents and purposes a more recent addition to the structure. Neither staff or the petitioner were able to find historic photos of the facade.
- The proposed facade is in keeping with the historic district.
- Accessibility is a necessity and the site is very small. However, any proposed design solutions regarding potential railing or proportions for the ramp might benefit the project.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 405 East 4th Street

Parcel Number(s): 53-05-33-310-012

(OFFICE USE ONLY)

Filing Date: _____

Case Number: _____

HPC Hearing Date: _____

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: Jayne York, Springpoint Architects Email: jayne@springpointarchitects.com

Address: 522 West 2nd Street, Bloomington, IN 47404 Phone: 812-318-2930

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Kanjana Cruz Email: enjoyloveforever1@gmail.com

Address: 1500 South Highland, Bloomington, IN 47401 Phone: 812-391-7289

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 front facade with entry door and windows
- New Signage
- Alterations to the yard
 - Alteration to fences, walls
 - Tree removal
- Other(s): ADA ramp to serve new entry door

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: 11/20/2023

INSTRUCTIONS TO PETITIONERS

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

CHECKLIST OF REQUIRED DOCUMENTS

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

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



November 29, 2023
405 East 4th Street

Nature of the Proposal

The former Anatolia restaurant building and property were purchased by our client, Kanjana Cruz, in May 2023 as the new location of Bloomingthai restaurant.

The 405 East 4th Street property is very narrow at 20.77-feet wide. The existing entry doors are located on the east side of the building, 2.4-feet away from the property line. The previous restaurant leased the neighboring property to the east for outdoor seating and to provide access to the entry doors. Our client proposes to alter the building and site so that the entry sequence is fully located on her property while meeting the City of Bloomington UDO requirement of having the primary entrance on the front of the building.

A new ramp will provide ADA access to the building. The floor level in the building is about 19-inches higher than the front sidewalk so a ramp with 19-feet of run and associated landings is required to provide ADA access. To make room for this ramp, the front section of the building is proposed to be demolished and a new front elevation wall facing East 4th Street would be constructed with a new entry door and window openings.

certified

project title

NEW LOCATION FOR
BLOOMINGTHAI

BLOOMINGTON, INDIANA
405 EAST 4TH STREET

project information

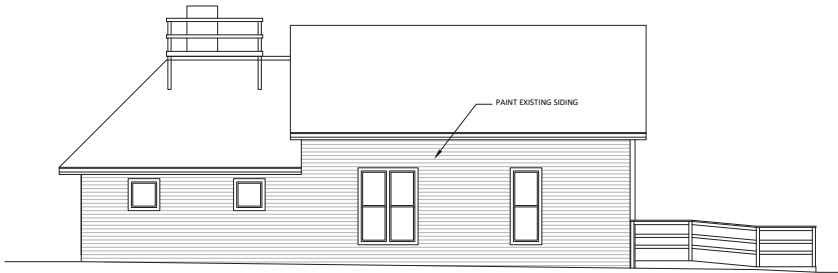
PROJECT NUMBER: 23-52
ISSUE DATE: 11.30.23
REVISION DATE:

sheet title

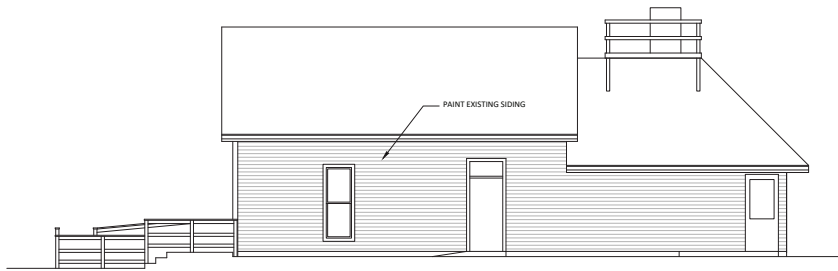
DEMOLITION PLAN,
FLOOR PLAN
& FRONT ELEVATION

sheet number

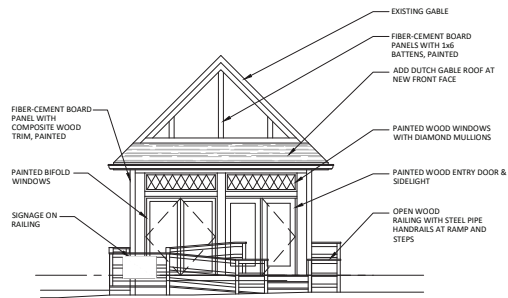
A101



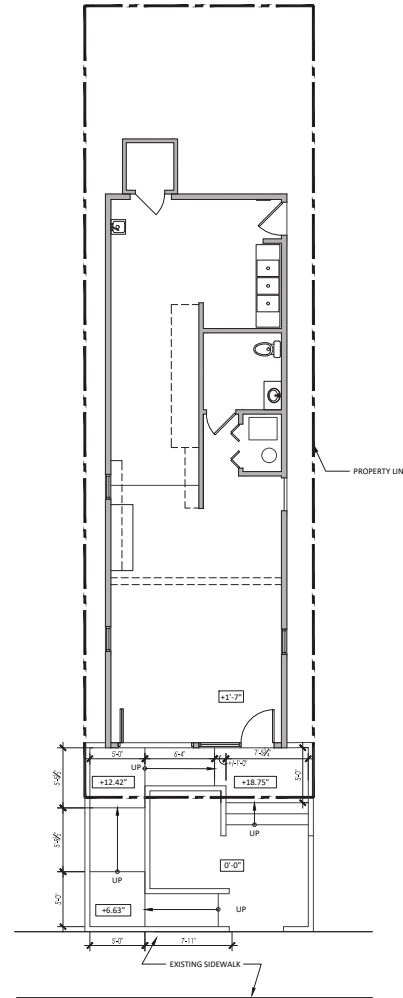
E WEST ELEVATION
SCALE: 3/16" = 1'-0"



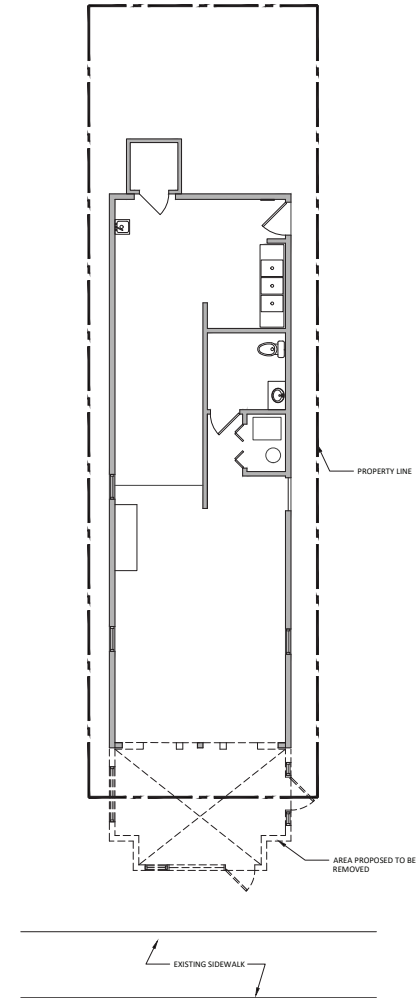
D EAST ELEVATION
SCALE: 3/16" = 1'-0"



C SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



B FLOOR PLAN ↑
SCALE: 3/16" = 1'-0"



A DEMOLITION PLAN ↑
SCALE: 3/16" = 1'-0"



FRONT ELEVATION - WITH TEMPORARY DOOR



EAST ELEVATION - EXISTING



WEST ELEVATION - EXISTING



SOUTHEAST CORNER - EXISTING



EAST ELEVATION - EXISTING



FRONT ELEVATION - EXISTING

certified

project title

NEW LOCATION FOR
BLOOMINGTHAI

405 EAST 4TH STREET
BLOOMINGTON, INDIANA

project information

PROJECT NUMBER: 23-52
ISSUE DATE: 11.30.23
REVISION DATE:

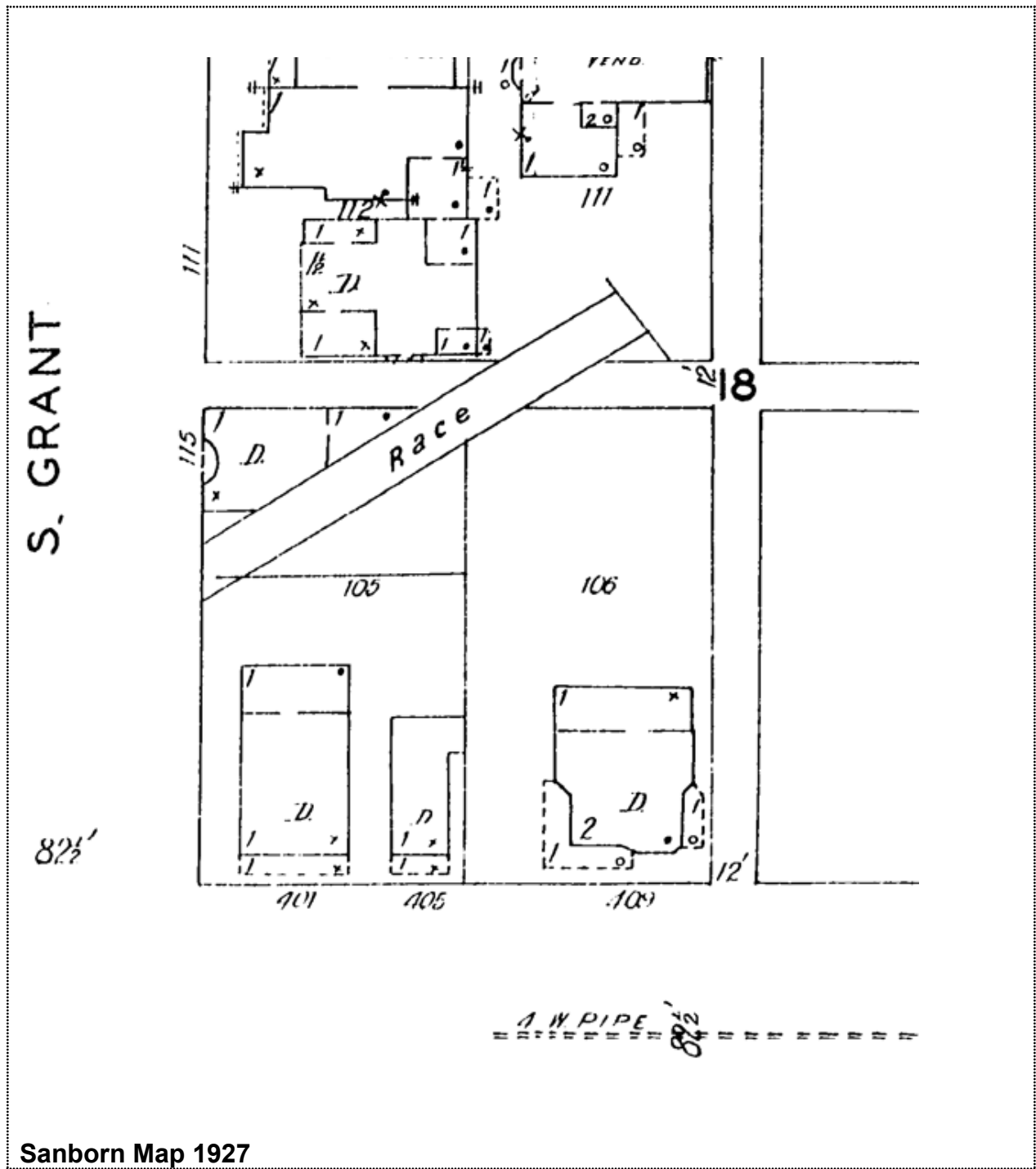
sheet title

EXISTING PHOTOS

sheet number



Sanborn Map 1907



Sanborn Map 1927



Aerial Photograph 1959

STAFF RECOMMENDATIONS	Address: 309 S Davisson St.
COA 23-92 309 S Davisson St.	Petitioner: Barre Klapper, Springpoint Architects
Application Date: 11/30/2023	Parcel: 53-08-05-110-016.000-009
RATING: CONTRIBUTING	Survey: c. 1910, California Bungalow



Background: Greater Prospect Hill Historic District

Request: New Addition, new construction of accessory unit.

Neighborhood Comments: Comment pending

Guidelines: Greater Prospect Hill Historic District Guidelines

RECOMMENDED

1. New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern.
2. New structures should be placed, where possible, in a subordinate position to the primary building on the lot.

Additions Guidelines follow the New Construction Guidelines with the following exceptions:

1. Materials Exception: Use of materials currently on the existing structure can be continued on the Addition.
2. Building Outline and Mass Exception: Excessive impact to the public way façade should be discouraged.
3. Fenestration* Exception: Increased design flexibility for additions on non-public way façades may be considered.

*Fenestration: The arrangement, proportioning, and design of windows, doors and openings.

Staff Recommends Approval of COA 23-92

The proposed addition and accessory structure comply with the historic district guidelines.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 309 S Davisson Street

Parcel Number(s): 53-08-05-110-016.000-009

(OFFICE USE ONLY)
Filing Date: <u>11/30/2023</u>
Case Number: <u>COA 23-92</u>
HPC Hearing Date: <u>12/14/2023</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: Springpoint Architects/ Barre Klapper Email: barre@springpointarchitects.com

Address: 522 W 2nd ST, Bloomington, IN 47403 Phone: 812.322.4491

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Aviva Orenstein Email: aorenste@indiana.edu

Address: 1319 S Dunn Street, Bloomington IN 47401 Phone: 812.340.3105

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: porch floor
- 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: *Bari Klapp* Date: 11/30/2023

November 30, 2023
309 S Davisson Street, Bloomington, IN

Certificate of Appropriateness Request

The property owner, Aviva Orenstein, plans to renovate the existing historic house and construct a 400 square foot owner's suite and screened porch addition in the location of the former rear addition. A new 576 square foot garage with storage above is proposed at the southwest corner of the alley.

Note: New trim will be Boral TruExterior Trim unless noted otherwise.

Proposed Changes to Existing Historic House

1. Porch:
 - Reframe the front porch floor structure, provide new T & G Timbertech PVC 1" x 3" porch flooring.
 - Replace deteriorated wood railing with cedar rail, painted to match existing.
 - Top rail 1-1/2" x 5-1/2"
 - Balusters 1-1/2" x 2"
 - Bottom rail 1-1/2" x 3-1/2"
 - Replace deteriorated wood porch skirt with similar 1/2" x 6" T & G Azek porch skirt, painted.
 - Replace deteriorated half round gutters with new.
2. Skirt Board: Provide new 3/4" x 9-1/4" skirt board to conceal new, deeper floor joists with 1" x 2" drip cap.
3. Front Door: Replace existing wood front door with Masonite fiberglass, square 2-panel door with half lite.
4. Windows:
 - On the south elevation, frame in southeast window opening that had been partially infilled previously. Provide new aluminum clad wood window to west.
 - On the east elevation, provide new aluminum clad wood window at existing opening where original window had been removed for A/C unit.
 - Replace the deteriorated, aluminum storm window system with new.

Proposed New Addition and Garage

1. Siding: Hardie Fiber Cement Board Siding, 4" exposure to match existing, smooth, painted.
2. Windows: Aluminum clad wood windows with simulated muntins where shown. Windows to have 5/4 x 4 jambs, 5/4 x 6 head with 1" cap and 1 x 2 sill, ripped to slope.
3. Exterior Doors: Masonite fiberglass, square 2-panel door with half lite. Windows to have 5/4 x 4 jambs and 5/4 x 6 head with 1" cap.

4. Eaves: Beadboard, painted to match existing.
5. Fascia and Trim: To match existing sizes and profiles.
6. Horizontal Trim: 1 x 8 with 1 x 2 cap ripped to slope to match existing.
7. Screened Porch Columns: 6 x 6 main columns with ¾" wrap with 4 x 4 intermediate posts with ¾" wrap.
8. Entry Canopy: Flat Roof with wood bracket aligned with horizontal trim.
9. Garage Stair and Deck: Treated wood, painted.
10. Garage Door: Clopay Grand Harbor Steel garage door.
11. Gutters: Half round.
12. Roofs: Architectural asphalt shingle roofing system.

Landscape:

1. Retaining walls – dry stack, limestone retaining walls.

Photos of Original House



West Elevation



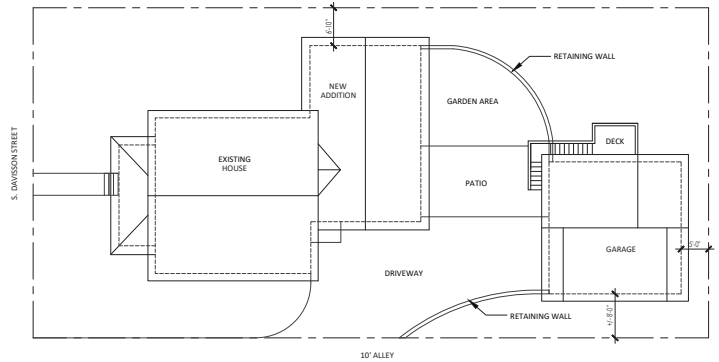
East Elevation



South Elevation, looking west along alley

ARCHITECT'S PROJECT NO. 2023-56
309 S DAVISSON ST
 RENOVATION, ADDITION & GARAGE

NOVEMBER 30, 2023



A SITE PLAN ↑
 SCALE: 3/32" = 1'-0"

LEGAL DESCRIPTION: 015-01880-00 PROSPECT PARK 3RD LOT 4
 PARCEL NUMBER: 53-08-05-110-016.000-009

DRAWING INDEX

- COVER DRAWING INDEX, SITE PLAN
- D101 DEMOLITION PLAN
- A101 FLOOR PLANS
- A201 BUILDING ELEVATIONS
- A202 GARAGE ELEVATIONS

ARCHITECT



SPRINGPOINT ARCHITECTS PC
 522 WEST 2ND STREET
 BLOOMINGTON, INDIANA 47403
 812.318.2930
 WWW.SPRINGPOINTARCHITECTS.COM

STRUCTURAL ENGINEER

KEVIN POTTER, P.E.
 P.O. BOX 5563
 BLOOMINGTON, INDIANA 47407
 812.331.7981

certified

project title

309 S DAVISSON ST
RENOVATION, ADDITION
& GARAGE
BLOOMINGTON, IN
309 S DAVISSON ST

project information

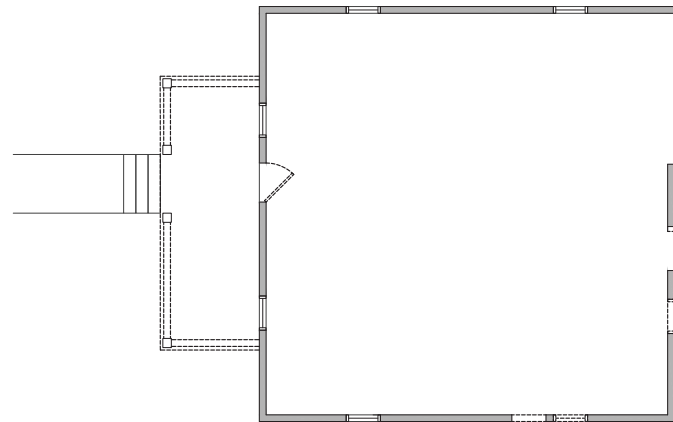
PROJECT NUMBER: 23-56
ISSUE DATE: 11.30.2023
REVISION DATE:

sheet title

DEMOLITION PLAN

sheet number

D101



A DEMOLITION FLOOR PLAN ↑
SCALE: 1/4" = 1'-0"

LEGEND	
—	EXISTING WALL TO REMAIN
- - - - -	WALL OR ITEM TO BE REMOVED

certified

project title

309 S DAVISSON ST
RENOVATION, ADDITION
& GARAGE

BLOOMINGTON, IN

309 S DAVISSON ST

project information

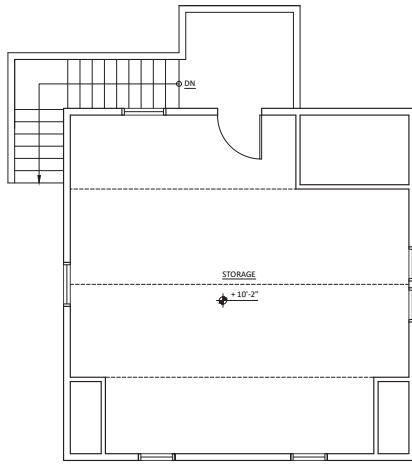
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ISSUE DATE: 11.30.2023
REVISION DATE:

sheet title

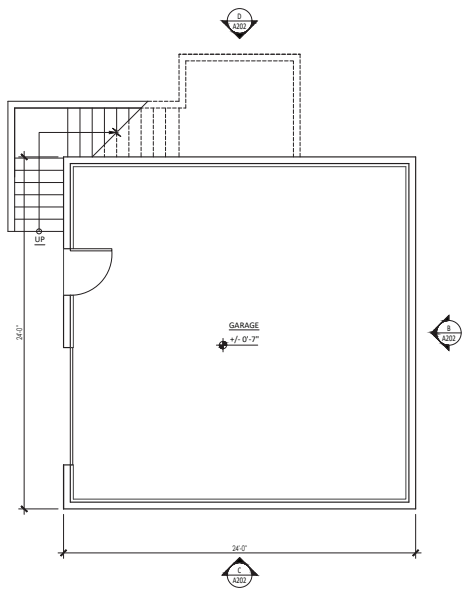
FLOOR PLANS

sheet number

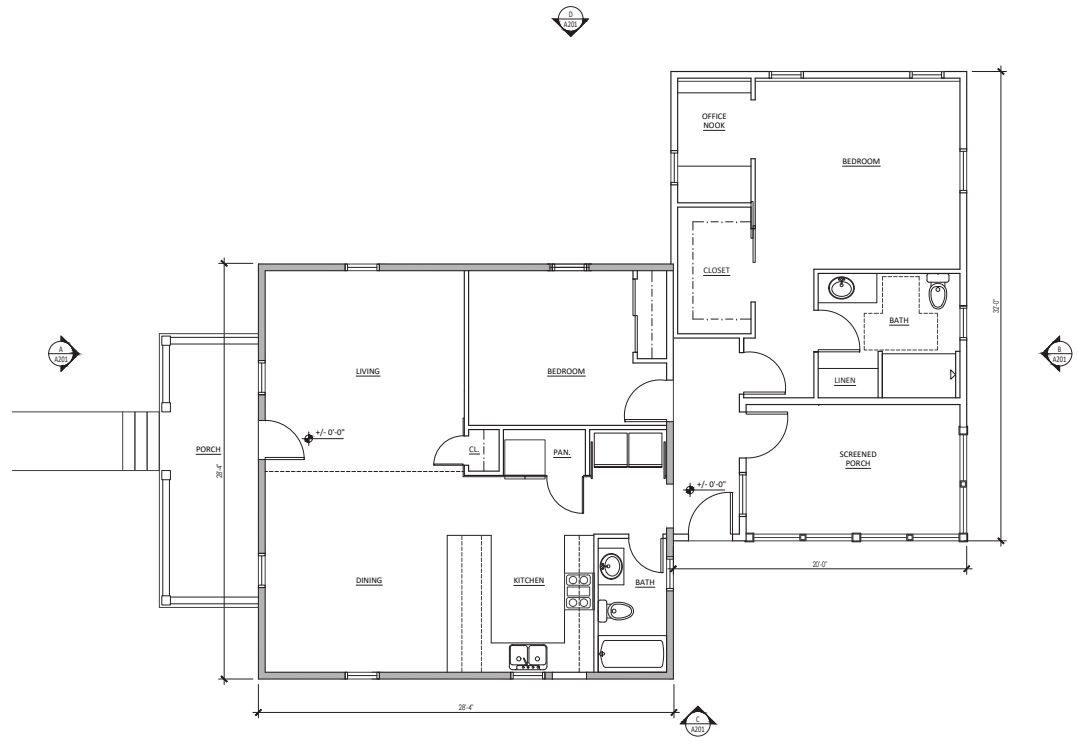
A101



C GARAGE
SECOND FLOOR PLAN ↑
SCALE: 1/4" = 1'-0"

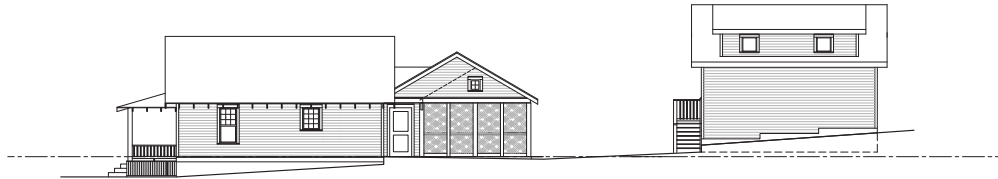


B GARAGE
FIRST FLOOR PLAN ↑
SCALE: 1/4" = 1'-0"

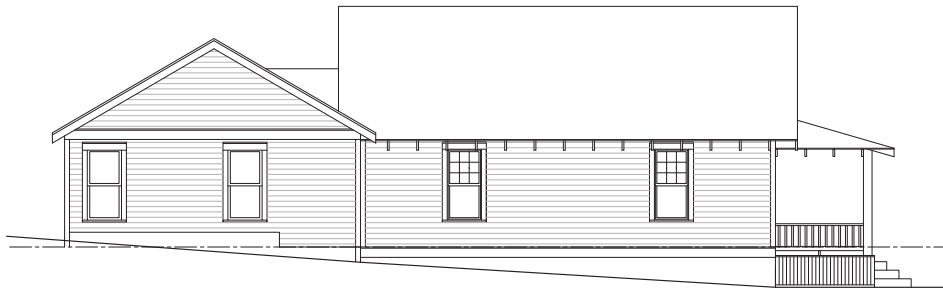


A RENOVATION & ADDITION
FIRST FLOOR PLAN ↑
SCALE: 1/4" = 1'-0"

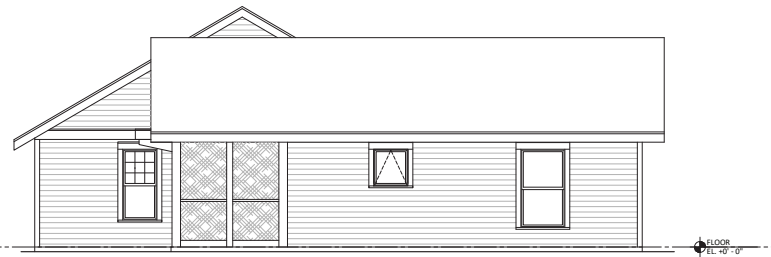
LEGEND	
	EXISTING WALL TO REMAIN
	NEW WOOD FRAMED WALL



E SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



D NORTH ELEVATION
SCALE: 1/4" = 1'-0"



B EAST ELEVATION
SCALE: 1/4" = 1'-0"



C SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



A WEST ELEVATION
SCALE: 1/4" = 1'-0"

certified

project title

309 S DAVISSON ST
RENOVATION, ADDITION
& GARAGE

BLOOMINGTON, IN

309 S DAVISSON ST

project information

PROJECT NUMBER: 23-56
ISSUE DATE: 11.30.2023
REVISION DATE:

sheet title

BUILDING
ELEVATIONS

sheet number

A201

certified

project title

309 S DAVISSON ST
RENOVATION, ADDITION
& GARAGE

BLOOMINGTON, IN

309 S DAVISSON ST

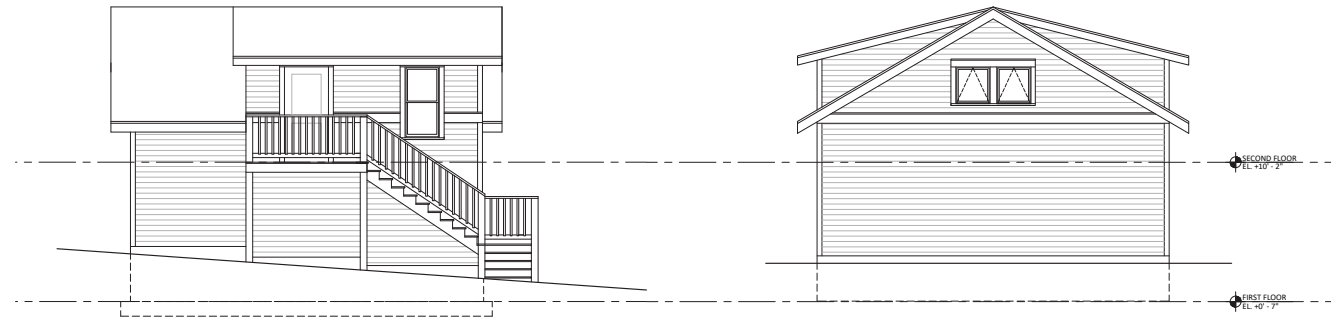
project information

PROJECT NUMBER: 23-56
ISSUE DATE: 11.30.2023
REVISION DATE:

sheet title

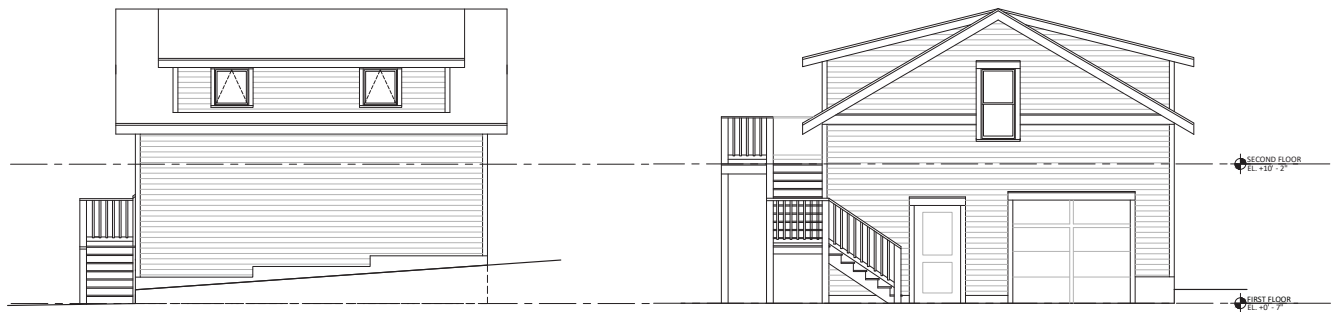
GARAGE
ELEVATIONS

sheet number



D NORTH ELEVATION
SCALE: 1/4" = 1'-0"

B EAST ELEVATION
SCALE: 1/4" = 1'-0"



C SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

A WEST ELEVATION
SCALE: 1/4" = 1'-0"

A202



Existing door



Proposed door

STAFF RECOMMENDATIONS	Address: 615 N Lincoln St.
DD 23-11 615 N Lincoln St.	Petitioner: Morton Rubin
Start Date: 10/12/2023	Parcel: 53-05-33-208-016.000-005
RATING: CONTRIBUTING	Survey: c. 1900, Gambrel roof



Background: The site consists of the main house, a detached garage, and an ashlar limestone retaining wall. The sidewalk in front of the property is covered in the WPA limestone square and octagon pattern found throughout Bloomington.

According to the Bloomington City Book of 1920, the owners of the property were Glen A. and Lucille Young. Glen Young worked as a Helper at the Showers Brothers Company throughout his life. They owned the house until 1977 when they sold it.

The property is located in the Cottage Grove study area.

Request: Full Demolition

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

Staff Recommends release of DD 23-11

This building has been altered. However, it can be restored and would be contributing to a larger historical context, not just through its design but through the entire site. However, on its own, staff could not find enough information to substantiate a designation.

IHSSI (County Survey)



Survey Number: 105-055-31079

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2014

National Register File
Number: _

Survey County

County**Legal Township(s)****Quad Name(s)**

Monroe

Bloomington

Bloomington

Address: 615 N Lincoln St

City: Bloomington

Location Notes: -

Coordinates**Easting****Northing**

540505

4335999

Common Name: -

Category: Building

Visible?: Historic District?:

Historic District Name: Cottage Grove Historic District

Ownership: private

Use: PresentResidence: Commercial: Vacant: Other: Other: **Use: Past**Residence: Commercial: Vacant: Other: Other: **Surveys/Legal Protections**National Register: State Register: Hoosier Homestead: National Historic
Landmark: Local Designation: Protective
Covenants: Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of
Contributing
Resources: 3

Number of
Non-
contributing
Resources: 0

Environment: urban

Bibliography: -

Structure Type

Bridge:

Cemetery:

Other:

Time Period(s): c. 1900

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: -

Architect/Builder	Architectural Firm	Affiliation
-	-	-

Replacement

Windows:

Roof:

Other:

Additions

Siding:

Wings:

Other:

Description: deck

Removals: -

Stories

1: 1 1/2: 2: 2 1/2:
Other:

Plan

Rectangular: Polygonal:
L: T: X: U:
Irregular: Other:

Depth

Single-Pile: Double-Pile:
Irregular/Massed: Other:

Number of Bays: 3

Foundation: LIMESTONE

Foundation Description: -

Walls Description: -

Other Walls: -

Roof

Side-Gable: Front-Gable: Cross-Gable:
Hip: Pyramidal: Mansard:
Other: Description: gambrel

Material: ASPHALT

Features: -

Porches

Front: Side: Back:

Notes: wood deck supported by limestone columns, half wall and wood posts

Openings: repl. door, orig door flanked by two repl. 1/1 windows on either side under porch.
two central repl. 1/1 windows and repl. door on second floor

Interior: -

Outbuildings: Tool shed,
Other

Description: limestone wall, decorative concrete sidewalk

Notes: -

Statement of Significance: -

Architectural Description: -

2.1 © 2007 DNR-DHPA. All rights reserved.

STAFF RECOMMENDATIONS	Address: 615 W 1st St.
DD 23-12 615 W 1st St.	Petitioner: Desma Belsaas, Anthony Larsen
Start Date: 11/28/2023	Parcel: 53-08-05-100-014.000-009
RATING: CONTRIBUTING	Survey: c. 1920/25, California Bungalow



Background: Building is a highly intact California style bungalow. It was built in the 1920's. According to the Bloomington City Book, James and Lizzy Teague lived in the house with Walter and Willis Teague during the 1920's. James was a Conductor on the Monon Route, Willis was a Planerman at National Stone Company and Walter was a student.

Request: Full Demolition

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

Staff Recommendation: Release, but if possible to move it then do so.

The building is highly intact and a solid representative of the California style bungalow in Bloomington. It is the last representative of its style in the area.

IHSSI (County Survey)



Survey Number: 105-055-60938

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2015

National Register File
Number: -

Survey County

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

Address: 615 W 1st St

City: Bloomington

Location Notes: -

Coordinates

Eastings

Northings

108

Common Name: Indiana University Health: Health Investment Program

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

Use: Present

Residence: Commercial: Vacant:

Other:

Other:

Use: Past

Residence: Commercial: Vacant:

Other:

Other:

Surveys/Legal Protections

National Register: State Register: Hoosier Homestead:

National Historic Landmark: Local Designation: Protective Covenants:

Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of
Contributing
Resources: 1

Number of
Non-
contributing
Resources: 0

Environment: Urban

Bibliography: -

Structure Type

Bridge:

Cemetery:

Other:

Time Period(s): c. 1925

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: California Bungalow

Architect/Builder

Architectural Firm

Affiliation

- - -

Replacement

Windows: Roof:
Other: Description: door

Additions

Siding: Wings:
Other:
Removals: door

Stories

1: 1 1/2: 2: 2 1/2:
Other:

Plan

Rectangular: Polygonal:
L: T: X: U:
Irregular: Other:

Depth

Single-Pile: Double-Pile:
Irregular/Massed: Other:

Number of Bays: 2

Foundation: CONCRETE

Foundation Description: -

Walls Description: -

Other Walls: -

Roof

Side-Gable: Front-Gable: Cross-Gable:
Hip: Pyramidal: Mansard:
Other:
Material: ASPHALT
Features: brick chimney

Porches

Front:

Side:

Back:

Notes: See #29

Openings: 6/1, 4/1, and 3/1 double hung wood windows with metal storms, multi-light wood picture windows in rear porch, wood door with square light and metal storm

Interior: -

Outbuildings: -

Notes: -

Statement of Significance: -

Architectural Description: Front porch across east bay, gable front, limestone columns and half walls with stone caps, concrete floor and steps, metal hand rail. Rear enclosed porch with shed roof.

HD 23-01 LOWER CASCADES PARK HISTORIC DISTRICT

Staff Report

Bloomington Historic Preservation Commission

The property, located at the stream bottomland bound by and surrounding old State Road 37 to the east and the steep slopes to the west, qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code 1(a)(c), 2(g)

1) Historic:

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

2) Architectural:

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

Case Background

The Lower Cascades Park (the Park) is one of three distinct geographical areas within the Cascades Park along with the Upper Cascades Park and the golf courses, in the northern region of Bloomington. The Park is located at the bottom of a valley, along the

Cascades Creek and Old State Road 37, bounded to the north by Griffy Creek, and by a steep rise in the land to the east and west.

“The district’s hydrology centers on Cascades Creek which is located in the bottomlands. The stream flows north and drains into Griffy Creek approximately a half-mile north of the district. The stretches of Cascades Creek that are within the district have been channelized and its bottom is primarily bedrock. The creek’s minor tributaries drain the uplands and valley slopes, and cut to the bedrock resulting in outcroppings and small waterfalls (NRHP 2021).”

The HALS Survey describes the geology of the Cascades Park as follows. “The geological history of the Cascades Park Historic District created the natural and scenic landscape features that became an early twentieth century recreational attraction for Bloomington residents. The district is located in the unglaciated Highland Rim Natural Region that is characterized by karst topography, cliffs, and rugged hills. The park’s landscape is representative of the Mitchell Karst Plain Section of this region that is further characterized by level upland, steep slopes, and stream bottomland. Oak, hickory, and sugar maple are the dominant tree species, and ash would have historically been prevalent (HALS 2021, 4).”

The Cascades Park contains three large shelters built by the Works Progress Administration (WPA) during the 1930s. Two of these shelters, Sycamore and Waterfall Shelter are located within the proposed district area. The Lion’s Den Shelter, although designed as part of the same master plan, is located in the Upper Cascades, falling outside of the proposed district.

In addition to the shelters, the Park also contains a WPA era retaining wall on the stream embankment, 24 picnic tables, a well house, a concrete ford, various bridges, a campfire, and three wishing well fountains. Most of the structures were built using rusticated limestone ashlar (NRHP 2021).

The following is an extract from the Historic American Landscapes Survey (HALS) performed in 2021 which describes these resources in more detail. “Landscape features, especially uplands and bottomlands, divide Cascades Park Historic District into two distinct sections: Upper Cascades and Lower Cascades. Both sections contain Works Progress Administration (WPA) constructed resources: stream retaining walls, shelters, a well pump house, picnic tables, a fire ring, and wishing well drinking fountains. The WPA resources are primarily constructed with rusticated limestone ashlar (e.g., blocks) laid in a common bond. The use of limestone is representative of the Administration’s integration of regional materials into its projects. WPA constructed wishing wells and picnic tables are located in both the upper and lower sections of the

park. The wishing wells are drinking fountains constructed of a circular limestone block base with two limestone block pillars that support a timber roof . The circular base contains a shallow concrete basin with a drinking fountain and a drain. A horizontal timber threads through the upper portion of each pillar and supports a gable roof. There are three wells in the park: near the Lion’s Club Shelter, near Sycamore Shelter, and along the trail between Waterfall Shelter and the concrete highway bridge. There are several types of WPA constructed picnic tables. Generally, the tables are constructed with a rectangular (approximately 3 x 10 feet), horizontal, smooth, single limestone slab tabletop supported by three limestone block pillars. The tabletop has rounded corners. The tables have between one and four benches (some benches are missing and some have been moved to accommodate wheelchairs). The benches are constructed of a horizontal, smooth limestone block with rusticated ends (approximately 1 x 4 feet) supported by pillars of limestone blocks. The benches on the long sides of the tables are composed of two limestone slab sections on three pillars. The end benches are comprised of a single limestone slab on two pillars (HALS 2021).”

Historic surveys rating and designations:

The Lower Cascades is currently going through the nomination process to be included in the National Register of Historic Places as part of a larger district that also includes the golf courses and the Upper Cascades.

The following ratings are based on the HALS survey and the National Register of Historic Places Nomination prepared by Christopher Baas and J.P. Hall for the Parks and Recreation Department in 2021.

Contributing:

- Monroe County Bridge # 413, 1926.
- 4 Metal/Concrete Pedestrian Bridges, c. 1960’s.
- 24 limestone picnic tables, WPA Rustic, c.1936.
- Wishing Well Drinking Fountain, WPA Rustic, 1936.
- Waterfall Shelter, WPA Rustic, 1936.
- Well House, WPA Rustic, 1936.
- Limestone Benches, WPA Rustic, c. 1936. Contributing. (structure)
- Concrete Pedestrian Bridge, c. 1935, Contributing. (structure)
- Sycamore Shelter (Previously the Cascade Park Bath House), WPA Rustic, 1938
- The Slide (Cascades Creek ford), concrete, date unknown

Non-Contributing:

- Pedestrian Bridge, 2000s.
- Playground (southeast of the Sycamore Shelter and west of the Cascades Creek), c. 1980s.
- Playground, modern east of Cascades Creek and Old State Road 37. 2006.

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

The Lower Cascades Park is part of a national movement towards the preservation of natural resources and enjoyment of outdoor spaces that was popularized in the early 20th century. Frederick Law Olmsted designed and popularized public parks and their use for a myriad of recreational uses throughout the United States including Central Park in New York City during the 19th Century. The National Park Service was instituted in 1916. The state park movement was on the tail of the national park efforts. Indiana's first state park was founded just up the road at McCormick's Creek in 1916. The Bloomington City Council created a local parks board in 1921, just five years later. The natural geographic beauty of the area led to the creation of the Cascades Park by the City of Bloomington in 1924. James Coffman wrote in his thesis titled *Cascades Park : a preservation and recreation development plan, Bloomington, Indiana* "The original intent was to preserve a naturally beautiful site."

In 1916, the road that runs through the Lower Cascades into Bloomington known as "North Pike" became a part of the "Dixie Highway", an interconnected road system that was promoted as a leisure travel alternative from Chicago to Florida in a national road trip campaign. The road itself appears on late 19th century and early twentieth century maps (Image 1), although it is quite possibly much older.

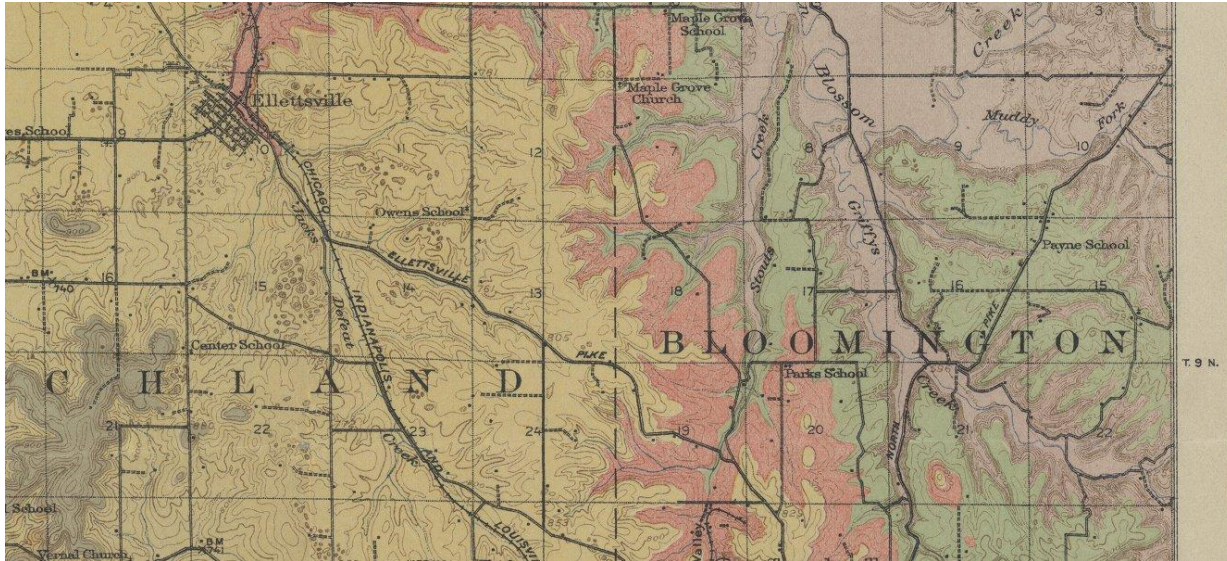


Image 1: “North Pike” Topographic map. 1914. (Courtesy, Wells Library Map Collections, Indiana University, Bloomington, Indiana)

North Pike connected Bloomington to Indianapolis (Image The “highway” consisted of a map that highlighted a map with stops along the way. Thomas Taggart, owner of the French Lick Springs Hotel, led a fierce campaign to have the proposed touristic highway diverted from Columbus to Bloomington so that his own hotel could be included. The historic highway was eventually replaced by multi lane highways as the preferred method of interstate travel and the term “Dixie” has gone out of favor throughout the United States due to its association with the confederacy. In 1927 the road was renamed State Road 37 when Indiana instituted a road numbering system.

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

The Lower Cascades Park has been maintained by the City of Bloomington and enjoyed by both its residents and visitors alike for almost 100 years. During this time countless memories, picnics, races, and peaceful days have been enjoyed by community members. The history of the Cascades Park has been documented in different articles, documentaries, and even a masters thesis in 1984. In 1997 *BRI News* published an article providing information on the history of the Cascades Park stating that “In 1921, however, the owners of the stone and gravel quarry at the southern edge of the cascades planned to expand it northward, along the highway and creek bed. In response, the city’s first park board was established and chartered to protect the “beauty spot of the southern part of the state (BRI 1997, 1).”

The landscape has been maintained in its majority with minimal intervention, except to ensure its continual care. There have been changes over time. The park expanded through land purchases in the 1920's and 1930's. For a time there was a pool and tennis court, which were first leased and then purchased from then neighboring property to the north (1997, 2). The pool and court were eventually closed. More recently playgrounds have been installed in the last few years as well as a large bank stabilization project that was done to the Griffy Creek, replacing some of the original WPA stone retaining walls with a stepped system. The WPA structures and other landscape features such as benches, tables, and bridges remain mostly intact.



Image 2: Assortment of photos from a family trip to the Cascades Park dated to October 5, 1925. Courtesy of the Monroe County History Center

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

The WPA structures including the two shelters, picnic tables, and wishing wells were built during the 1930's as part of the federal initiatives to alleviate the economic

hardships affecting the entire population during the Great Depression. The City of Bloomington qualified for funds due to the economic impact felt directly by the quarries and other industries. Funds were requested for different initiatives throughout Bloomington but a sizable portion was allocated to the construction of various structures in both the Upper and Lower Cascades including the two main roofed activity structures, picnic tables, and wishing wells, amongst others.

The designs were based on the National Parks Service Rustic designs, sometimes known as “Parkitecture”. This design typology emphasizes use of localized materials, and designs fitting an open aired, natural aesthetic that begins to blend into the landscape.

SHELTERS and RECREATION BUILDINGS • Plate L-9

Shelter - Turner Falls State Park - Oklahoma

The carpenter critic may well skip this subject unless he would merely praise for breath. The fine hand lines of the shingle courses doubled every fourth or fifth course for scale and accent, the well-sealed pole rafter ends, the rugged informality and textural quality of the stone work, the batter of the wall - all combine to the success of this structure.

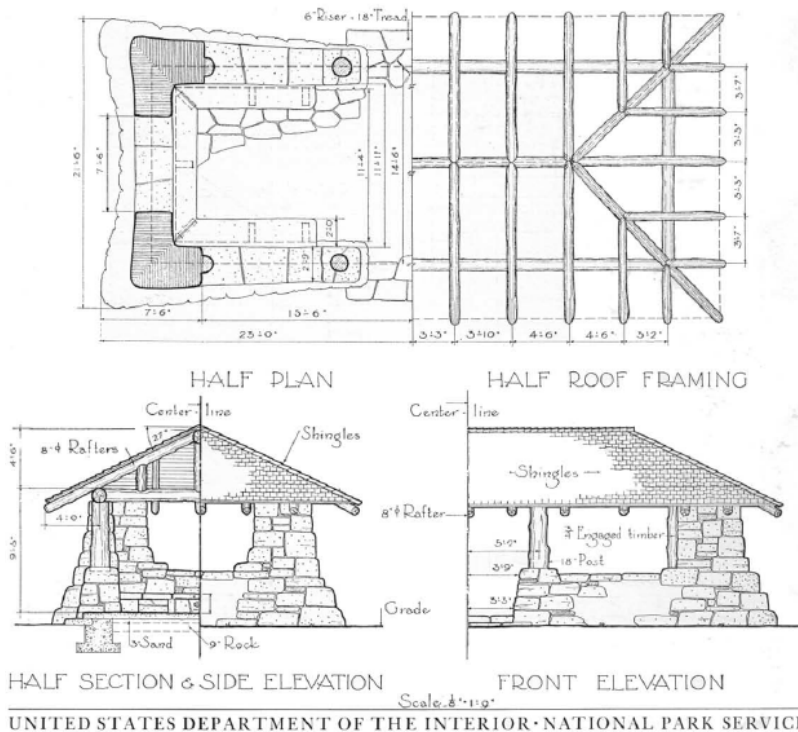


Image 3: National Parks Service shelter template (NPS Website)

Each design feature was created to facilitate passive recreation, mainly consisting of picnics and gatherings along with interaction with the natural features such as the cascades and creek.

Recommendation: Approvals

Staff recommends approval for the nomination of the Lower Cascades to be designated as a local historic district based on both its the Historic(a)(c) and architectural(g) merits as it has significant character, interest, and value as part of the development, heritage, or cultural characteristics of the city, exemplifies the cultural, political, social, and historic heritage of the community, and exemplifies the built environment in an era of history characterized by a distinctive architectural style.

The Lower Cascades has provided the community of Bloomington and beyond with a unique natural, cultural, and social space for over a century. The Lower Cascades will celebrate its hundredth anniversary as an officially recognized park in 2024. The combination of highly intact WPA structures built in the 1930's, its history as part of an early touristic interstate highway, and its unique natural features would each on its own be more than enough to qualify the site for designation.

Bibliography

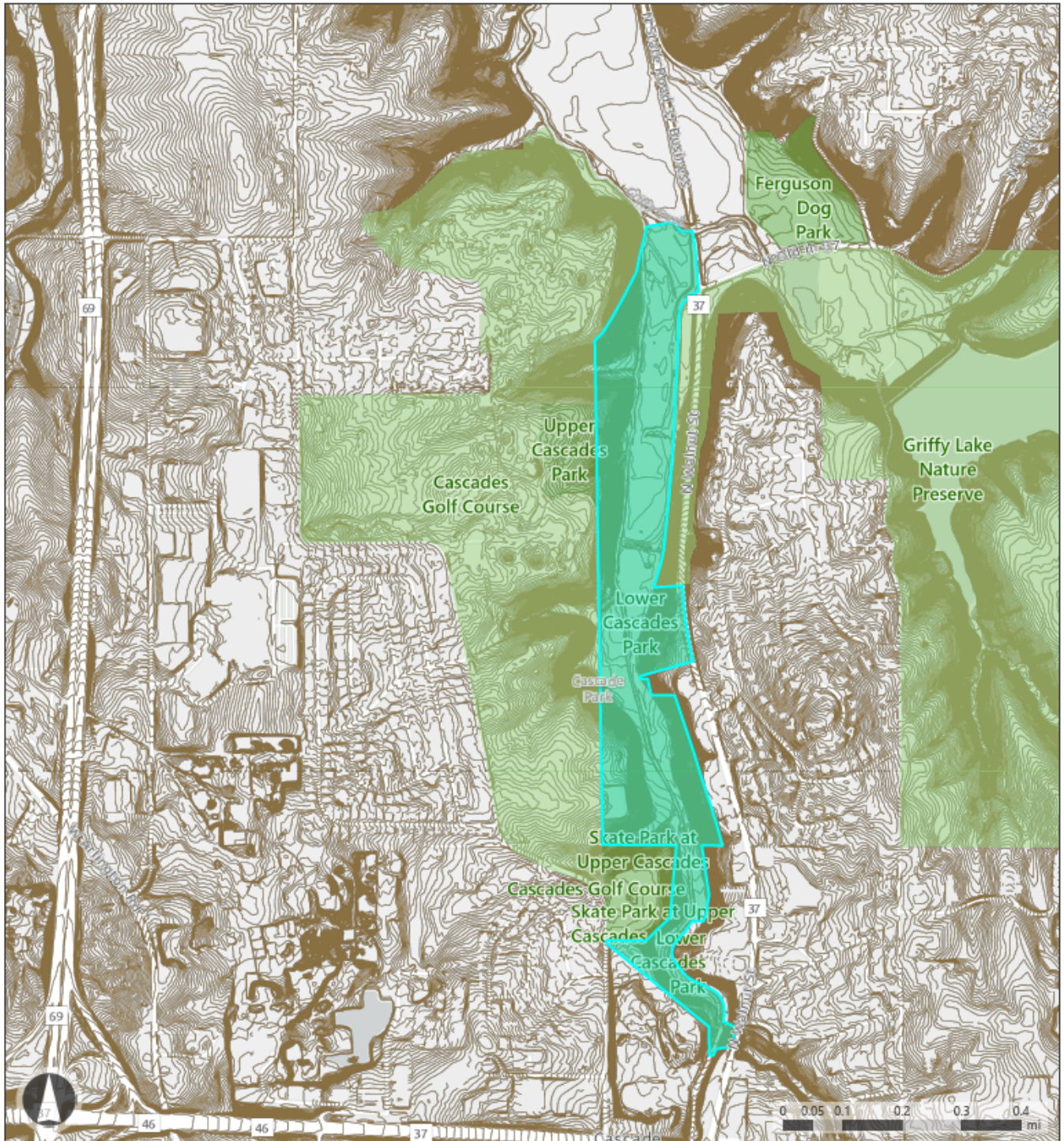
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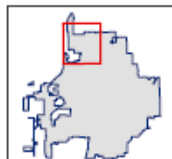
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Map Legend

	Park Boundary
	Other Park Properties
	Contours 2005



Photographs from the National Register of Historic Places Nomination taken by Chris Bass on May 26, 2021



Image 4: Waterfall Cascades (Sycamore) Shelter House, looking southwest.



Image 5: Sycamore Shelter



Image 6: Well House, looking southwest.



Image 7: Limestone bench southeast of the Sycamore Shelter, looking east.



Image 8: Concrete Pedestrian Bridge, looking southwest



Image 9: Stone Picnic Tables

2024 Historic Preservation Commission Calendar

Bloomington Historic Preservation Commission Schedule of Regular Meetings 2024				
Application Deadline (Thur. by 5pm)	Agenda Released (Thur. by Noon)	Packet Released (Fri. by 5pm)	Neighborhood Written Input Due (Wed. by 5pm)	Meeting Date (Thur.)
Jan. 11	Jan. 18	Jan. 19	Jan. 24	Jan. 25
Jan. 25	Feb. 1	Feb. 2	Feb. 7	Feb. 8
Feb. 8	Feb. 15	Feb. 16	Feb. 21	Feb. 22
Feb. 29	Mar. 7	Mar. 8	Mar. 13	Mar. 14
Mar. 14	Mar. 21	Mar. 22	Mar. 27	Mar. 28
Mar. 28	Apr. 4	Apr. 5	Apr. 10	Apr. 11
Apr. 11	Apr. 18	Apr. 19	Apr. 24	Apr. 25
Apr. 25	May. 2	May. 3	May. 8	May. 9
May. 9	May. 16	May. 17	May. 22	May. 23
May. 30	Jun. 6	Jun. 7	Jun. 12	Jun. 13
Jun. 13	Jun. 20	Jun. 21	Jun. 26	Jun. 27
Jun. 27	Jul. 4	Jul. 5	Jul. 10	Jul. 11
Jul. 11	Jul. 18	Jul. 19	Jul. 24	Jul. 25
Jul. 25	Aug. 1	Aug. 2	Aug. 7	Aug. 8
Aug. 8	Aug. 15	Aug. 16	Aug. 21	Aug. 22
Aug. 29	Sep. 5	Sep. 6	Sep. 11	Sep. 12
Sep. 12	Sep. 19	Sep. 20	Sep. 25	Sep. 26
Sep. 26	Oct. 3	Oct. 4	Oct. 9	Oct. 10
Oct. 10	Oct. 17	Oct. 18	Oct. 23	Oct. 24
Oct. 31	Nov. 7	Nov. 8	Nov. 13	Nov. 14
Nov. 28	Dec. 5	Dec. 6	Dec. 11	Dec. 12