



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

Thursday February 22, 2024

**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/81743919161?pwd=gris2rkE1RXtTT28DSPfPDarsNZflf.1>

**Meeting ID 817 4391 9161**

**Passcode 419839**

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)

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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 Anna Killion-Hanson at the Housing and Neighborhood Development Department at [anna.killionhanson@bloomington.in.gov](mailto:anna.killionhanson@bloomington.in.gov) or 813-349-3577 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](mailto:human.rights@bloomington.in.gov).

# Bloomington Historic Preservation Commission Meeting

## Thursday February 22, 2024, 5:00 P.M.

### In Person:

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

### Zoom:

<https://bloomington.zoom.us/j/81743919161?pwd=gris2rkE1RXtTT28DSPfPDarsNZflf.1>

**Meeting ID 817 4391 9161**

**Passcode 419839**

## AGENDA

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
  - A. January 25, 2024
- IV. BEGINNING OF YEAR VOTES**
  - A. Choosing HPC Chair for 2024
  - B. Choosing HPC Vice-Chair for 2024
  - C. Creating guideline subcommittee
  - D. Reminder to fill out yearly conflict of interest form
- V. CERTIFICATES OF APPROPRIATENESS**
  - Staff Review**
    - A. COA 24-02**
      - 110 N Walnut St (Courthouse Square Historic District)
      - Petitioner: Alex Miracle
      - Installing access ladder in alley.*
  - Commission Review**
    - B. COA 24-03**
      - 923 E. University (Elm Heights Historic District)
      - Petitioner: Terry Hays

*Garage expansion.*

**C. COA 24-04**

1020 W. 6<sup>th</sup> St (Near West Side Historic District)

Petitioner: Neil Patzner

*Adding an additional story to a duplex and residing.*

**D. COA 24-05**

620 S Ballantine (Elm Heights Historic District)

Petitioner: Eric Kahrs

*Fencing.*

**VI. DEMOLITION DELAY**

**A. DD 24-01**

1303 N Lincoln (Contributing)

Petitioner: Alyssa Gallina for Core Spaces

*Full Demolition*

**B. DD 24-02**

1305 N Lincoln (Contributing)

Petitioner: Alyssa Gallina

*Full Demolition*

**C. DD 24-03**

1307 N Lincoln (Contributing)

Petitioner: Alyssa Gallina

*Full Demolition*

**D. DD 24-04**

1310 N Washington (Contributing)

Petitioner: Alyssa Gallina

*Full Demolition*

**E. DD 24-05**

1320 N Washington (Contributing)

Petitioner: Alyssa Gallina

*Full Demolition*

**F. DD 24-06**

216 E 19<sup>th</sup> (Contributing)

Petitioner: Alyssa Gallina

*Full Demolition*

**G. DD 24-07**

218 E 19<sup>th</sup> (Contributing)

Petitioner: Alyssa Gallina

*Full Demolition*

**H. DD 24-08**

409 N Roosevelt (Contributing)

Petitioner: Ernest Xi

*Full Demolition*

- I. **DD 24-09**
  - 2008 W 3<sup>rd</sup> St (Contributing)
  - Petitioner: Morton Rubin
  - Full Demolition*
- VII. **NEW BUSINESS**
  - A. **Lower Cascades Park Nomination**
- VIII. **OLD BUSINESS**
  - A. **615 1<sup>st</sup> Street update**
  - B. **615 N Lincoln Street public hearing**
- IX. **COMMISSIONER COMMENTS**
- X. **PUBLIC COMMENTS ANNOUNCEMENTS**
- XI. **ADJOURNMENT**

Next meeting date is March 7, 2024 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

# JANUARY MINUTES

## Bloomington Historic Preservation Commission Meeting

**In Person:** 401 N Morton St., Ste. 135, Bloomington, IN 47404

**Zoom:** <https://bloomington.zoom.us/j/83714120888?pwd=8pdfneaML26A6YB3e1BsLaPRWpaYql.1>

**Meeting ID:** 837 1412 0888 **Passcode:** 9

**Thursday January 25, 2024, 5:00 P.M.**

### I. CALL TO ORDER

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

### II. ROLL CALL

#### **Commissioners Present:**

John Saunders (Present)

Sam DeSollar (Present)

Elizabeth Mitchell (Present)

Reynard Cross (Present)

Marlene Newman (Present), (Entered meeting @ 5:10 p.m.)

Daniel Schlegel (Present)

William Fulk (Present)

#### **Advisory Members:**

Karen Duffey (Present)

Chris Sturbaum (Present)

Duncan Campbell (Present)

#### **Staff Present:**

Anna Killion-Hanson (Present), HAND

Colleen Newbill (Present), City Legal Department

#### **Guests Present:**

CATS

Jan Sorby

Steve Wyatt

### III. APPROVAL OF MINUTES

A. November 9, 2023

**Daniel Schlegel** made a motion to approve **November 09, 2023 Minutes**.

**John Saunders** seconded.

**Motion Carries: 5 Yes (Saunders, Schlegel, DeSollar, Reynard, Mitchell), 2 Abstain (Newman, Fulk), 0 No**

### IV. CERTIFICATES OF APPROPRIATENESS

#### Staff Review

#### Commission Review

##### A. COA 24-01

107 N. College

(Courthouse Square Local Historic District)

Petitioner: Freddy Gamez

*New Signage*

**Anna Killion-Hanson** gave presentation. See packet for details.

**Daniel Schlegel** asked if there was a sign there currently. **Elizabeth Mitchell** commented that the sign looked off center and if this was on purpose. **Reynard Cross** stated that it was to go over the door because there is a business on the other side. **Reynard Cross** asked if the sign could be framed. **Rebeca Mena** stated that this was possible but would have to be approved by the owner and that another potential would be to delineate the space with paint. **Marlene Newman** suggested having the far right light go over the entrance for the business in the basement. **Rebeca Mena** stated that this would have to be discussed with the owner of the other business. **Chris Sturbaum** asked how thick the sign was and how far does it stick out. **William Fulk** stated that as presented it looked like it meets the needs for the business.

**Sam DeSollar** made a motion to **approve COA 24-01**.

**Reynard Cross** seconded.

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

### V. DEMOLITION DELAYS

##### A. DD 23-11

615 N Lincoln St (Contributing)

Petitioner: Morton Rubin

Full Demolition

**Anna Killion-Hanson** gave presentation. See packet for details.

**John Saunders** asked if the retaining wall would be preserved. **Eric Greulich** with **City Planning and**

**Engineering** stated that he did not know what the plans for the retaining wall were. **Elizabeth Mitchell**

asked if the retaining wall was continuous. **Duncan Campbell** asked if the **Petitioner** gave a reason for

the demolition. More discussion ensued. See packet for details. The **Commissioners** had several

concerns with the demolition of this structure. See packet for details. More discussion ensued about the

retaining wall and structure in relation to the neighborhood. **Marlene Newman** commented that it would

be nice to see a site plan.

**Jan Sorby** with **Bloomington Restoration** made a comment that this was a perfectly good house that could be rehabbed.

**Reynard Cross** made a motion to **Elevate Petition DD 23-11** and to place **interim protection** on the property.

**Daniel Schlegel** seconded.

**Motion Carries: 7 Yes (Saunders, DeSollar, Mitchell, Cross, Newman, Schlegel, Fulk), 0 No,**

**0 Abstain.**

#### **B. DD 23-12**

615 W 1<sup>st</sup> Street (Contributing)

Petitioner: Desma Belsaas, Anthony Larsen

Full Demolition

**Anna Killion-Hanson** gave presentation. See packet for details.

**Elizabeth Mitchell** asked if anyone had considered moving the building. **Anthony Larsen**

stated that they had looked into moving the house but the cost was too high. **Duncan Campbell** asked what the plan for this site was, and what the rush was for demolition.

The Petitioner did not know. **Anna Killion-Hanson** stated that there had been nothing decided. **Colleen Newman** clarified what the **Historic Preservation Commission** was allowed to do and what is not in their purview. **Chris Sturbaum** stated that this structure could be saved and moved. **Karen Duffy** stated that it would make

a nice affordable house for someone. **Steve Wyatt** with **Bloomington Restorations** stated that they have reached out to the **City** several times over the years about this house. But no serious discussions

as to what can be done. More discussion ensued. See packet for details. **Sam DeSollar** asked about the deadline on this **Petition**. **John Saunders** stated that he would like to extend the deadline.



**Anna Killion-Hanson** granted an **extension of an additional 30 days** for **DD 23-12**.

**Reynard Cross** made a motion to make a statement in support of having a partnership between the **City** and **BRI** to come to a **solution to preserve DD 23-12**

**Elizabeth Mitchell** seconded.

**Motion Carries: 6 Yes (Saunders, DeSollar, Mitchell, Cross, Newman, Fulk), 0 No, 0 Abstain**

**VI. NEW BUSINESS**

**A. 2024 Historic Preservation Commission Meeting Calendar**

**Sam DeSollar** made a motion to adopt the Calendar as presented.

**Reynard Cross** seconded.

**Motion Carries: 6 Yes (Saunders, DeSollar, Mitchell, Cross, Newman, Fulk), 0 No, 0 Abstain**

**B. Kiln Building Letter of Support**

**Sam DeSollar** made a motion to move the **approved Letter** and send it for the **Historic**

**Preservation Tax Breaks.**

**William Fulk** seconded.

**Motion Carries: 6 Yes (Saunders, DeSollark, Mitchell, Cross Newman, Fulk)  
0 No,  
0 Abstain**

**VII. OLD BUSINESS**

**Karen Duffy** asked about the **Cascade Project**.

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS ANNOUNCEMENTS**

**X. ADJOURNMENT**

**Meeting was adjourned by John Saunders @ 6:25 p.m.**

**END OF MINUTES**

**Video record of meeting available upon request.**

<b>STAFF APPROVAL</b>	Address: 110 N Walnut St (Courthouse Square Historic District)
COA 24-02	Petitioner: Alex Miracle
<b>Application Date: 2/6/2024</b>	Parcel: 53-01-34-320-001.000-005
<b>RATING: NOTABLE</b>	Survey: c. 1930 Commercial building



**Background:** Notable building in Courthouse Square Historic District

**Request:** Installation of a ladder in rear alley

**Guidelines:** Courthouse Square HD Guidelines

A 1. (f). Staff may review more minor projects such as “minor exterior changes.”

B 5. Contributing entrance materials [on secondary facades] shall not be sheathed or otherwise obscured by other materials.

**Staff Approval of COA 24-02**

The addition of a steel access ladder on a secondary façade as proposed would not damage the building’s historic materials or have an outsized impact on its character defining features.



**CITY OF BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

**APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS**

**INFORMATION ABOUT THE PROPERTY**

Address of Property: 1104 Walnut  
Parcel Number(s): 53-01-31-220-201, 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: Alex Mirack Email: amirack@bluewinde.net  
Address: 8871 G. Snow Road Bldg. 47403 Phone: 812-325-7202

**PROPERTY OWNER INFORMATION:**

Check if the Applicant is the property owner

Name: Chris Smith Email: csmith3030@gmail.com  
Address: 600 W. Knappa Rd. 47404 Phone: 812-219-3030

**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): ladder in the alley to access back units on the roof

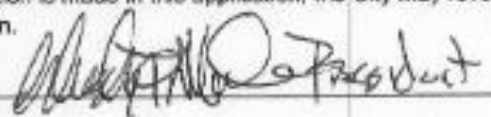
**ADDITIONAL REQUIRED DOCUMENTS**

- 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: 2-6-21

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

## CHECKLIST OF REQUIRED DOCUMENTS

- Filled and signed Application for the Certificate of Appropriateness
- Written description of the nature of the proposal
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction. **(All images must be clear and submitted either in a physical format or as 150-300 dpi jpg, png, or pdf.)**
- A map of the site with the site boundaries indicated (GIS imagery from sites such as the Elevate Tax Maps at <https://monroein.elevatemaps.io/> or Google Maps ([maps.google.com](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](#)
- [Marlock Heights Historic District](#)

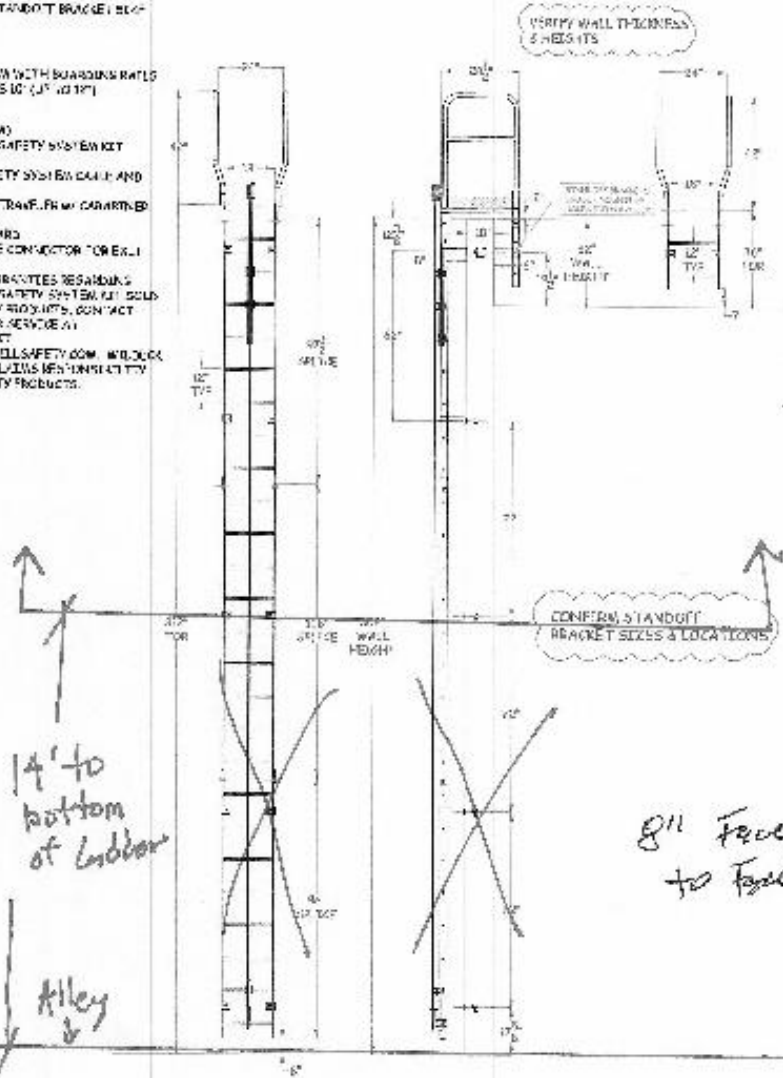
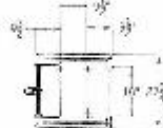
- [McDoel Gardens Historic District](#)
- [Near West Side Historic District](#)
- [Maple Heights Historic District](#)

ACC-103 (DLA)  
 STEEL ACCESS LADDER  
 - 2" TOP RUNS - TIGHT  
 - 5' SPACING TOP STANDOFF BRACKET  
 - BOTTOM STAND OFF BRACKET  
 - 3/4" RADIUS FOR SHIPPING  
 - FULL 15' DESIGNMENT FOR COMPLIANCE WITH ALL RULES, LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA 1926.951  
 ADDRESSING THE USE OF A FALL ARREST SAFETY SYSTEM WITH THIS LADDER  
 - NEED TO CONFIRM STANDOFF BRACKET SIZE AND LOCATION

ACC-10 (DLA)  
 STEEL ACCESS LADDER  
 - 2" TOP RUNS (HELMET)  
 - 5' SPACING STANDOFF BRACKET  
 - BOTTOM STAND OFF BRACKET  
 - NEED TO CONFIRM STANDOFF BRACKET SIZE AND LOCATION

ACC-FLAT (DLA)  
 TOP 5' OPEN PLATFORM WITH BOARDING RATES FOR WALL THICKNESS 10" (10' TO 12')

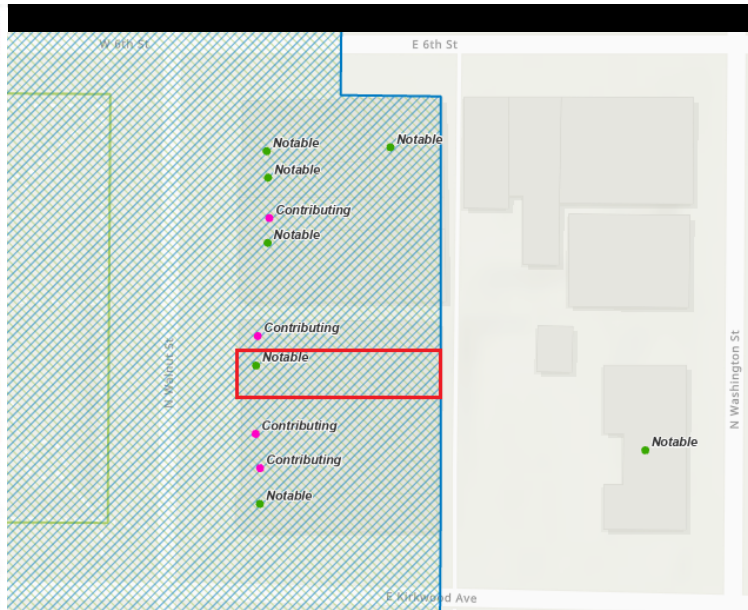
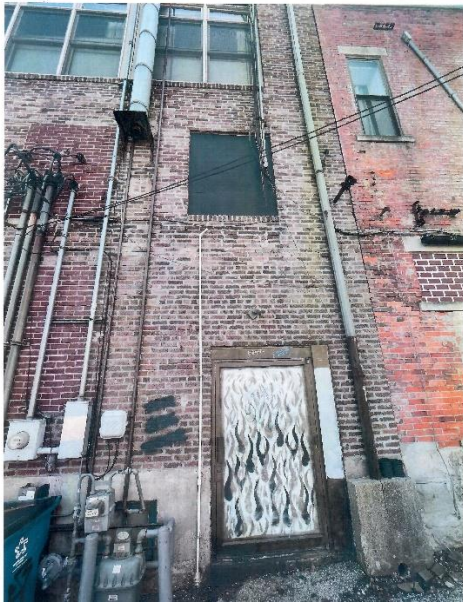
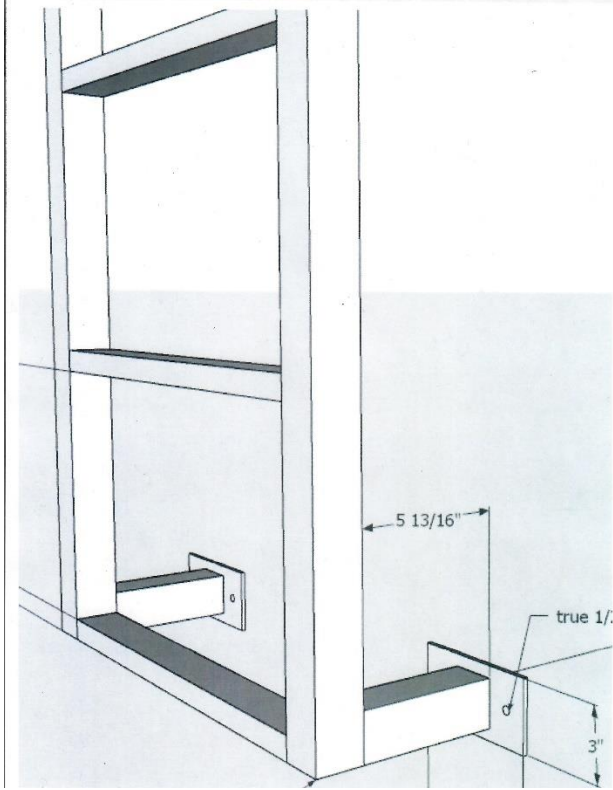
ACC-SAFETY KILL AND (DLA)  
 WELLED VL-40 LADDER SAFETY SYSTEM NOT INCLUDES:  
 - ACCESS LADDER SAFETY SYSTEM CALL AND FULL INSULATION TO 40"  
 - 40" CABLE SLIDING TRANSLATION CAPABILITY  
 - FULL AUTO-RETRIEVE  
 - 4' SPACING RUNS  
 - RIGID CONNECTION CONDUCTOR FOR EX-L LEVEL  
 FOR TERMS AND WARRANTIES REGARDING WELLED VL-40 LADDER SAFETY SYSTEM, CONTACT WILSON WELLS SAFETY PRODUCTS. CONTACT WILSON WELLS CUSTOMER SERVICE AT 1-800-450-0905 OR VISIT [WWW.WILSONWELLS.COM](http://WWW.WILSONWELLS.COM). WILSON WELLS EXPRESSLY DISCLAIMS RESPONSIBILITY FOR WILSON WELLS SAFETY PRODUCTS.



	OSHA OCCUPATIONAL SAFETY AND HEALTH
PROJECT: _____ CLIENT: _____ COMPANY: _____ DATE: _____	VISIT <a href="http://WWW.OSHA-SHAPEUP.COM">WWW.OSHA-SHAPEUP.COM</a> FOR MORE INFORMATION

 2021 1 CANTON ROAD BLOOMINGTON, IN 47404	PROJECT <b>#ORACLE WORKER CONSTRUCTION INC</b>	DRAWING <b>10349</b>	SHEET <b>A01</b>	REVISIONS: 1. REVISED AS PER: 2. REVISED AS PER: 3. REVISED AS PER: 4. REVISED AS PER: 5. REVISED AS PER: 6. REVISED AS PER: 7. REVISED AS PER: 8. REVISED AS PER: 9. REVISED AS PER: 10. REVISED AS PER:
TITLE <b>ACCESS LADDER</b>	DATE <b>11 07 22</b>	DRAWN BY <b>R.MENDOZA</b>	CHECKED BY <b>R.MENDOZA</b>	
LOCATION <b>BLOOMINGTON, IN</b>	SCALE <b>NTS</b>	PROJECT NO. <b>10349</b>	PROJECT NAME <b>#ORACLE WORKER CONSTRUCTION INC</b>	
PROJECT NO. <b>10349</b>	PROJECT NAME <b>#ORACLE WORKER CONSTRUCTION INC</b>	PROJECT LOCATION <b>BLOOMINGTON, IN</b>	PROJECT CONTACT <b>[REDACTED]</b>	

5. FOR THE CUSTOMER FILE: ALL THE WORKER CONSTRUCTION DRAWINGS AND ALL WORKSHEET AND ACCESS LADDER DRAWINGS MUST BE MAILED TO WILSON WELLS SAFETY PRODUCTS.



<b>STAFF RECOMMENDATIONS</b>	Address: 923 E University (Elm Heights Historic District)
<b>COA 24-03</b>	Petitioner: Terry Hays
<b>Start Date: 1/11/2024</b>	Parcel: 53-08-04-100-045.000-009
<b>RATING: OUTSTANDING</b>	Survey: c. 1920 Tudor Revival



**Background:** Outstanding building in Elm Heights Historic District

**Request:** Garage addition

**Guidelines:** Elm Heights Historic District

5.3 GARAGES AND SERVICE BUILDINGS

A Certificate of Appropriateness (COA) is required for the following items.

- I. Removal of a historic garage or service building.
- II. Changes to, or construction of, garages or service buildings.
  - New construction and additions should follow Section 5.1, Additions and New Construction
  - New structures should be sited with regard for the historic orientation of the house and with care for their impact on the site.



- New garages and garage additions should be accessed by alleyways when available and appropriate and away from the primary facade whenever possible.

### 5.1 Additions and New Construction

#### II. Construction of additions.

- Locate additions so as not to obscure the primary facade of the historic building.
- Retain significant building elements and site features, and minimize the loss of historic materials and details.
- Size and scale of additions should not visually overpower the historic building or significantly change the proportion of the original built mass to open space.
- Select exterior surface materials and architectural details for additions that are complementary to the existing building in terms of composition, module, texture, pattern, and detail.
- Additions should be self-supporting, distinguishable from the original historic building, and constructed so that they can be removed without harming the building's original structure.
- Protect historic features and large trees from immediate and delayed damage due to construction activities.
- Sensitive areas around historic features and mature trees should be roped off before demolition or construction begins.

#### 3.4 Installation, removal, or expansion of all driveways and parking areas, as well as walkways visible from the public right-of-way.

- Design walkways, driveways, and parking areas in keeping with the neighborhood setting.
- Protect and maintain mature trees, plantings, and green space as much as possible when planning parking areas.

#### **Staff Recommends approval of COA 24-03**

While the proposed addition, would more than double the size of the garage, much of the expanded area will not be visible from the public right of way. The proposed new garage door would face the primary façade, but there does not appear to be an alternative entry route through an alley or side entrance.

The materials selected for the addition, including reused historic brick from the original garage structure, are compatible with the design of the house and

existing garage. The front-facing eave of the proposed addition differentiates the garage expansion from the original structure, and the garage could be reasonably returned to its original appearance with the retention of historic materials. Existing trees will not be demolished, and the expanded driveway is not out of scale with the neighborhood.



**CITY OF BLOOMINGTON**

HOUSING AND RECREATION DEVELOPMENT

Bloomington Historic Preservation Commission

**APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS**

**INFORMATION ABOUT THE PROPERTY**

Address of Property: 823 East University St

Parcel Number(s): 89-08-04-700-048-000-509

OFFICE USE ONLY

Filing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

HPC Meeting 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
- Mt. Zion Historic District
- McDowell 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: Terry Hays Email: TERRY.HAYS@GMAIL.COM

Address: 823 East University St. Bloomington IN 47401 Phone: 812 325 8515

**PROPERTY OWNER INFORMATION:**

Check if the Applicant is the property owner

Name: Terry Hays Email: \_\_\_\_\_

Address: 823 E University St Phone: 812 325 8515

**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: Roofing
- New Signage
- Alterations to the yard
  - Alteration to fences, walls
  - Tree removal
- Other(s): New fence installation

**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: \_\_\_\_\_

*Tony Hays*

Date: \_\_\_\_\_

*8/28/23*



December 12, 2023

Bloomington Historic Preservation Commission  
401 N Morton St  
Bloomington, IN 47404

Re: Garage addition to 923 East University Street

Dear Commissioners:

Please accept this statement and drawings for the proposed garage and fence project.

**Written Description of the work**

**Owner's statement**

We purchased 923 E. University Street in January 2021. We are requesting permission for new construction and rebuilding on the existing garage structure. In the current state of the garage, the brick mortar is deteriorating, the lintel above the garage door is sagging, the floor is deteriorating, and water enters the garage after rains. At the present state this structure is unusable due to both the condition of the garage and the size of the garage. As the garage continues to fall into disrepair the appearance of the garage takes away from the beauty of the well-maintained historical home.

Our proposal is the removal of the existing structure and rebuild a new garage structure, attaching the garage to the home in the rear. The structures attachment to the home would not be viewable from the street. The existing garage was built at a time when cars were significantly smaller in size. The new structure would allow the garage to be more appropriately scales to the structure of the home and allow the structure to fit a modern-day vehicle.

This new construction will be undertaken with following steps to preserve the historical integrity of the home:

- Salvage the original bricks and use the original bricks on the street facing portion of the garage. Remaining construction will be completed with a brick that closely matches the existing brick.
- Utilizing a period specific garage door.
- Reusing the existing fixtures
- Utilize details from the home architecture on the rebuild of the garage.

Additional details for consideration when modifying the construction of this garage: Shortly after moving into the home, we discovered that termites have been present in the existing deck and rear room addition. The termites have been treated, but due to the length of time they inhabited the deck and room addition, there is existing structural damage. We are proposing the removal of the existing deck, which butts up to the garage structure at the time of the garage construction. We are proposing replacement of the deck with composite material.

Currently the neighbor to the east of and west of our home have beautiful fencing that allows their flowers and shrubs to be shielded from the deer population. We are proposing the installation of a fence when we undertake the garage and deck reconstruction. This fence would attach to the existing east and west fence structures with written approval from both neighbors.

#### **Overview-Existing Structure**

The existing garage is a very small wood framed garage with partial brick masonry exterior. The garage sits well back from the street at over 80 feet. There is damage to the north garage wall and the lintel over the garage overhead door opening is also failing. The space in the existing garage is too small for the current owner to age in place and park his car in the garage and out of inclement weather.

#### **Proposed Changes to the Building**

The owner wishes to enlarge the garage, matching the existing gable roofline, and then stepping back the proposed garage addition, roofing it with a gable roof to closely match the scale and proportion of the original garage. The existing garage is only 220 square feet, the proposed garage will total 665 square feet. They will reuse the existing brick masonry along the front façade, and turn the corner with brick. The addition will have a board and batten pattern, to match the existing garage siding as well, and windows to match the window muntins of the residence.

The garage addition will connect to the existing house, in an area not visible from the street to allow for the homeowner to have the ability to enter the garage in inclement weather. Per the neighborhood guidelines for garages, which recognizes that many of the neighborhood garages that exist were designed when cars were much narrower, we are stepping this proposed garage addition back even from the face of the existing garage face, which is well back of the existing home.

The roof shingles will match as close as possible, the roof shingles found on the house, as will the proposed overhead garage doors and wood trim found on the existing fascia and soffit. Roof overhangs will match the existing garage as well.

The owner would also like to install a wood fence from the garage, connected to the neighbor's fence along the east side of the garage as well as another wood fence about 20 feet back from the front of the house to the neighbor's fence along the west side of the home. Both neighbors have been contacted and have agreed to allow for the fence to connect to their fences. The fence design is verticle 1"x 4" boards as show in the detail drawing.

The attached drawings show the existing structure and the proposed changes and materials. We have met with the Elm Heights design subcommittee and the final drawings that we have provided are based upon feedback from that meeting.

Thank you for your consideration.

Sincerely,



Doug Bruce, LEED AP, NCARB  
President-Architect  
Tabor/Bruce Architecture & Design, Inc.

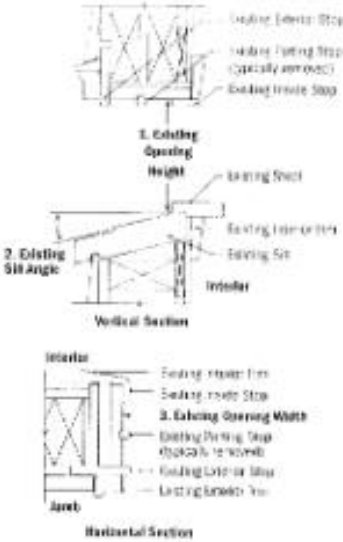
# 400 SERIES WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS



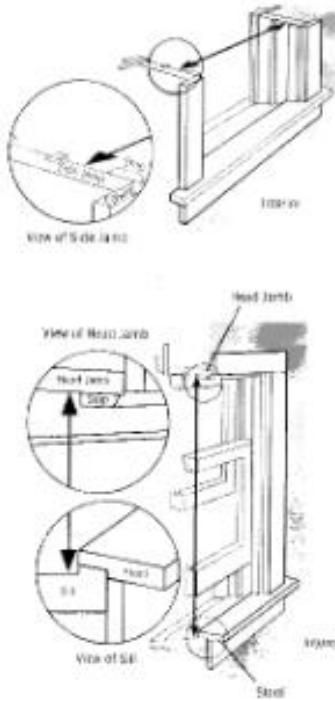
## Existing Window Measurements

Required measurements:

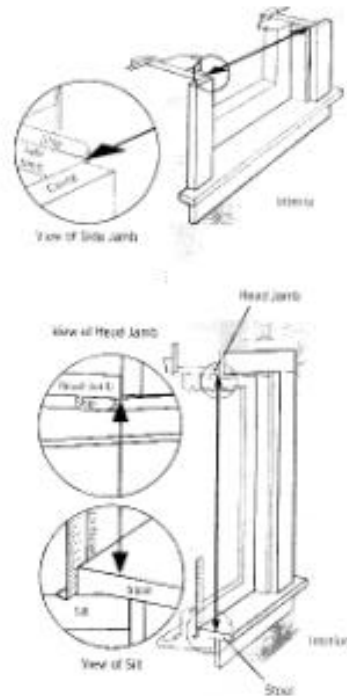
1. Existing Opening Height
2. Existing Sill Angle
3. Existing Opening Width



### Existing Double-Hung Window



### Existing Picture Window



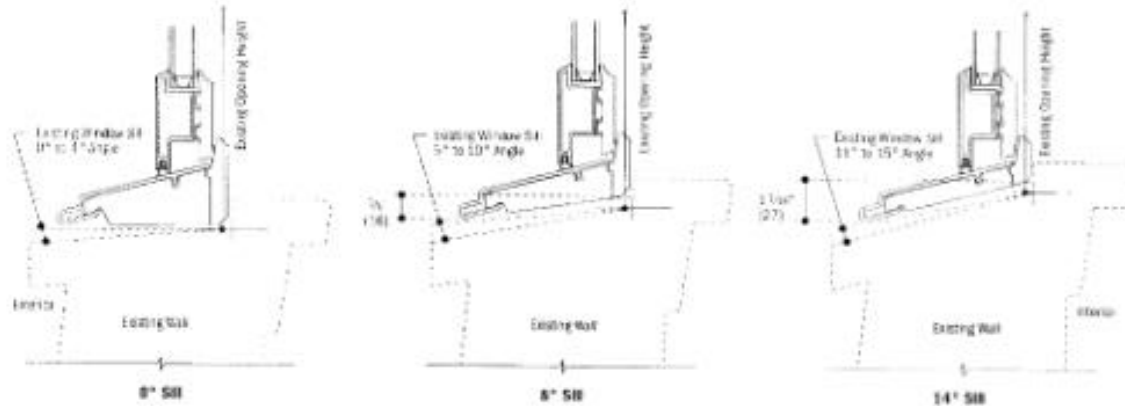
## Sill Angle Details

Scale 3" (76) = 1'-0" (305) - 1/4"

Select a sill angle that most closely matches your existing sill angle.

Windows with a steeper sill angle will have a larger maximum height.

A "Sill Angle Floor App" is available.



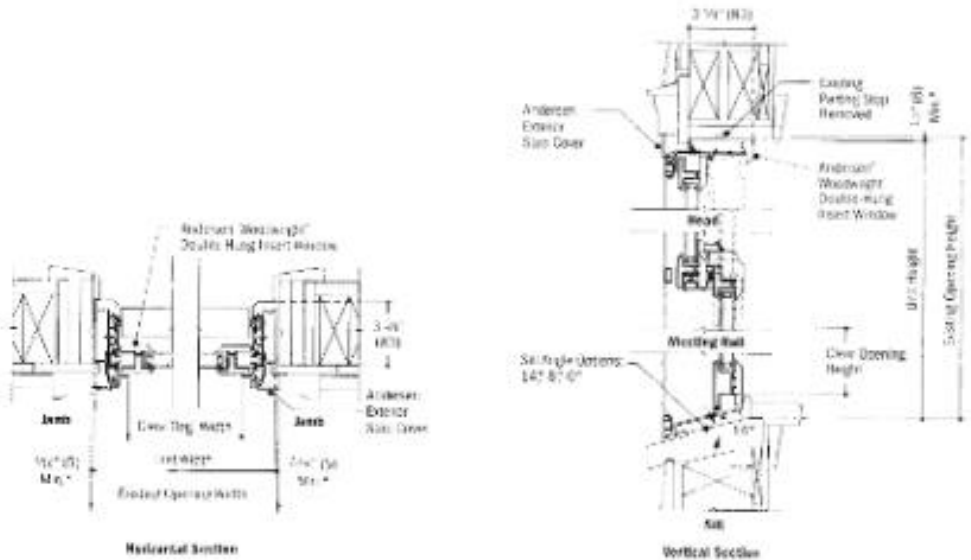
© Andersen Windows and Doors. All rights reserved. Andersen Windows and Doors is a registered trademark of Andersen Windows and Doors. Andersen Windows and Doors is a registered trademark of Andersen Windows and Doors. Andersen Windows and Doors is a registered trademark of Andersen Windows and Doors.

**400 SERIES WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS**



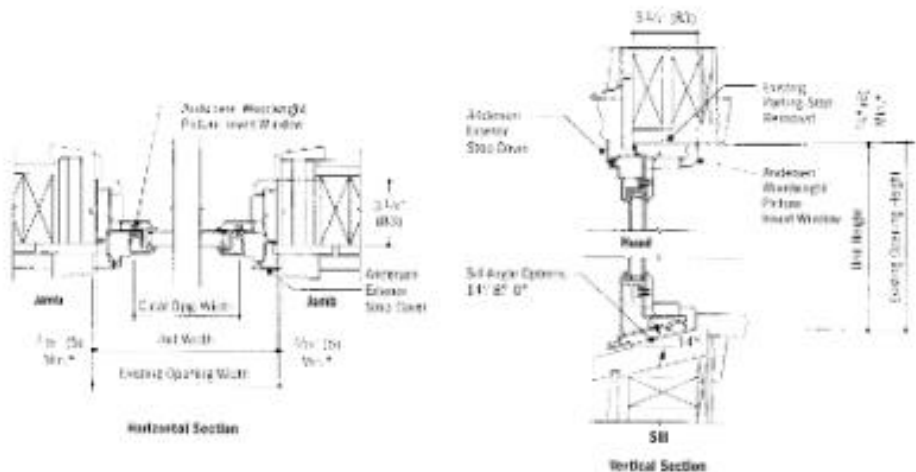
**Woodwright® Double-Hung Insert Window Details**

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



**Woodwright® Picture Insert Window Details**

Scale 1 1/2" (38) = 1'-0" (305) – 1:5



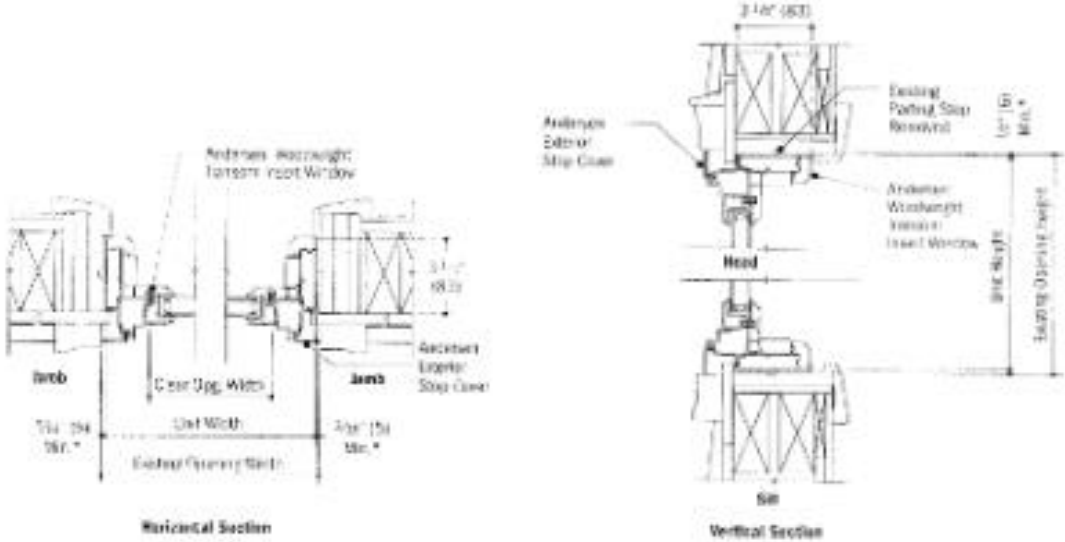
\* All dimensions are minimum unless otherwise noted. Check local codes for any additional Andersen® parts required to install windows in masonry or stone.  
 \*\* Glass: 3/4" (19.0) Double-paned and Andersen® window or Andersen® picture window inserts are required. Select the picture window insert from Andersen® products available at [www.andersenwindows.com](http://www.andersenwindows.com).  
 \*\*\* Andersen® 100 Series Sash and Sill Profiles.  
 \*\*\*\* For detailed information on Andersen® products, visit our website at [www.andersenwindows.com](http://www.andersenwindows.com).



**400 SERIES WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS**



**Woodright® Transom Insert Window Details**  
 Scale 1" = 1/8" (38) - 1" = 0" (305) - 1/8"



A GARAGE ADDITION FOR:  
**TERRY HAYS**  
 923 E. UNIVERSITY ST.  
 BLOOMINGTON, INDIANA 47401

**DRAWING INDEX**

- 001 - PROPOSED ARCHITECTURE PLAN

**AS NOTED**

- 001 - EXIST. FOUND.
- 002 - EXISTING MATERIALS
- 003 - EXISTING BUILDING FOOTINGS
- 004 - EXISTING ROOF FLOOR
- 005 - EXISTING FLOOR PLAN
- 006 - EXISTING SCHEDULE

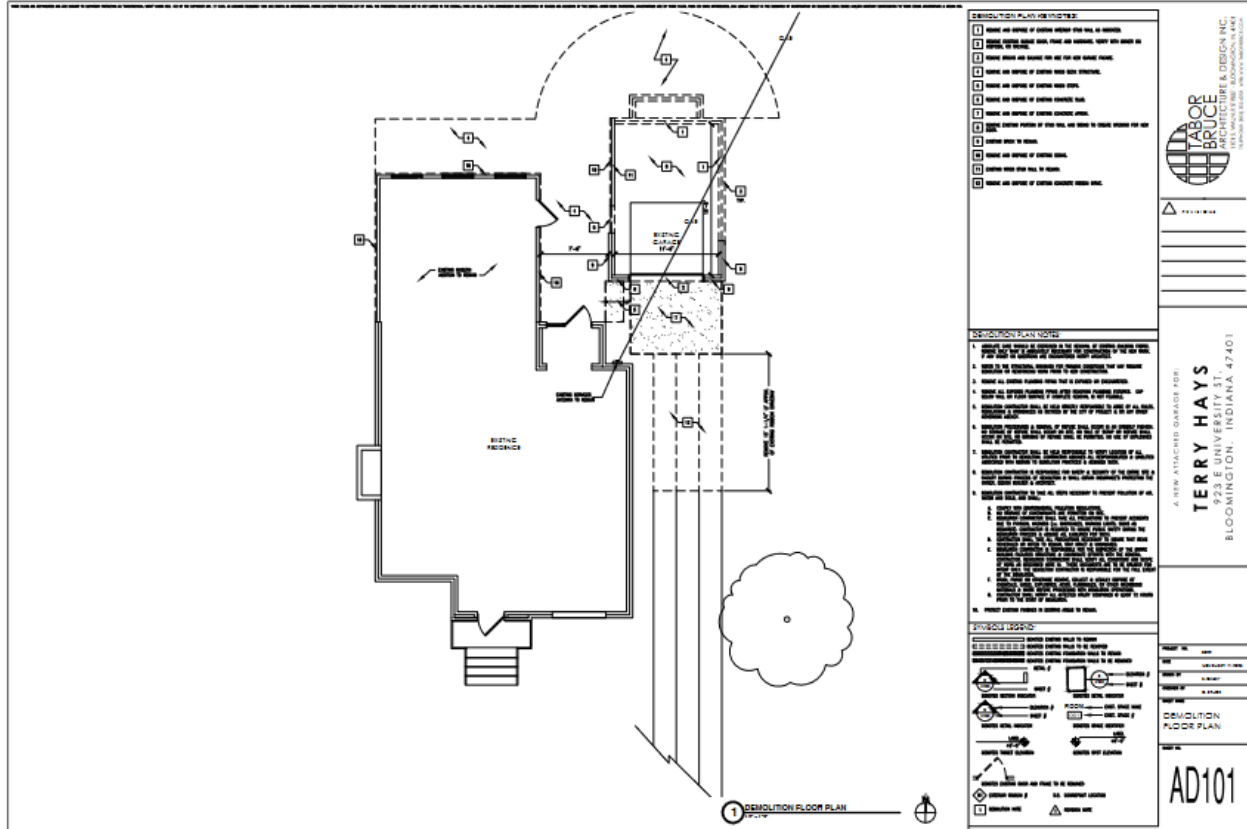
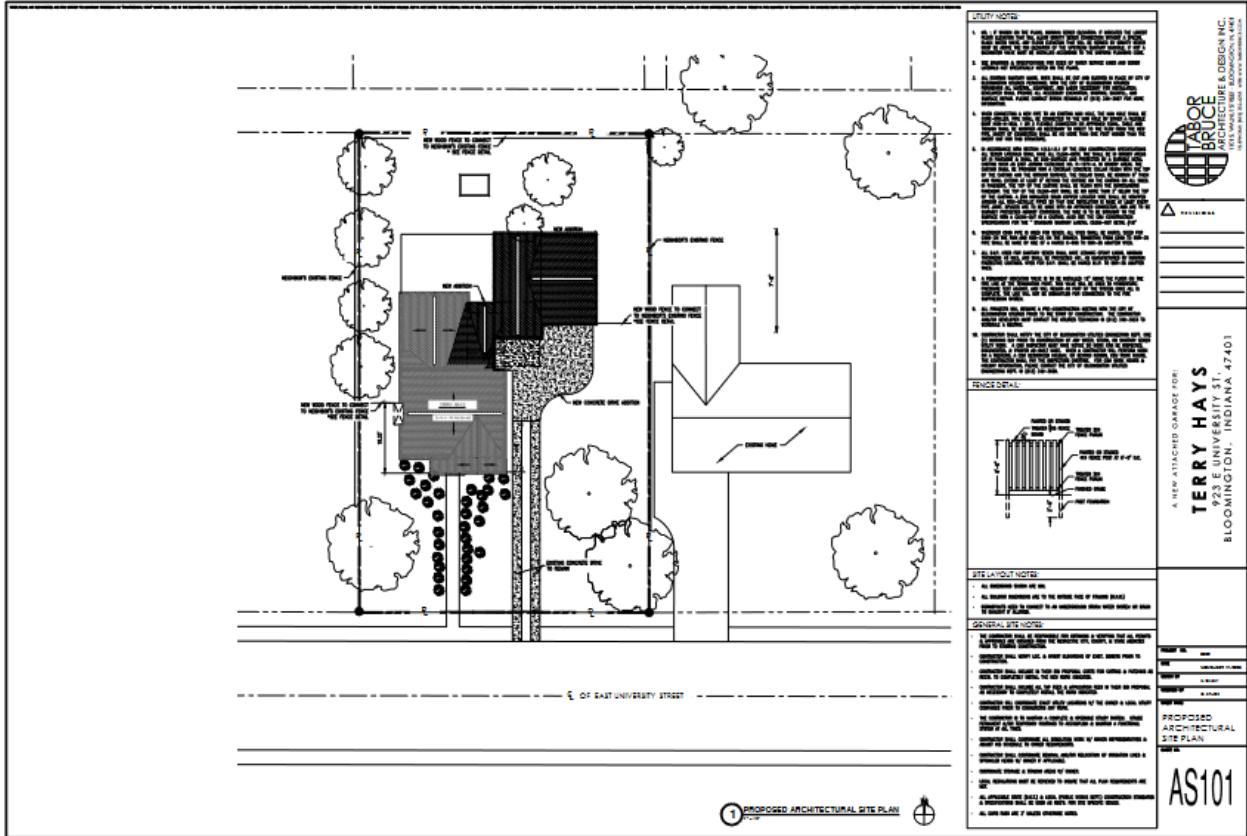
NOVEMBER 2023  
 PARCEL #  
 53-08-04-100-045.000-009

PROJECT LOCATION

ARCHITECT:  
  
 TERRY HAYS ARCHITECTURE & DESIGN INC.  
 103 S. UNIVERSITY BLVD. BLOOMINGTON, IN 47401  
 (317) 344-1234

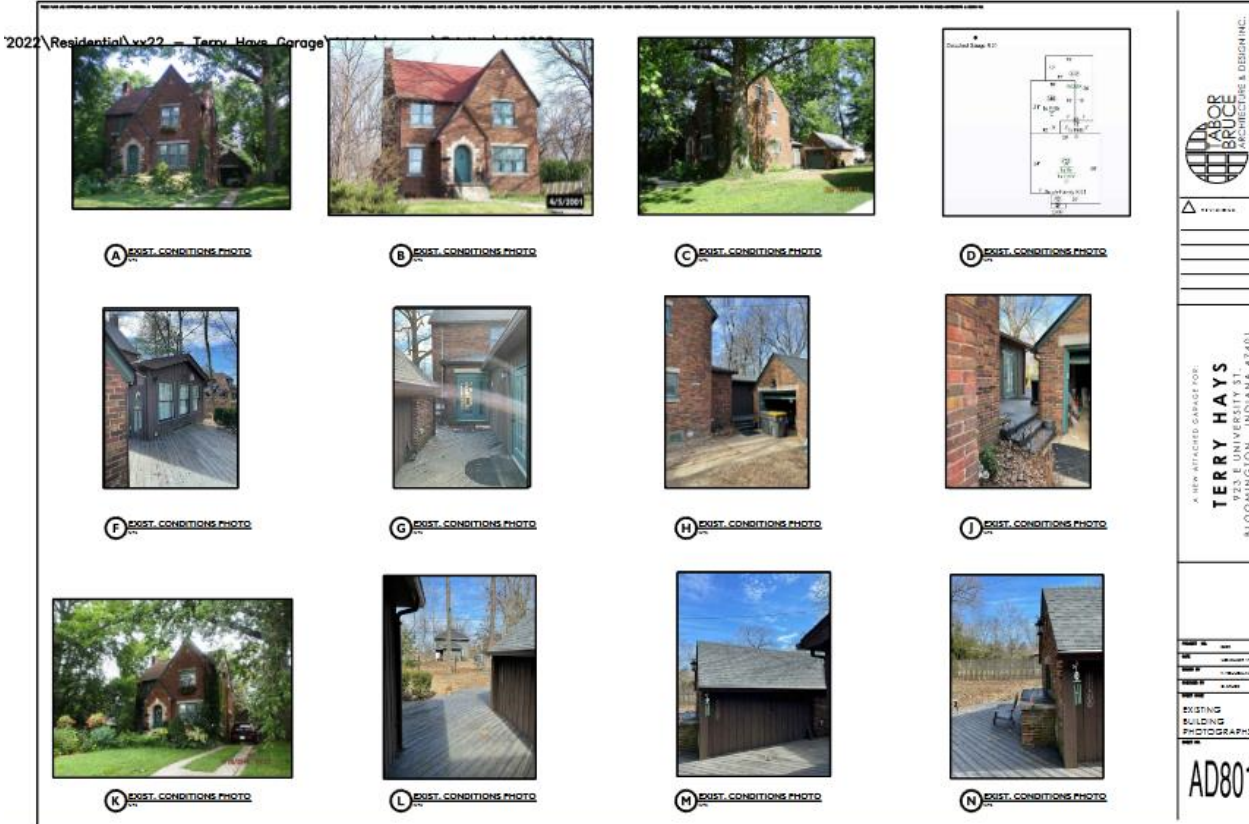
SEAL

TERRY HAYS



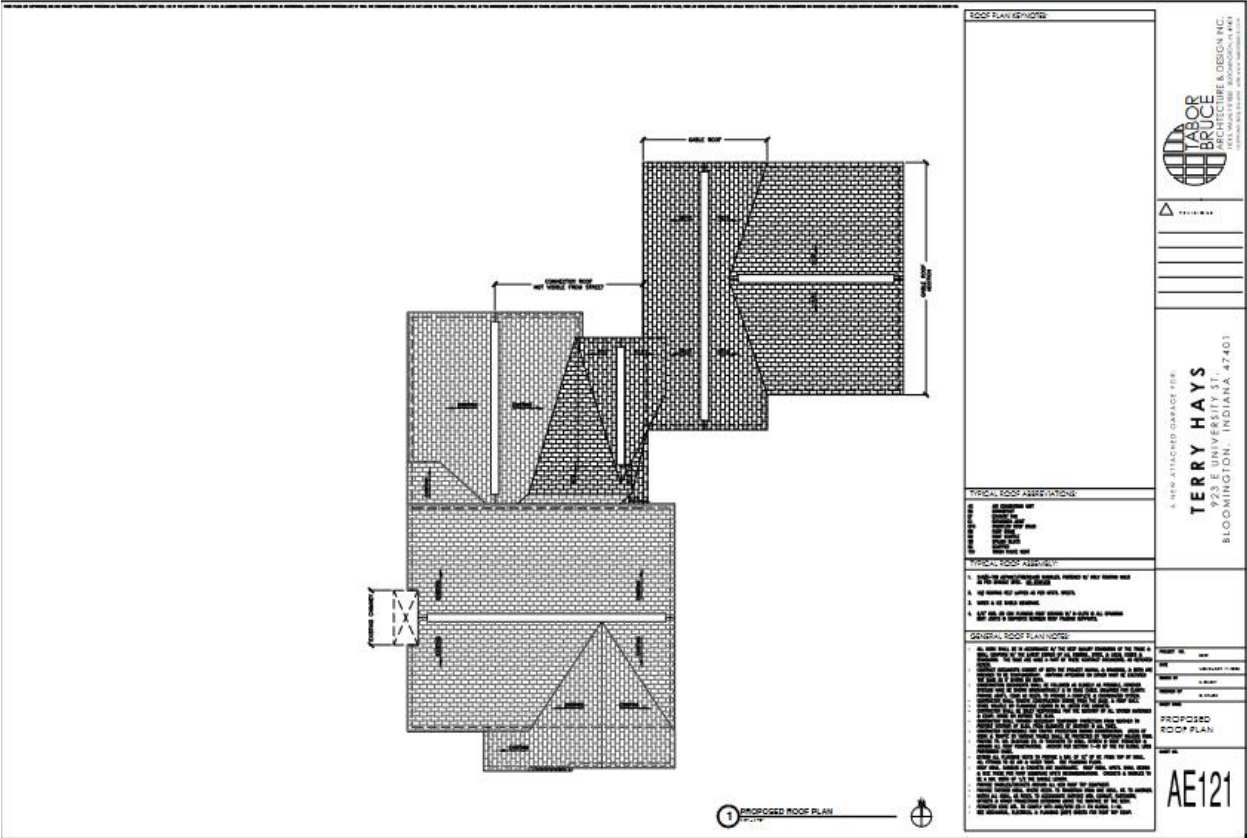


  
 A NEW ATTACHED GARAGE FOR  
**TERRY HAYS**  
 923 E UNIVERSITY ST.  
 BLOOMINGTON, INDIANA 47401  
 TEL: 317.340.1111 FAX: 317.340.1112  
 WWW.LABORARCHITECTURE.COM  
 DATE: 01/2011  
 SHEET NO.: 1 OF 1  
 PROJECT NO.: 011101  
 EXISTING EXTERIOR ELEVATIONS  
**AD201**



  
 A NEW ATTACHED GARAGE FOR  
**TERRY HAYS**  
 923 E UNIVERSITY ST.  
 BLOOMINGTON, INDIANA 47401  
 TEL: 317.340.1111 FAX: 317.340.1112  
 WWW.LABORARCHITECTURE.COM  
 DATE: 01/2011  
 SHEET NO.: 1 OF 1  
 PROJECT NO.: 011101  
 EXISTING BUILDING PHOTOGRAPHS  
**AD801**





<b>STAFF RECOMMENDATIONS</b>	Address: 1020 W 6 <sup>th</sup> St (Near West Side Historic District)
<b>COA 24-04</b>	Petitioner: Neil Patzner
<b>Start Date: 1/20/2024</b>	Parcel: 53-05-32-409-013.000-005
<b>RATING: NON-CONTRIBUTING</b>	Survey: c. 1960 Ranch Duplex



**Background:** Non-contributing resource in Near West Side Historic District

**Request:** Addition of a front porch and second story to a duplex

**Guidelines:** Near West Side Historic District

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The BHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

**4. A Certificate of Appropriateness is required for the demolition of any building within the historic district including accessory structures and Non-Contributing buildings.**

SIDING MATERIALS

## SIDING RECOMMENDED

1. Clapboard, fiber cement board, wood, decorative wood shingles, or brick when there is another brick structure on the block.

**2. When cement fiber siding such as Hardie board is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. Products imitating the “grain” of wood are discouraged.**

3. Efforts to maintain original materials are encouraged.

## NOT RECOMMENDED

1. Asphalt shingles for walls.

2. Vinyl siding.

3. Siding products that imitate the “grain” of wood.

4. Vertically-oriented siding.

5. Metal siding

## ROOF MATERIAL

For the primary structure, historically appropriate roof materials include asphalt composition shingle or metal roofing, such as standing seam metal. Some synthetic materials can be substituted for asphalt shingles. Other historical roof materials, such as clay tiles, may have long traditions of use but are uncharacteristic for the Near West Side. Roof colors are characteristically gray, brown, or tan. Muted green and red roofs are also found. Exceptions may be allowed for secondary structures or for small portions of the main structure not prominently visible.

## RECOMMENDED

**1. Asphalt shingle**

2. Standing seam metal

3. Each roof material should be one color.

## NOT RECOMMENDED

1. Concrete shingle

2. Corrugated metal

3. Southwestern clay tile

4. Bright primary colors

## ROOF SHAPES

### RECOMMENDED

1. The basic outline of a new building should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.
3. The outline of any new addition should be compatible with the outline and directional orientations of the existing building.

### NOT RECOMMENDED

1. Roof shapes that create uncharacteristic shapes, slopes, and patterns.
2. Flat, shed, butterfly, gambrel, or mansard style roofs.

## PORCHES

### RECOMMENDED

1. Inclusion of a front porch is recommended.
2. Porch height should not exceed a single story.
3. Solid masonry foundation
4. Lattice or visual barrier below porch.
5. Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance.
6. Columns and posts should be an appropriate type for the style of house. For example, turned or square posts. Note that square posts (which historically were handmade) may be especially suitable for the plain-style houses that abound in the neighborhood.

## BUILDING HEIGHT/SIDE SETBACK

### RECOMMENDED

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house that is taller than the house next to it must be set back further from the side property line than existing houses.

## MASS

### RECOMMENDED



1. The perceived total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

#### FOUNDATION/ FIRST FLOOR ELEVATION

##### RECOMMENDED

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

##### NOT RECOMMENDED

1. High, raised entrances if surrounding buildings are raised only two or three steps off the ground.
2. Designs that appear to hug the ground if surrounding buildings are raised on high foundations.

#### STYLE AND DESIGN.

##### RECOMMENDED

1. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility.
2. Look for characteristic ways in which buildings are roofed, entered, divided into stories, and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.
3. A wide range of compatible styles is theoretically possible but styles that incorporate highly decorative and ornamental features are not recommended.

#### SETBACK

##### RECOMMENDED

1. Narrower front setback than in the neighborhood's interior streets is allowed, in keeping with surrounding structures in the immediate context.

##### NOT RECOMMENDED

1. Setback out of context with adjacent structures.

#### BUILDING ENTRY

All structures should have the main entry facing the street with the greatest traffic (West Kirkwood or Rogers).

## BUILDING HEIGHTS

The maximum height of any new structure shall be 35 feet.

## DIRECTIONAL ORIENTATION

The front facade of any new structure should be oriented parallel to the main street (West Kirkwood or Rogers)

## PARKING

### RECOMMENDED

1. Retain on-street parking where possible
2. Parking lots should be constructed in the rear of the lots and should be screened with fencing or landscaping.

### NOT RECOMMENDED

1. Any new curb cut.
2. Demolition of buildings to create space for parking lots

## **Staff Recommends approval of COA 24-04**

The alterations proposed to this non-contributing structure meet the guidelines for the Near West Side Historic District. The footprint and parking area of the lot will remain unchanged, and the added story will not exceed the height limit of 35'. Proposed changes to the orientation of the front entrance, the plans for the new porch, and proposed siding and roofing materials follow district guidelines. The style for the altered building is minimal, and does not clash with its neighbors.



**CITY OF  
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

**APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS**

**INFORMATION ABOUT THE PROPERTY**

Address of Property: 1020 West 6th St

Parcel Number(s): 53-05-32-405-013, 006-005

(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: Neil Patzner (R & NP Investments LLC)

Email: PATZNER@Riverwayitembldg.com

Address: P.O. Box 8 Smithville IN 47455

Phone: 1-812-803-0147

**PROPERTY OWNER INFORMATION:**

Check if the Applicant is the property owner

Name: NP

Email: \_\_\_\_\_

Address: NP

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: Front porch and 2nd story addition.
- 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: 10-5-23



January 15, 2024

Bloomington Historic Preservation Commission  
401 N Morton St  
Bloomington, IN 47404

Re: Second story addition to 1020 W 6th Street

Dear Commissioners:

Please accept this statement and drawings for the proposed second story addition to a non contributing duplex.

**Written Description of the work**

**Overview-Existing Structure**

The existing house as it exists is a small 1,119 square foot, single story structure with some brick and vinyl siding and a shingle roof. Currently, the structure is a duplex rental structure and listed in the HPC survey as a non-contributing structure. There is no entry door or porch facing the street, just a small deck and landing to access either entry door along the east facade.

**Proposed Changes to the Building**

The owner wishes to enlarge the living scale of the 2 existing duplex units, without increasing the building footprint. We propose to add an additional story to this structure, and at the same time, add a small porch to the street facade with an entry door to complete the pattern of porches as seen up and down the street within the Near West Side Conservation District. We also wish to add some Architectural Character by removing the plain brick and vinyl siding and replacing it with a new gabled roof single story porch, railings, new windows with grids, and fiber cement siding. The second story will add 10 feet in height to the existing structure which will now become 26 feet in height.

While this existing structure is noncontributing and not in anyway anything but a tear down structure, keeping the structure and adding an additional story to make the existing building more useable is a greener way to keep the embodied engery and limit waste in a landfill. The attached drawings show the existing structure and the proposed changes and materials, following the NWS guidelines. Asphalt shingles, removal of vinyl siding, street front porch and entry are all items directly from the guidelines; this proposal allows us to transform an ugly duckling, mid 1970's ranch style house, to a more stylistic, two-story home that better fits into the district and surround homes.

Back late 2023, I met with the NWS neighborhood group and following their reccommendations, we modified the 2<sup>nd</sup> story addition with an inset porch and made the entry to both units from that front porch. We also changed from vinyl siding to fiber cement boad siding.

The attached drawings show the existing structure and the proposed changes and materials.

Thank you for your consideration.

Sincerely,



Doug Bruce, LEED AP, NCARB  
 President-Architect  
 Tabor/Bruce Architecture & Design, Inc.



A RENOVATION TO AN EXISTING DUPLEX FOR:

# R & NP LLC

1020 W 6TH ST.  
 BLOOMINGTON, INDIANA 47404

DRAWING INDEX

**GENERAL**

- GD001 GENERAL PLAN INFORMATION
- GD002 GENERAL PLAN INFORMATION
- GD003 GENERAL PLAN INFORMATION

**CIVIL**

- AD100 EXISTING ARCHITECTURAL SITE PLAN
- AD101 PROPOSED ARCHITECTURAL SITE PLAN

**STRUCTURAL**

- SP122 PROPOSED ROOF FRAMING PLAN

**ARCHITECTURAL**

- AD101 MAIN LEVEL DEMO PLANS
- AD201 EXISTING ELEVATIONS
- AD202 EXISTING ELEVATIONS
- AE101 PROPOSED FLOOR PLANS
- AE102 EXISTING FLOOR PLANS
- AE201 PROPOSED ROOF PLAN
- AE202 EXISTING ROOF PLAN
- AE301 PROPOSED ELEVATIONS
- AE302 EXISTING ELEVATIONS
- AE303 TYPICAL ARCHITECTURAL DETAILS
- AE304 TYPICAL ARCHITECTURAL DETAILS
- AE311 TYPER SINKS DETAILS

PROJECT LOCATION

DECEMBER 2023  
 CONSTRUCTION DOCUMENTS

**ARCHITECT:**  
 TABOR  
 BRUCE  
 ARCHITECTURE & DESIGN, INC.  
 100 S. MARKET STREET, BLOOMINGTON, IN 47403  
 WWW.TABORBRUCE.COM

**SEAL**

**CODE SUMMARY:** 2021 IBC RESIDENTIAL CODE

**BUILDING REQUIREMENTS:**

- Project Number: 23-001
- Client: R & NP LLC
- Design Phase: 100% (CD)
- Scale: 1/8" = 1'-0"

**Prepared by:** Doug Bruce, LEED AP, NCARB  
**Checked by:** [Name]  
**Date:** 12/15/23

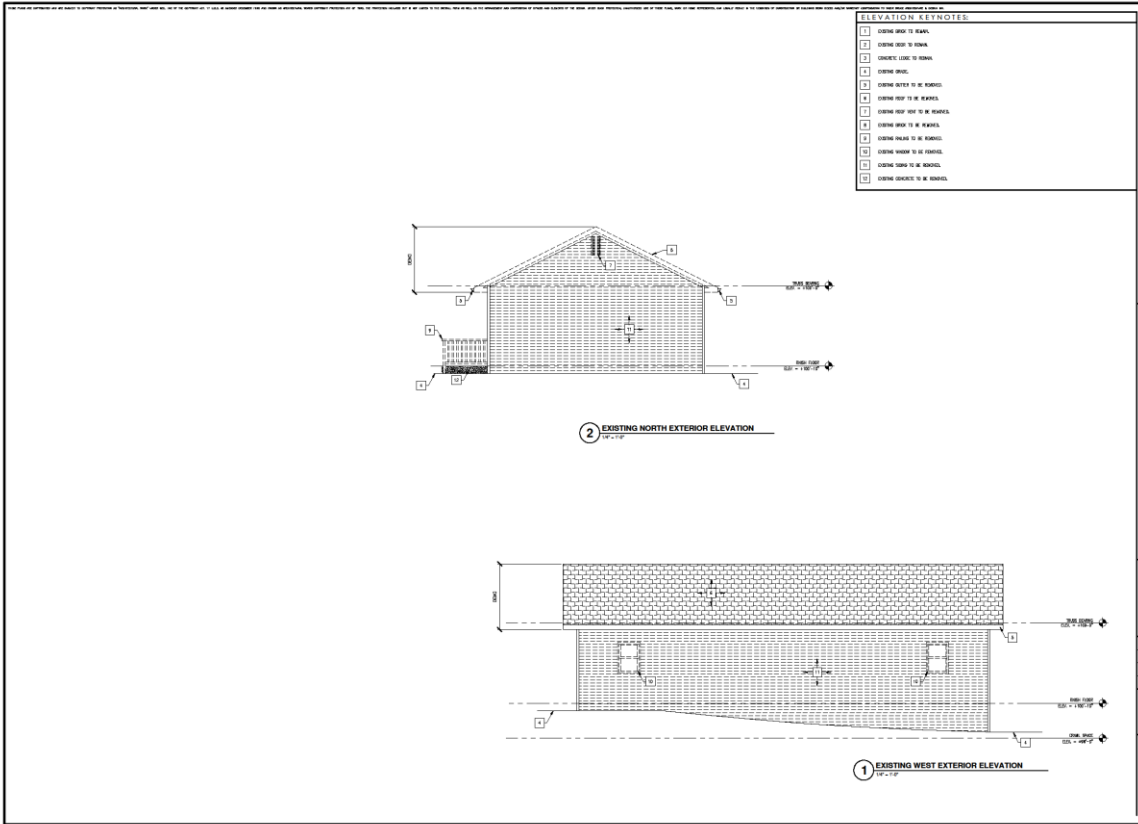
**Project Summary:** THIS PROJECT CONSISTS OF A RENOVATION TO AN EXISTING RESIDENCE.

**R & NP LLC**

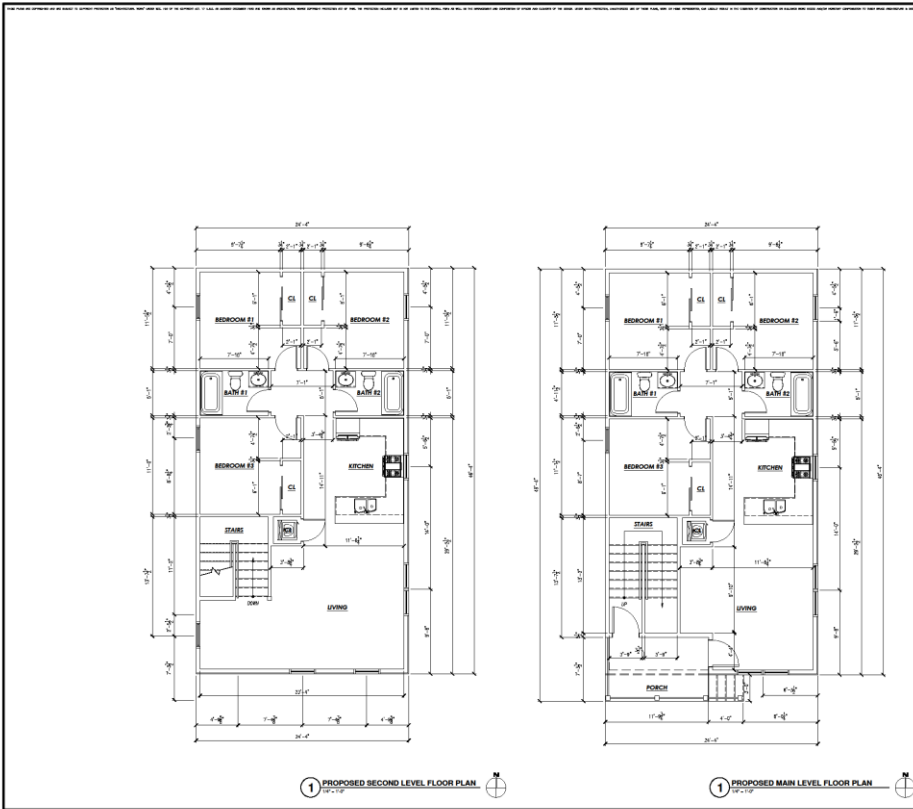








<p>LABOR ARCHITECTURE &amp; DESIGN INC. ARCHITECTURE &amp; DESIGN INC. 1100 S. BURNHAM STREET, BLOOMINGTON, IN 47403 PH: 317.342.1234 FAX: 317.342.1235 WWW.LABORARCHITECT.COM</p>													
<p>REVISIONS</p> <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION											
<p>A HOME RENOVATION FOR: <b>R &amp; NP LLC</b> 1020 W 6TH ST., N.E. BLOOMINGTON, INDIANA 47401</p>													
<p>PROJECT NO. 2023-001 DATE: NOVEMBER 2, 2023 DRAWN BY: J. BUCHHEIT CHECKED BY: D. BUCKLE EXTERIOR ELEVATIONS</p>													
<p>2023-001 <b>AD202</b></p>													



<p><b>FLOOR PLAN KEYNOTES:</b></p> <p>1. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>2. ALL CEILING SHALL BE 8' UNLESS NOTED OTHERWISE.</p> <p>3. ALL FLOOR SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>4. ALL DOORS SHALL BE 6' 0" HIGH UNLESS NOTED OTHERWISE.</p> <p>5. ALL WINDOWS SHALL BE 4' 0" HIGH UNLESS NOTED OTHERWISE.</p> <p>6. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>7. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>8. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>9. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>10. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>11. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>12. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>13. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>14. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>15. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>16. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>17. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>18. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>19. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>20. ALL WINDOWS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.</p>																																																																	
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**OWENS CORNING SUPREME ESTATE GRAY 3-TAB ROOF SHINGLE**

**EXISTING BRICK**

**JAMES HARDIE FIBER CEMENT SMOOTH SIDING**

**WHITE VINYL PORCH AS SP 36 COMP. RAIL KIT**

**PELLA WINDOW 150 SERIES VINYL WHITE**

**PROPOSED WEST EXTERIOR ELEVATION**

**PROPOSED NORTH EXTERIOR ELEVATION**

**ELEVATION NOTES:**

ROOFING: OWENS CORNING SUPREME ESTATE GRAY 3-TAB ROOF SHINGLE.

EXTERIOR WALLS: JAMES HARDIE FIBER CEMENT SMOOTH SIDING.

WINDOWS: PELLA WINDOW 150 SERIES VINYL WHITE.

DOORS: [Not explicitly named in notes]

FINISHES: [Not explicitly named in notes]

**TABOR BRICE ARCHITECTURE & DESIGN, INC.**  
 1020 W. 6TH ST., BLOOMINGTON, INDIANA 47401

**A HOME RENOVATION FIRM**

**R & NP LLC**  
 1020 W. 6TH ST., BLOOMINGTON, INDIANA 47401

**EXTERIOR ELEVATIONS**

**AE201**

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**PROPOSED EAST EXTERIOR ELEVATION**

**PROPOSED SOUTH EXTERIOR ELEVATION**

**ELEVATION NOTES:**

ROOFING: OWENS CORNING SUPREME ESTATE GRAY 3-TAB ROOF SHINGLE.

EXTERIOR WALLS: JAMES HARDIE FIBER CEMENT SMOOTH SIDING.

WINDOWS: PELLA WINDOW 150 SERIES VINYL WHITE.

DOORS: [Not explicitly named in notes]

FINISHES: [Not explicitly named in notes]

**TABOR BRICE ARCHITECTURE & DESIGN, INC.**  
 1020 W. 6TH ST., BLOOMINGTON, INDIANA 47401

**A HOME RENOVATION FIRM**

**R & NP LLC**  
 1020 W. 6TH ST., BLOOMINGTON, INDIANA 47401

**EXTERIOR ELEVATIONS**

**AE202**



<b>STAFF RECOMMENDATIONS</b>	Address: 620 S Ballantine (Elm Heights Historic District)
<b>COA 24-05</b>	Petitioner: Eric Kahrs
<b>Start Date: 1/23/2024</b>	Parcel: 53-08-04-115-004.000-009
<b>RATING: OUTSTANDING</b>	Survey: c. 1915 Dormer front bungalow



**Background:** Outstanding resources in the Elm Heights Historic District

**Request:** Fence installation

**Guidelines:** Elm Heights Historic District Guidelines

3.3 Walls and fences:

I. Installation or removal of walls or fences visible from the public right-of-way:

- For new fences, use historically appropriate materials for Elm Heights, which, depending on the type and style of architecture, may include iron, stone, brick, or wood.
- Install new walls or fences so the total height does not obscure the primary facade of the building .

- Installation of rear yard fences should begin no farther forward than a point midway between the front and rear facades of the house.

**Staff Recommends approval of COA 24-05**

Applicant's plans meet District guidelines for materials and design, and would not alter or obscure the house's historic characteristics.



Bloomington Historic Preservation Commission

**APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS**

**INFORMATION ABOUT THE PROPERTY**

Address of Property: 620 S. Ballantine Rd.  
 Parcel Number(s): \_\_\_\_\_

(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: Eric W. Kahrs Email: EKahrs4691@aol.com

Address: 620 S. Ballantine Rd. Phone: 812-327-1491  
Bloomington, IN. 47401

**PROPERTY OWNER INFORMATION:**

Check if the Applicant is the property owner

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**PROPOSED WORK (Check all that Apply):**

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

**ADDITIONAL REQUIRED DOCUMENTS**

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

**CERTIFICATION**

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

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

Applicant's Signature: Eric W. Kahle Date: 01-23-24

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

## CHECKLIST OF REQUIRED DOCUMENTS

- Filled and signed Application for the Certificate of Appropriateness
- Written description of the nature of the proposal
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction. **(All images must be clear and submitted either in a physical format or as 150-300 dpi jpg, png, or pdf.)**
- A map of the site with the site boundaries indicated (GIS imagery from sites such as the Elevate Tax Maps at <https://monroein.elevatemaps.io/> or Google Maps ([maps.google.com](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
- Rock Hills Historic District
- McDoel Gardens Historic District
- Near West Side Historic District
- Morningside Historic District



# ESTIMATE AND PROPOSAL VALUE FENCE COMPANY



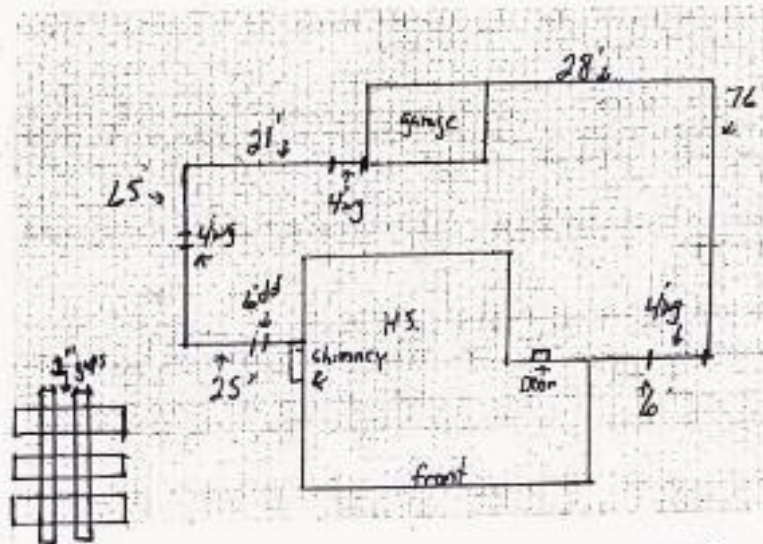
OWNER: KIRK MULLIS  
7122 W. DINSMORE ROAD  
BLOOMINGTON INDIANA 47403  
PHONE: 812-824-9881  
EMAIL: VALUEFENCE@COMCAST.NET

ESTIMATE DATE

1-10-2024

Customer/Company Name: Eric Kahrs Phone #: 812-327-1491 Work/Cell # \_\_\_\_\_  
 Email: ekahrs4291@aol.com Mailing Address: 620 S. Ballantine Ad. FAX \_\_\_\_\_  
 City: Bloomington State: IN Zip: 47401 County \_\_\_\_\_ Twp. \_\_\_\_\_ Cross Street \_\_\_\_\_

- WALK GATES DGATES \_\_\_\_\_  
 RESIDENTIAL CHAIN LINK  
 COMMERCIAL CHAIN LINK  
 GALVANIZED WIRE  
 VINYL COATED WIRE  
 VINYL COATED WIRE  
 WOOD PICKET  
 WOOD PRIVACY  
 SPLIT RAIL  
 GALVANIZED WIRE  
 VINYL COATED WIRE  
 CUSTOM PICKET  
 CUSTOM PRIVACY  
 OTHER \_\_\_\_\_  
 PROPERTY PINS FOUND  
 FOLLOW CONTOUR - FENCE  
 CLOSE TO GROUND,  
 TOP MAY BE UNEVEN  
 EVEN AT TOP



TOTAL \$ 6,385.00 installed

*Note: Frame to the outside*

INSTRUCTIONS AND COMMENTS:  
Install approx. 221' of 6' tall treated picket 2" gaps  
with 3-4' walk gates and 1-6' double drive gate.  
 Specs: 4x4x8  
2x4x8 treated pine  
1x6x6 dog ear top  
100 lb concrete per post

THIS CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS PRINTED ON THE REVERSE SIDE AND WHICH ARE MADE A PART HEREOF BY THIS REFERENCE. PAYMENT IN FULL IS DUE UPON COMPLETION OF FENCE. UNPAID BALANCES ARE SUBJECT TO AN INTEREST RATE OF 1% MONTH FROM DATE OF COMPLETION OF FENCE.

VALUE FENCE COMPANY (SELLER)

BY: Kirk Mullis  
 (Authorized Signature)

Acceptance of Proposal - The 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.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

1/3 Deposit Required @ Signing

*"Building Our Reputation One Fence at a Time"*



## Backyard Fence Proposal/Petition for 620 South Ballantine Road

Date: January 22, 2024

To: City of Bloomington  
From: Eric Kahrs / Arlene D. Green-Kahrs

### Re: Proposal for the Installation of Backyard Perimeter Fence

#### A. Written description of the nature of the proposal.

We would like to install a 6-foot wooden perimeter fence with 4-latched gates in the backyard of our property at 620 South Ballantine Road. This fence will be used for the safe containment of our 4-year-old beagle dog.

The fence will be built to a similar design to the fence installed at 527 S. Ballantine Road. The only difference between this fence design and the proposed one to be built, will be the center cross support will be positioned in the true center position for structural support.



Center Cross Support to be positioned  
in the true center position.

#### B. Written description of all the proposed materials to be used.

- a. Pressure Treated Lumber
- b. Gate Hardware
  - a. Latch
  - b. Hinges
- c. Galvanized Nails and screws
- d. Concrete for post footings

## Backyard Fence Proposal/Petition for 620 South Ballantine Road

C. Between 3 and 5 photographs of the historic site and/or structure before changes.



Northwest Corner of Backyard Property



Southwest Corner of Property

**Backyard Fence Proposal/Petition for  
620 South Ballantine Road**



**Southeast Corner of Backyard Property**

- D. Scaled drawings or sketches, manufacturers brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
  - a. (See PDF document attached to email).
- E. A map of the site with the site boundaries indicated.



<b>STAFF RECOMMENDATIONS</b>	Address: 1303 N Lincoln
<b>DD 24-01</b>	Petitioner: Alyssa Gallina
<b>Start Date: 2/14/2024</b>	Parcel: 53-05-28-317-005.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1945 American Small House



**Background:** This small limestone-sided house was built in 1952 in what was then the newly developing Northern Manors subdivision. Although the land between IU Memorial Stadium and SR37 had been annexed by the City of Bloomington in the 1930s, it remained an undeveloped salience until after World War II. The building has switched owners many times, and is currently zoned for commercial housing.

**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 24-01**

In contrast to some of the other early homes in Northern Manors, 1303 N Lincoln features more non-traditional design elements including horizontally oriented sliding-pane windows and an uncentered entry not clearly visible from the road. The most significant alterations are in the interior, which was divided into three rental units in 2021.

## IHSSI (County Survey)



Survey Number: 105-055-35321

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: 1303 N Lincoln St

## Coordinates

---

### Easting

540506

### Northing

4336777

---

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

### Use: Present

Residence:

Commercial:

Vacant:

Other:

Other:

### Use: Past

Residence:

Commercial:

Vacant:

Other:

Other:

### Surveys/Legal Protections

National Register:

State Register:

Hoosier Homestead:

National Historic  
Landmark:

Local Designation:

Protective  
Covenants:

Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of  
Contributing 1  
Resources:

Number of  
Non-  
contributing 0  
Resources:

Environment: urban

Bibliography: -

**Structure Type**

- Bridge:
- Cemetery:
- Other:

Time Period(s): c. 1945

Condition: Good

Year Demolished: -

Integrity: Severely Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: American Small House

Architect/Builder	Architectural Firm	Affiliation
-	-	-

**Replacement**

- Windows:       Roof:
- Other:

**Additions**

- Siding:       Wings:
- Other:       Description: end porch
- 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:** 4  
**Foundation:** CONCRETE  
**Foundation Description:** -  
**Walls Description:** -  
**Other Walls:** -

**Roof**

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

**Porches**

Front:       Side:       Back:   
Notes: -

**Openings:** two orig. fixed pane windows with sliding side lights on either side of side-facing orig. door, garage door

**Interior:** -

**Outbuildings:** -

Notes: -

**Statement of Significance:** -

**Architectural Description:** -



<b>STAFF RECOMMENDATIONS</b>	Address: 1305 N Lincoln
<b>DD 24-02</b>	Petitioner: Alyssa Gallina
<b>Start Date: 2/14/2024</b>	Parcel: 53-05-28-317-006.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1950 American Small House



**Background:** A minimal traditional house built in 1950 limestone façade and gabled ell with picture window. The original windows and doors have been replaced, and vinyl siding installed on the gable ends. The lot is zoned residential.

**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 24-02**

While the building retains much of its original exterior material and contributes to the neighborhood’s context, staff does not believe it is eligible for listing on its own.

**IHSSI (County Survey)**



Survey Number: 105-055-35323

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: 1305 N Lincoln St

## Coordinates

---

### Easting

540505

### Northing

4336794

---

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

### Use: Present

Residence:

Commercial:

Vacant:

Other:

Other:

### Use: Past

Residence:

Commercial:

Vacant:

Other:

Other:

### Surveys/Legal Protections

National Register:

State Register:

Hoosier Homestead:

National Historic  
Landmark:

Local Designation:

Protective  
Covenants:

Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of  
Contributing 1  
Resources:

Number of  
Non-  
contributing 0  
Resources:

Environment: urban

Bibliography: -

**Structure Type**

Bridge:

Cemetery:

Other:

Time Period(s): c. 1950

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: American Small House

Architect/Builder	Architectural Firm	Affiliation
-	-	-

---

**Replacement**

Windows:

Roof:

Other:

**Additions**

Siding:

Wings:

Other:

Removals: -

**Stories**

1:

1 1/2:

2:

2 1/2:

Other:

**Plan**

Rectangular:

Polygonal:

L:

T:

X:

U:

Irregular:

Other:

**Depth**

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

**Number of Bays:**            3  
**Foundation:**                CONCRETE  
**Foundation Description:** -  
**Walls Description:**        -  
**Other Walls:**                -

**Roof**

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

**Porches**

Front:             Side:             Back:   
Notes: shed roof supported by wing and 2x4s

**Openings:**                    repl. door and 1/1 window under porch and repl. bay window in wing  
**Interior:**                      -  
**Outbuildings:**                -  
Notes: -

**Statement of Significance:** -  
**Architectural Description:** -

<b>STAFF RECOMMENDATIONS</b>	Address: 1307 N Lincoln
<b>DD 24-03</b>	Petitioner: Alyssa Gallina
<b>Start Date: 2/14/2024</b>	Parcel: 53-05-28-317-004.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1950



**Background:** 1307 N Lincoln was built 1966, but resembles a “Cadet” style National Home, designed in 1953. It shares its size and age with many of the other houses on the block, and in the Northern Manors subdivision more generally. It is zoned for commercial housing.

**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 24-03**

Aside from replacement vinyl siding, the building’s exterior retains most of its historic character, including fenestration and footprint. Minimal ranches and

late National Homes are still a common building type in Bloomington, and can be found in many neighborhoods.

## IHSSI (County Survey)



Survey Number: 105-055-35354

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: 1307 N Lincoln St

City: Bloomington



## Coordinates

---

### Easting

540511

### Northing

4336804

---

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

### Use: Present

Residence:

Commercial:

Vacant:

Other:

Other:

### Use: Past

Residence:

Commercial:

Vacant:

Other:

Other:

## Surveys/Legal Protections

National Register:

State Register:

Hoosier Homestead:

National Historic  
Landmark:

Local Designation:

Protective  
Covenants:

Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of  
Contributing 1  
Resources:

Number of  
Non-  
contributing 0  
Resources:

Environment: urban

Bibliography: -

## Structure Type

Bridge:

Cemetery:

Other:

Time Period(s): c. 1950

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: -

Architect/Builder	Architectural Firm	Affiliation
-	-	-

**Replacement**

Windows:       Roof:   
Other:

**Additions**

Siding:       Wings:   
Other:   
Removals: -

**Stories**

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

**Plan**

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

**Depth**

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

**Number of Bays:** 3  
**Foundation:** CONCRETE  
**Foundation Description:** -  
**Walls Description:** -  
**Other Walls:** -

**Roof**

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

**Porches**

Front:     Side:     Back:   
Notes: -

**Openings:** repl. door flanked by one orig. 2/2 horiz. pane window and two 2/2 horiz pane windows set together

**Interior:** -

**Outbuildings:** -

Notes: -

<b>STAFF RECOMMENDATIONS</b>	Address: 1310 N Washington
<b>DD 24-04</b>	Petitioner: Alyssa Gallina
<b>Start Date: 2/14/2024</b>	Parcel: 53-05-28-300-008.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1950 Massed Ranch



**Background:** Built in 1955, this massed ranch is zoned two-family commercial with a finished limestone-sided basement and a clapboard sided second story. It features distinctively modern characteristics such as a shed roof, picture windows, and wide limestone chimney. Some windows and doors have been replaced, but the building is overall only slightly altered.

**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 24-04**

## IHSSI (County Survey)



Survey Number: 105-055-35270

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2014

National Register File  
Number: -

**Survey County**

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

Address: 1320 N Washington

City: Bloomington

Location Notes: -

**Coordinates**

Easting	Northing
540414	4336913

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

**Use: Present**

Residence:

Commercial:

Vacant:

Other:

Other:

**Use: Past**

Residence:

Commercial:

Vacant:

Other:

Other:

**Surveys/Legal Protections**

National Register:

State Register:

Hoosier Homestead:

National Historic  
Landmark:

Local Designation:

Protective  
Covenants:

Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of  
Contributing Resources: 1

Number of  
Non-contributing Resources: 0

Environment: urban

Bibliography: -

**Structure Type**

Bridge:

Cemetery:

Other:

Time Period(s): c. 1950

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: Ranch

**Architect/Builder**

**Architectural Firm**

**Affiliation**

-

-

-

**Replacement**

Windows:

Roof:

Other:

**Additions**

Siding:

Wings:

Other:

Removals: -

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:**      UNKNOWN

**Foundation Description:**      -

**Walls Description:**      -

**Other Walls:**      -

**Roof**

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

Material: BRICK

Features: -

**Porches**

Front:       Side:       Back:

Notes: second floor deck w 2x4 supports

**Openings:**      repl fixed pane window with 1/1 side lights and repl door on street facade

**Interior:**      -

**Outbuildings:**      -

Notes: -



<b>STAFF RECOMMENDATIONS</b>	Address: 1320 N Washington
DD 24-05	Petitioner: Alyssa Gallina
<b>Start Date: 2/14/2024</b>	Parcel: 53-05-28-300-179.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1950 Ranch



**Background:** Built in 1955, this massed ranch is zoned as a residential two-family dwelling. The first level is a finished basement with cinderblock walls. The second story overhangs the ground floor, and is topped with a saltbox roof with a gabled entrance perpendicular to the road. This house is larger and more modern in design than most of the other houses in Northern Manors, and one of the few not currently zoned commercial.

**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 24-05**

IHSSI (County Survey)



Survey Number: 105-055-35262

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: 1310 N Washington

**Coordinates**

**Easting**

**Northing**

540403

4336863

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

**Use: Present**

Residence:

Commercial:

Vacant:

Other:

Other:

**Use: Past**

Residence:

Commercial:

Vacant:

Other:

Other:

**Surveys/Legal Protections**

National Register:

State Register:

Hoosier Homestead:

National Historic  
Landmark:

Local Designation:

Protective  
Covenants:

Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of  
Contributing 1  
Resources:

Number of  
Non-  
contributing 0  
Resources:

Environment: urban

Bibliography: -

**Structure Type**

Bridge:

Cemetery:

Other:

Time Period(s): c. 1950

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: Massed Ranch

<b>Architect/Builder</b>	<b>Architectural Firm</b>	<b>Affiliation</b>
-	-	-

---

**Replacement**

Windows:

Roof:

Other:

**Additions**

Siding:

Wings:

Other:

Removals: -

**Stories**

1:

1 1/2:

2:

2 1/2:

Other:

**Plan**

Rectangular:

Polygonal:

L:

T:

X:

U:

Irregular:

Other:

**Depth**

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

**Number of Bays:** 3

**Foundation:** CONCRETE

**Foundation Description:** -

**Walls Description:** -

**Other Walls:** -

**Roof**

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

Hip:       Pyramidal:       Mansard:

Other:

Material: GLASS

Features: -

**Porches**

Front:       Side:       Back:

Notes: -

**Openings:** orig door and repl fixed pane windows on first level of street facade, orig 3 pane casement, 6 pane casement, fixed pane, and 3 pane casement window banded in the center of the second floor

**Interior:** -

**Outbuildings:** -

Notes: -

**Statement of Significance:** -

**Architectural Description:** -

<b>STAFF RECOMMENDATIONS</b>	Address: 216 E 19 <sup>th</sup> St
<b>DD 24-06</b>	Petitioner: Alyssa Gallina
<b>Start Date: 2/14/2024</b>	Parcel: 53-05-28-300-179.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1950



**Background:** 1950 single family small house zoned commercial northern manors sub

**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 24-06**

While the property retains character defining features including dormers and 6/6 windows, it has been significantly altered with the addition of a large side wing and replacement door. Although not located in a historic district, 216 E 19<sup>th</sup> St shares its age and other characteristics with many of the other small post-war homes on the block and the area Northern Manors subdivision. The neighborhood retains much of its historic character, though only one property is rated above contributing.

## IHSSI (County Survey)



Survey Number: 105-055-35291

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2014

### Survey County

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

Address: 216 E 19th St

City: Bloomington

Location Notes: -

### Coordinates

Easting	Northing
540446	4336989

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

### Use: Present

Residence:

Commercial:

Vacant:

Other:

Other:

### Use: Past

Residence:

Commercial:

Vacant:

Other:

**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. 1950

Condition: Good

Year Demolished: -

Integrity: Severely Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: -

Architect/Builder	Architectural Firm	Affiliation
-	-	-

**Replacement**

Windows:  Roof:   
Other:

**Additions**

Siding:  Wings:   
Other:  Description: dotmers  
Removals: -

**Stories**

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



**Plan**

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

**Depth**

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

**Number of Bays:** 4  
**Foundation:** CONCRETE  
**Foundation Description:** -  
**Walls Description:** -  
**Other Walls:** -

**Roof**

Side-Gable:       Front-Gable:       Cross-Gable:   
Hip:       Pyramidal:       Mansard:   
Other:   
Material: ASPHALT  
Features: 2 dormers

**Porches**

Front:       Side:       Back:   
Notes: gable projection over front door

**Openings:** orig door flanked by two orig 6/6 windows to each side small 1/1 windows in each dormer

<b>STAFF RECOMMENDATIONS</b>	Address: 218 E 19 <sup>th</sup> St
<b>DD 24-07</b>	Petitioner: Alyssa Gallina
<b>Start Date: 2/14/2024</b>	Parcel: 53-05-28-300-179.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1940 American Small House



**Background:** Built in 1950, this single family small house is zoned commercial, and has seen few alterations besides a small, receded addition and side porch.

**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 24-07**

Building retains much of its historic fabric, though a small one story addition and patio were added in 1975 and are clearly distinguishable from the original structure. While not located in a district, 218 E 19<sup>th</sup> St shares its age and other characteristics with many of the other small post-war homes on the block and in the Northern Manors subdivision.

## IHSSI (County Survey)



Survey Number: 105-055-35298

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: 218 E 19th St

City: Bloomington

Location Notes: -

### Coordinates

Easting	Northing
540464	4336987

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

**Use: Present**

Residence:  Commercial:  Vacant:   
Other:   
Other:

**Use: Past**

Residence:  Commercial:  Vacant:   
Other:   
Other:

**Surveys/Legal Protections**

National Register:  State Register:  Hoosier Homestead:   
National Historic Landmark:  Local Designation:  Protective Covenants:   
Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of  
Contributing  
Resources: 1

Number of  
Non-  
contributing  
Resources: 0

Environment: urban

Bibliography: -

**Structure Type**

Bridge:   
Cemetery:   
Other:

Time Period(s): c. 1940

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: American Small House

Architect/Builder	Architectural Firm	Affiliation
-	-	-

**Replacement**

Windows:  Roof:

**Additions**

Siding:       Wings:   
Other:   
Removals: -

**Stories**

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

**Plan**

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

**Depth**

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

**Number of Bays:**      4

**Foundation:**      CONCRETE

**Foundation Description:**      -

**Walls Description:**      -

**Other Walls:**      -

**Roof**

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

**Porches**

Front:       Side:       Back:

Notes: roof of side wing extends forward supported by two 2x4s and side wall

**Openings:**      orig. door flanked by orig. 24 pane fixed window and orig. 4/4 window

**Interior:**      -

**Outbuildings:**      -

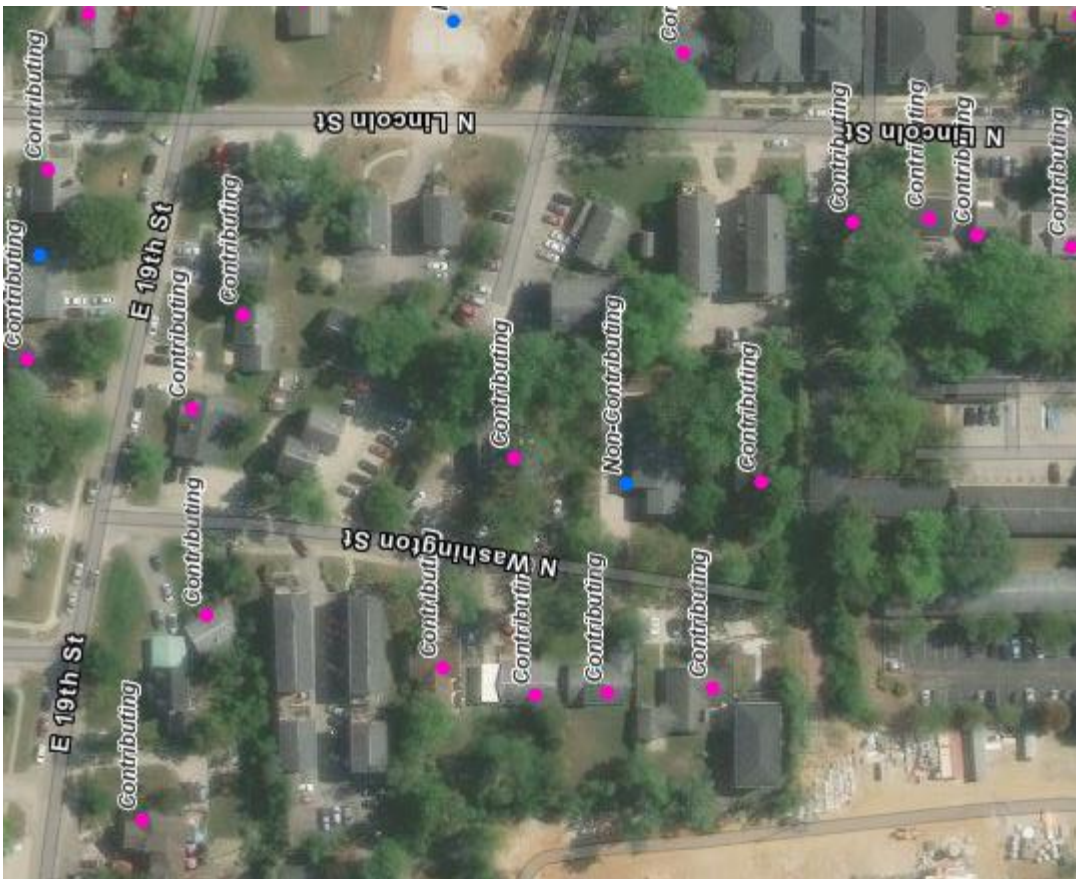
Notes: -

**Statement of Significance:**      -

**Architectural Description:**      -



Northern Manors 1961 Aerial



Northern Manors  
Bloomington HP  
GIS

<b>STAFF RECOMMENDATIONS</b>	Address: 490 N Roosevelt St.
<b>DD 24-08</b>	Petitioner: Ernest Xi
<b>Start Date: 2/13/2024</b>	Parcel: 53-05-34-403-013.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1950 minimal ranch



**Background:** Building is a 720 square foot National Home built in 1945 with a picture window and replacement aluminum sashes. The building is in good condition, and alterations have been minor.

**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 24-08**

This building exists in a neighborhood consisting of small post-war houses, most of which have undergone some degree of alteration. In 2014, 409 N Roosevelt was rated contributing in the IHSSI inventory, and has undergone some minor alterations including the replacement of the original picture window.



# IHSSI (County Survey)

 [Print](#)



Survey Type: IHSSI (County Survey)      Rating: Contributing  
County: Monroe      Year Dataset Compiled: 2014  
Survey Number: 105-055-34422      National Register File -  
Historic Name: House      Number:

- General Info
- Geographic Info
- Site Info
- Structural
- Photos & PDFs

Common Name: -  
Category: Building  
Visible?:   
Historic District?:   
Historic District Name: -  
Ownership: private

### Use: Present

Residence:       Commercial:       Vacant:   
Other:   
Other:

### Use: Past

Residence:       Commercial:       Vacant:   
Other:   
Other:

### Surveys/Legal Protections

National Register:       State Register:       Hoosier Homestead:   
National Historic Landmark:       Local Designation:       Protective Covenants:   
Other:

Areas of Significance: ARCHITECTURE

Other Significance: -  
Endangered: No  
Explanation: -

Number of Contributing Resources: 1      Number of Non-contributing Resources: 0

Environment: Urban  
Bibliography: -

**Structure Type**

Bridge:

Cemetery:

Other:

Time Period(s): c. 1950

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: Minimal Ranch

Architect/Builder	Architectural Firm	Affiliation
-	-	-

**Replacement**

Windows:

Roof:

Other:

Description: -

**Additions**

Siding:

Wings:

Other:

Removals: -

**Stories**

1:

1 1/2:

2:

2 1/2:

Other:

**Plan**

Rectangular:

Polygonal:

L:

T:

X:

U:

Irregular:

Other:

**Depth**

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

**Number of Bays:**                      2  
**Foundation:**                      CONCRETE  
**Foundation Description:**                      -  
**Walls Material:**                      SYNTHETICS: Vinyl  
**Walls Description:**                      -

**Roof**

Side-Gable:                       Front-Gable:                       Cross-Gable:   
Hip:                       Pyramidal:                       Mansard:   
Other:   
Material: ASBESTOS                      Features: metal chimney

**Porches**

Front:                       Side:                       Back:   
Notes: Concrete stoops/steps at front and south side doors. Rear wood deck.

**Openings:**                      2/2 double hung wood windows with metal storms, wood picture window with 8 lights, wood door with 3 rectangle lights and glazed metal storm, glazed wood panel door with glazed metal storm

**Interior:**                      -

**Outbuildings:**                      -

Notes: -

**Statement of Significance:**                      -

**Architectural Description:**                      -

<b>STAFF RECOMMENDATIONS</b>	Address: 2008 W 3 <sup>rd</sup> St
DD 24-09	Petitioner: Alex Rosenberg
<b>Start Date: 2/14/2024</b>	Parcel: 53-05-31-400-003.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1950 commercial building



**Background:** This site consists of three commercial buildings, one of which is over fifty years old and rated as contributing in the IHSSI. The one-story concrete block storage building at the rear of the lot was constructed in 1940 and has undergone few alterations. The building has served a number of businesses including a furniture repair company and hot tub retailer.

**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 24-09**

Little remains of the structure’s original historic context, which has been significantly altered by the expansion of the I-69 corridor and commercial growth of Bloomington’s far west side over the past several decades. The two

buildings sharing this lot were built in the 1990s and obscure the older structure's view from the road.

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

**Use: Present**

Residence:

Commercial:

Vacant:

Other:

Other:

**Use: Past**

Residence:

Commercial:

Vacant:

Other:

Other:

**Surveys/Legal Protections**

National Register:

State Register:

Hoosier Homestead:

National Historic  
Landmark:

Local Designation:

Protective Covenants:

Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of  
Contributing Resources: 1

Number of  
Non-  
contributing Resources: 2

Environment: Urban

Bibliography: -

**Structure Type**

- Bridge:
- Cemetery:
- Other:

Time Period(s): c. 1950  
 Condition: Good  
 Year Demolished: -  
 Integrity: Slightly Altered  
 Date Moved: -  
 Alterations: -  
 Style: -  
 Type/Vernacular: -

Architect/Builder	Architectural Firm	Affiliation
-	-	-

**Replacement**

- Windows:
- Other:
- Roof:
- Description: -

**Additions**

- Siding:
- Other:
- Removals: garage door
- Wings:

**Stories**

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

**Plan**

- Rectangular:
- L:
- Polygonal:
- T:
- X:
- U:

**Depth**

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

**Number of Bays:** -  
**Foundation:** CONCRETE  
**Foundation Description:** -  
**Walls Material:** CONCRETE,  
WOOD  
**Walls Description:** -

**Roof**

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

**Porches**

Front:  Side:  Back:   
Notes: -

**Openings:** 4 light wood windows, 3 light wood door, glazed metal panel door.

**Interior:** -

**Outbuildings:** Other  
Description: commercial buildings  
Notes: -

**Statement of Significance:** -

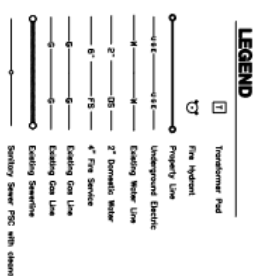
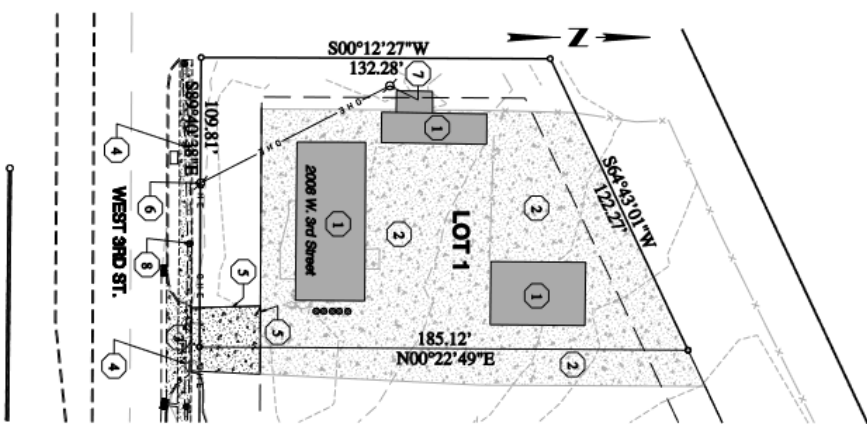
**Architectural Description:** -



**UTILITY NOTE**

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS, FIELD SURVEY, AND VISUAL INSPECTION. THE LOCATION, DEPTH, AND SIZE OF UTILITIES ARE NOT GUARANTEED. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

**Indiana 811**  
Know what's below.  
811 before you dig.

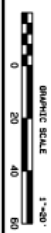


**DEMOLITION NOTES**

- REMOVE EXISTING BUILDING COMPLETE INCLUDING FLOOR SLAB AND
- REMOVE FLOORING AND REMOVE TO BE REPAIRED. REMOVE WITH TOPSOIL
- REMOVE CONCRETE TO REMAIN. PROTECT AS NECESSARY.
- CUT EXISTING POWER WITH A NEUTRAL, PROTECT AS NECESSARY.
- CUT EXISTING POWER WITH A NEUTRAL, PROTECT AS NECESSARY.
- REMOVE EXISTING POWER TO BE REPAIRED. COMMENT WITH QUALITY
- REMOVE EXISTING POWER TO BE REPAIRED. COMMENT WITH QUALITY
- REMOVE EXISTING POWER TO BE REPAIRED. COMMENT WITH QUALITY

**DEMOLITION NOTES**

- IF THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
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<p><b>AL ENGINEERING INC.</b> Civil Engineering &amp; Land Development Services 1500 Midwestern Parkway, Suite 200 Louisville, KY 40223</p>	<p><b>Hang Tight, LLC</b> 714 Locust Street Indianapolis, IN 47611</p>	<p><b>DEMOLITION PLAN</b></p>	<p>2008 W. 3rd Street</p>	<p>DATE: _____</p>	<p>REVISION: _____</p>
				<p>SCALE: _____</p>	<p>SHEET: _____</p>

## HD 23-01 LOWER CASCADES PARK HISTORIC DISTRICT

### Staff Report

### Bloomington Historic Preservation Commission

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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

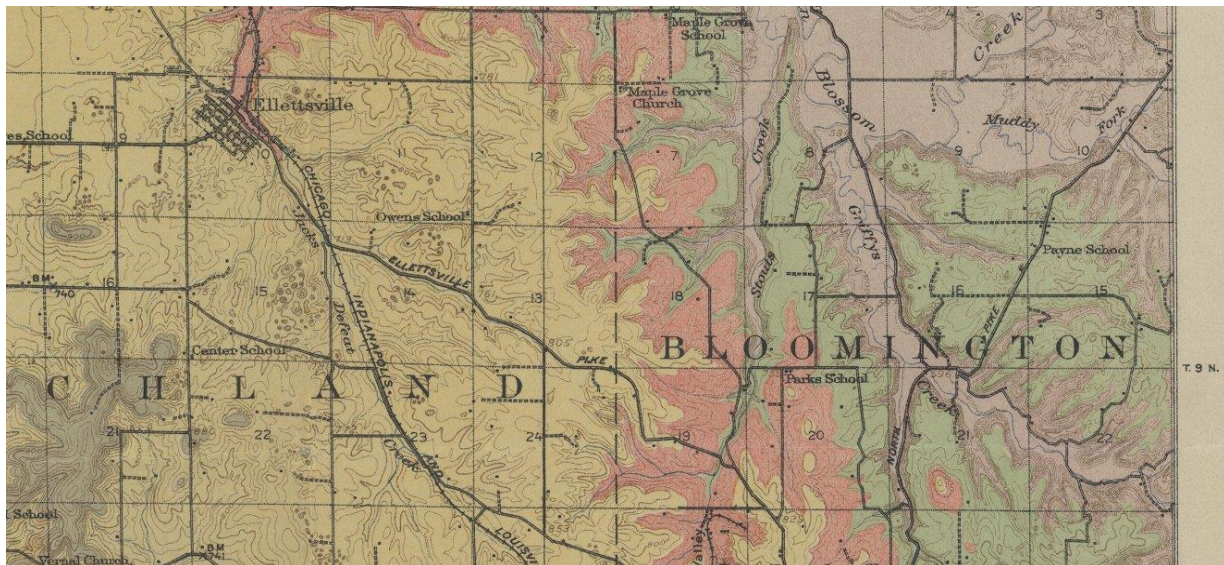
### **Non-Contributing:**

- 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. A 1839 map featuring the Post Roads used by the United States Postal Service and prepared by David H. Burr, labels the north south road in Monroe County as a "4 Horse Mail Post Coach Road" (Burr 2021, 14).



**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

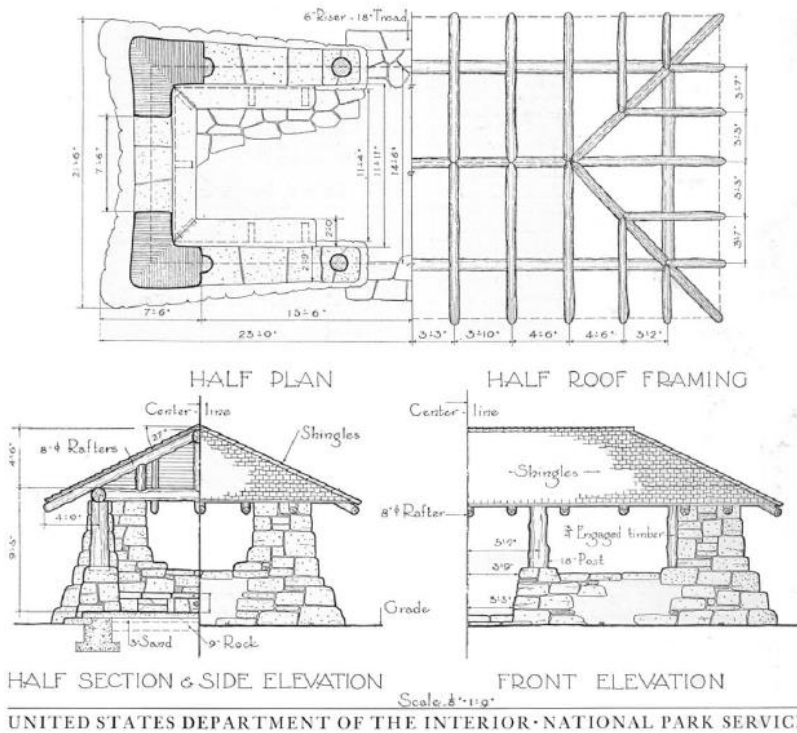
**2(g) Exemplifies the built environment in an era of history characterized by a distinctive architectural style**

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.

Shelter - Turner Falls State Park - Oklahoma

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



UNITED STATES DEPARTMENT OF THE INTERIOR · NATIONAL PARK SERVICE

**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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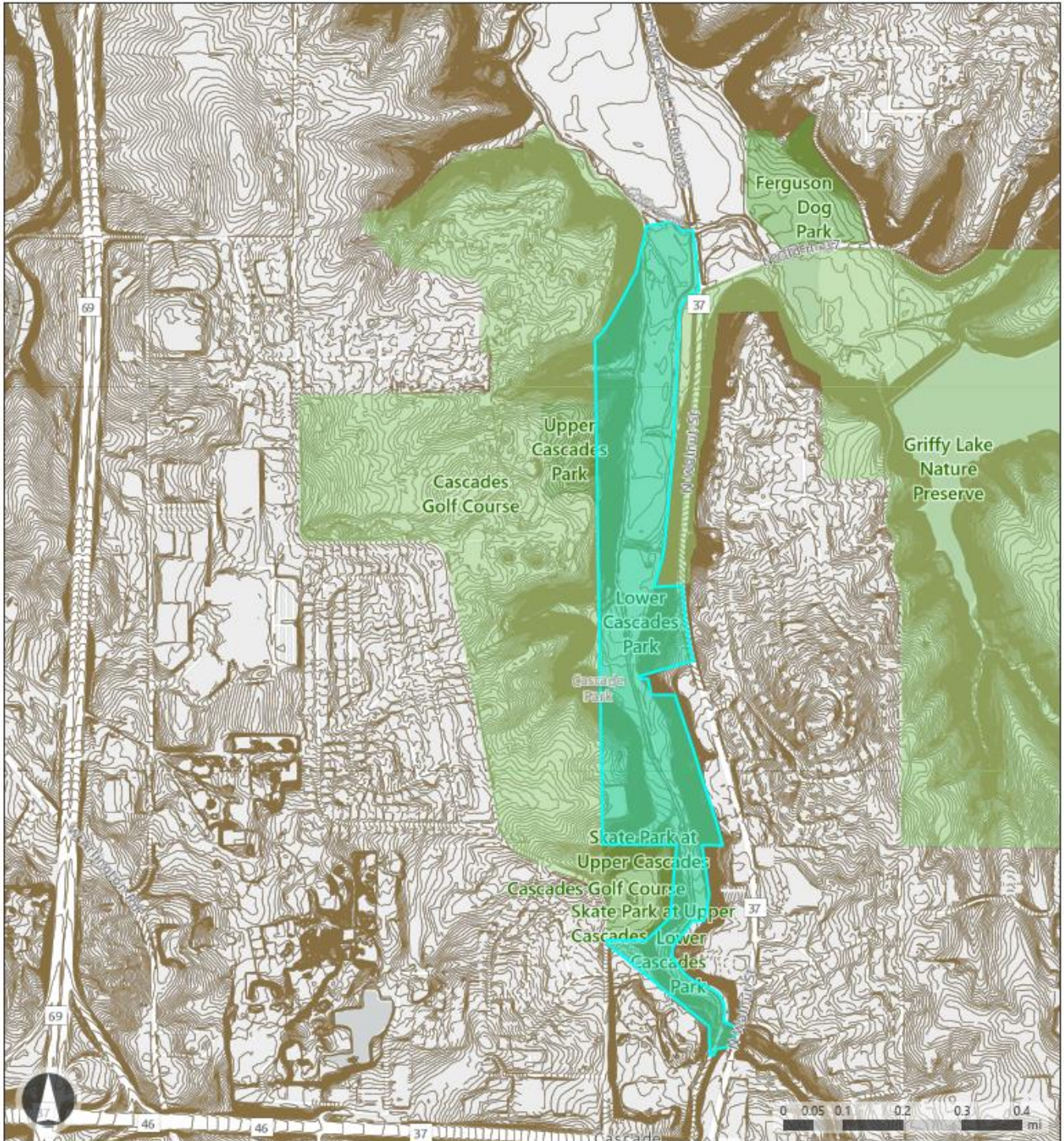
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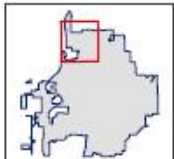
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Tweed, William C., Laura E. Soulliere, and Henry G. Law. 1977. "Rustic Architecture: 1916-1942". [https://www.nps.gov/parkhistory/online\\_books/rusticarch/introduction.htm](https://www.nps.gov/parkhistory/online_books/rusticarch/introduction.htm)



### 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