



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday September 26, 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/82359719734?pwd=9BbdNLKQnagmL4thAVWN6rREeJuhY9.1>

Meeting ID: 823 5971 9734

Passcode: 419274

Table of Contents

AGENDA	4
MINUTES August 8	6
COA 24-33.....	15
COA 24-34.....	19
COA 24-35.....	37

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Bloomington Historic Preservation Commission Meeting

Thursday September 12th, 2024, 5:00 P.M.

In Person:

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

Zoom: [Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.](#)

[Topic: Historic Preservation Commission Meeting](#)

[Time: Sep 12, 2024 05:00 PM Eastern Time \(US and Canada\)](#)

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[Passcode: 834895](#)

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AGENDA

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. Aug 8th
 - B. Aug 12th
- IV. CERTIFICATES OF APPROPRIATENESS**
 - Commission Review**
 - A. COA 24-34**
 - 1202 N Lincoln St (Garden Hill HD)
 - Petitioner David Parsch
 - Demolition of contributing house and noncontributing trailer*
 - B. COA 24-35**
 - 701 W 4th St (Greater Prospect Hill HD)
 - Petitioner Dennis Burch
 - Front and side additions, open front porch, and new construction of garage with second-floor apartment*
 - C. COA 24-36**
 - 602 S Ballantine Rd (Elm Heights HD)
 - Petitioner Brandon Sturgis
 - Reconstruction of damaged porch with addition of pergola*
- V. NEW BUSINESS**
- VI. OLD BUSINESS**
- VII. COMMISSIONER COMMENTS**
- VIII. PUBLIC COMMENTS**
- IX. ADJOURNMENT**

Next meeting date is October 10th, 2024 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

Bloomington Historic Preservation Commission

Meeting Minutes - August 8, 2024

CALL TO ORDER

The meeting was called to order by Commission Chair **John Saunders at 5:00 p.m.**

Parties in Attendance are listed below:

Commissioners:

Ernesto Castaneda
Reynard Cross
Sam DeSoller
Bill Fulk
Elizabeth Mitchell
John Saunders
Daniel Schlegal

Advisory Members:

Jack Baker
Duncan Campbell
Karen Duffy

Staff:

Noah Sandweiss, HPC Program Mgr
Anna Killion-Hanson, HAND Director
Margie Rice, Corporation Counsel
Anna Holmes, Asst City Attorney (Virtual)
Gabriel Holbrow, Zoning Planner
Tonda Radewan, HAND staff

Guests:

Jay Kincaid
Barre Klapper
Margaret Key (Virtual)

Public:

Sarah Alexander
Lois Sabo-Skelton
Dave Askins/B Square Bulletin
Wendy Daulet (Virtual)
Jim Bohrer (Virtual)
Caylan Evans (Virtual)

APPROVAL OF MINUTES

Review & Approval of July 25th minutes will take place at the Aug 22nd meeting.

CERTIFICATES OF APPROPRIATENESS (COA)

COA 24-27

723 W 9th St (Near West Side HD)

Petitioner: Karen Duffy

Removal of tree in back yard

Noah Sandweiss gave his presentation recommending approval for the removal of a large silver maple on the SE corner of the lot due to concern for a hollowed out central limb that an arborist from Blue Stone has viewed and predicted will fall on a close-by historic structure. As the Near West Side Historic guidelines apply and the tree is not in the street facing yard, **staff recommends approval of COA 24-27.**

COA 24-28

523 W. 7th Street (Near West Side HD)

Petitioner: John and Jennifer Kincaid

New construction of a house with an attached garage on an empty lot

Noah Sandweiss gave his presentation of proposed new construction in the Near West Side Historic District on an empty lot bordered by a double-pen house on one side and a church parking lot on the other side, noting that two-story houses with large footprints pose design challenges which he believes the architect has addressed. He stated that although taller than the house next door, the proposed construction has a further setback from the street without being uncharacteristically distant, the attached garage is differentiated from the side of the house by a porch and protruding bay on the south end of the garage and is stylistically consistent with street facing fenestration and roof line. Sandweiss said that the applicants propose to use materials that meet District recommendations including wood posts and railings, hardie board siding and rusticated or stucco cement block foundation. *(see BHPC meeting packet for additional details).* **Staff is recommending approval of COA 24-28.**

Questions:

- Jack Baker inquired of the Commissioners if they have been in a situation where they think that a house is too large for the neighborhood, compared to nearby houses, and asked for info on square footage. Noah Sandweiss responded that the main floor is 1,911, there is a 482 front porch and the garage is 669 square feet. He added that the neighborhood Design Review Committee didn't express objections to the design but they had some questions about materials used. Karen Duffy said that she is on that committee and a number of people thought the proposed design was too large but as far as their guidelines go, if the design is approved by planning then it's okay and added that at least one member brought up that there is a school and church nearby, which are large buildings.
- Elizabeth Mitchell commented that she understands that the church and school are bigger but it seems that the house is out of character with history of the district and the size overshadows the neighborhood.
- Reynard Cross asked a question about the neighborhood guidelines regarding mass. Noah Sandweiss responded that he felt the design is appropriate is

because the areas that are viewable from the public right-of-way create two distinct blocks that give the effect of a house that's somewhat large for the neighborhood attached to a fairly standard sized garage for the neighborhood.

- Reynard Cross asked about district recommendations about housing height and setback from the street. Noah Sandweiss responded that the recommendation is that the setback be based on the adjacent houses and relative to building height which suggests that a new house that is taller than the house next to it should be set further back from the property line than existing houses.
- Ernesto Castaneda asked if the petitioner documented the location of existing trees and are there any trees being cut down to provide a place for this house to be built. Petitioner Jay Kincaid responded "No".
- Sam DeSollar asked for more info on the proposed siding reveal and windows. Petitioner Jay Kincaid responded that they will probably use hardie board shingle gable with likely a 6 inch lap , but would do 4 inch lap if it needs to be. He also said that the proposal process didn't ask for this much info on the materials and they thought they met the Commission's criteria.
- Sam DeSollar asked if a decision has been made about windows (either Andersons - vinyl or Marvin - fiberglass including grill options and if the foundation will be stucco or split face block. Petitioner Jay Kincaid responded that their general contractor recommends Marvin, but that he hasn't yet decided on grill options for the four-pane windows and they are looking at manufactured stone that looks like rough-cut limestone for the foundation.
- Sam DeSollar asked questions about the porch construction. Petitioner Jay Kincaid responded that there will be a slab for the porch floor, veneer columns with a limestone cap and the rails will be wood, likely cedar.
- Sam DeSollar asked how far back the front of the porch is relative to the house next door. Petitioner Jay Kincaid responded that the adjacent house's front porch is 10 ft off of the sidewalk and the proposed construction is pretty close maybe 11 feet. He also said that they have worked really hard to design a house that meets the requirements, are downsizing from where they had been in Bloomington and want to live in this neighborhood for its diversity.

Comments:

- Jack Baker commented that if he were voting he would follow recommendations from staff.
- Bill Fulk said that he appreciated the detail provided by the petitioner and although it is a big house, it does fit into the neighborhood and that there were no concerns expressed by Peter Dorfman who represents the committee in that area.
- Reynard Cross commented that he is uncomfortable with the COA and feels he is being asked to make exceptions regarding mass, height and setback to make something fit that probably shouldn't.
 - Petitioner Jay Kincaid responded that he has met with City planning, read through HPC guidelines multiple times, reached out to neighborhood HOA and met every criteria that was put in front of them and are abiding by the rules given.
 - Corporate Counsel Margie Rice commented that she wanted to ensure that the HPC isn't moving outside their area of jurisdiction and asked if the zoning planner wanted to weigh in on their perspective.

- Zoning Planner Gabriel Holbrow said that it is his understanding that all of the setback distances are in compliance with the UDO. The impervious surface coverage standard is less than the maximum for this lot.
 - Margie Rice noted that these are not issues for the HPC to decide, those are planning issues and asked the petitioner about the conversations he had with planning. Jay Kincaid responded that per his meeting with planning and the HOA that they are meeting requirements, especially with taller buildings on some of the corner lots in the neighborhood.
- Reynard Cross had additional comments regarding the design of the garage.
- Karen Duffy commented that she is troubled by the attached garage and suggested a corridor attachment or connector hallway to break up the mass. Petitioner Jay Kincaid responded that there is a connector porch with lattice that creates a break.
- Duncan Campbell explained that setback in historic buildings typically involve a second story being set back from the first story at the front of the house to diminish perception. He also said that he doesn't think height is an issue but perceives the difficulty is the perception of great length, especially on the other side where there is no break nor fenestration alteration.
- Noah Sandweiss explained that it is a corner lot and showed the proposed view from the house next door and what the view would be from the side alley as you drive down the street. Margie Rice reiterated some prior comments.
- Duncan Campbell further commented that there has been a struggle in the older neighborhoods in the community with infill, family demands plus aesthetic and livability demands which have increased the size of houses. The Commission has struggled with it in this neighborhood adding attached garages and additions making the houses bigger than the adjacent houses. One of the difficulties here is that this house is so exposed because it's next to a big parking lot in public view. He thinks the church and the size of the school across the street ameliorate or mitigate the size of the house and can see how this would work better on this lot than it would on just about any lot along Seventh St. He thinks the design could be done better as it exaggerates the length of the house.
- Ernesto Castaneda commented that at first he thought the house looked to big but after digging into the site plan, restrictions under the UDO and the neighborhood design guidelines he thinks it's going in the right direction, likes the design and it is something that is needed in this lot. He pointed out that this is a corner lot so the setback is a front setback, not a side setback, and that typically historic houses on corner lots are bigger and serve as a buffer for the smaller houses in between and the petitioners are taking on the duty of screening the view of the large parking lot for the rest of their neighbors. He said that in his opinion adding all the grills distracts from the actual elements of the architecture of the house, has no issue with the garage being attached and some people see it as a way of accessibility with wheelchairs as they think about aging in place.
- Sam DeSollar gave input to the petitioner on the format of the HPC meetings and said that he thinks he sees all the issues that he is trying to deal with and work within the neighborhood, that he is fan of wood porches and won't take issue with the brick since rusticated limestone will be everywhere else and said thanks for putting all this work in as it does show.
- Duncan Campbell advised the petitioner that there is a need to know exactly what the materials will be and that they should be communicated to staff subsequent to final approval.

- Petitioner Jay Kincaid responded that there will be 6 inch reveal, smooth hardie board, window grills as drawn, the foundation will rusticated limestone except for brick veneer for the front porch. He stated that there have been many hurdles, they have put hours and tens of thousands of dollars in trying to make this fit, they are doing the best they can and it's disheartening to sit and listen to unneighborly criticism.
- Duncan Campbell responded that the commissioners are not neighbors and are here to evaluate and regulate additions into neighborhoods. They are design critics. He reiterated his question about the materials and providing an alternate possibility. If there are changes they need to be brought back to the commission for approval.
- Petitioner Jay Kincaid responded that he understands and has been through this process before and there are better ways than being in an adversarial role. He said that they have met with Noah and City Planning and followed the guidelines to the best of their knowledge and if the guidelines come into question, he can't fix that but will come back to the Commission with any changes.
- Reynard Cross commented that his real concern is somewhat in a policy direction regarding zoning issues and guidelines vs. HPC jurisdiction and guidelines. He suggested that the Commission revisit these and that this particular building may create a new precedent in the neighborhood that could continue to deviate from the historic guidelines.
- John Saunders noted that this issue may be a good topic for discussion at the Commissioners Retreat coming up in November and gave some other examples of proposed construction to look discuss.

William Fulk made a **motion to approve COA 24-28 as proposed.**

Daniel Schlegel seconded. **Motion carried 5-2-0** (Yes-No-Abstain)

COA 24-29

811 W 8th St (Near West Side HD)

Petitioner: Barre Klapper

One-story addition, changes in fenestration and construction of a rear garage.

Noah Sandweiss gave his presentation of proposed construction in the Near West Side Historic District to add a one-story 338 sq ft addition to the southwest end of the house opening on the east to an open 126 sq foot porch with an detached garage in the back yard that openings onto an alley. The materials would match the existing house. A casement window would be added (not visible to the public right-of-way) as well as adding additional casing around windows and doors. Part of the 6 ft rear privacy fence will have to be removed to make room for the detached garage and the gravel parking area will be returned to grass. Sandweiss noted that the neighborhood design committee had questions about the choice of shingles for the roof, but did not express any objections. *(see BHPC meeting packet for additional details).* **Staff is recommending approval of COA 24-29.**

Petitioner Barre Klapper added that **owner Margaret Key** reason for the proposal is to eventually have a bedroom on the first floor so she can age in place, as the existing bedrooms are either upstairs or in the basement and that she is attending the meeting via zoom and available for questions as well.

Questions: (None)

Comments:

- Jack Baker commented that it seemed like a reasonable small addition and a decent design and recommends going all with staff to approve.
- Ernesto Castenada said that he thinks it's great, promotes aging in place and is close to downtown.
- John Saunders said that he agrees with the Commissioners and doesn't have any additional comments.

Sam DeSollar made a **motion to approve COA 24-29 as proposed.**

Daniel Schlegel seconded. **Motion carried 7-0-0** (Yes-No-Abstain)

Demolition Delays DD 24-14 through DD 24-18

2201 East 7th Street and 310, 314, 318 & 324 North Jefferson Street

Petitioner: Sable Beyers

Full Demolition of 5 properties within Green Acres neighborhood

Noah Sandweiss reported that there has been no new activity since the last HPC meeting. The five demolition delays at 2201 East 7th Street and 310, 314, 318 & 324 North Jefferson Street were previously extended for 30 days and expire on August 14, 2024.

He noted that the next agenda item regarding the proposed Green Acres Conservation District is related and asked if there were any questions or comments specific to the demolition delays.

Comments:

- Sarah Alexander (public) made comments in favor of releasing the demolition delays noting the housing shortage in Bloomington, the desire for low density housing especially in places close to the center of town, that this is an ideal location for more dense development because it's next to IU and would reduce commuting time and the amount of time the roads get driven on. She also said that her only objection would be if what was being built was one big house.
- Noah Sandweiss pointed out that a specific plan has not yet been provided by the petitioners and Corporate Counsel Margie Rice reiterated that the HPC is not supposed to consider future use in terms of their decision making.
- Sarah Alexander continued with a statement "I feel like the names of the Dead have been used to justify the curtailment of the future for the living. If every structure in Bloomington was sanctified just because of the same level of notable personages of the people who live there then I think that the whole city would cease to function as a living growing entity serving the people of today and tomorrow and would instead ossify into little more than a temple compound for the ghosts of the past." She also said that she feels that any objection to the demolishing of these houses is based fear of a large housing development similar to what is in the old Kmart location that is unfounded and misplaced.

Bill Fulk made a **motion to continue** the Demolition Delay discussion to the next HPC Meeting.

John Saunders seconded. **Motion carried 7-0-0** (Yes-No-Abstain)

NEW BUSINESS - None

OLD BUSINESS

Green Acres Conservation District Vote Discussion

Noah Sandweiss provided information on the August 12, 2024 5pm special session of the HPC solely to discuss and vote on the application from petitioners for a Green Acres Conservation District noting that there will be an opportunity for the petitioner to present info then he will discuss his staff recommendation and there will be opportunities for questions and comments from the public, including over zoom, and then the vote will take place.

Sandweiss explained that the City sent out letters to property owners in the area and the responses will be included at the upcoming meeting. In addition to the petition submitted which has 73 signatures (25 from renters and 48 from homeowners in the neighborhood representing 59 households, of which 38 are owner occupied) he has received two emails from residents and four from other property owners expressing their objection to the proposed Conservation District, as well as a uReport attached in this meeting packet addressed to the Commission. Also received were two letters of objection earlier in the week, one representing the owner of 10 properties and another representing the owner of one property. These will be forwarded to the Commissioners by the end of the week along with any additional comments received. He anticipates there will be many participating, explained the difficulty in reserving a large enough meeting room and reminded that there will be an option to attend via zoom.

Questions:

- Wendy Daulet (public via zoom) said she had comments about delaying the demolition and asked if it was best to bring those up at the next meeting. Noah Sandweiss explained that the demolition delay on these houses is set to expire on August 14th so the special meeting requested on August 12th will give the Commission a chance to vote before the release of the demolition delay. The zoom link for that meeting was provided in the chat.
- Caylan Evans (public via zoom) with Bloom Design Build said three property owners within the proposed District have asked him to represent their interest in voicing their opposition before the meeting on Monday. Their concerns include why the commission is rushing to a vote when his understanding is that once the petition for a Conservation District is received there are 90 days for the Commission to consider on the petition before a vote takes place. Evans said that if the petition was received just a little over a week ago and the agenda already been set, it seems to suggest a vote is going to be put forth on this matter next Monday when the petition hasn't even been heard yet. He asked what the urgency is for an immediate vote on this District when there hasn't been any dialogue.
- Noah Sandweiss explained that there is 90 days for the demolition delay that can be extended by maximum of 30 days, which this one was. Also there is a deadline for submission of HPC meeting agenda items that is 14 days before a meeting.
- Margie Rice noted that there may be confusion between the demo delay and the neighborhood vote. Bill Fulk explained that the vote on August 12th is about the Conservation District petition moving on to City Council for consideration and that the demolition delays will expire on August 14th and be automatically released so that's what is forcing a vote on these in such speedy fashion on the 12th.

- John Saunders pointed out that Green Acres have had three meetings that were advertised and all three gentlemen (that Evans is representing) have had a chance to attend those meetings and express their concerns.
- Caylan Evans responded that it is troubling that the HPC has not heard the petition yet for this sizable district of 450 total properties that are potentially impacted here and a vote has basically already been set in place, even requiring a special meeting with such urgency that this has to be resolved, when there is so much to consider here. He said he thinks it's clear is that the District vote is being used as a means to block these five demo delays that have been on the table for almost 120 days now and once again they have just been continued. Evans referenced The Graduate Hotel's petition to be considered a Historic District pointing out that they were derided for bringing the petition and was told their action was offensive, insulting and disingenuous and that he thinks the scale of this neighborhood vote is 100 times the scale of that property and rushing to vote as a means to block five demo delays is much more disingenuous, offensive and insulting.
- John Saunders said that when the neighborhood learned about the demolition of those houses they came to the HPC asking for help and there have been numerous opportunities for others to speak about their objections as this topic has been going on for a while. He continued that he doesn't think the HPC is rushing and is moving forward with what the originators in the neighborhood have asked us to do.
- Reynard Cross asked how many meetings have we had since this issue was brought before the HPC and, after noting that there have been four or five, commented that the vote is not being rushed.
- Caylan Evans commented that by looking at the breakdown of the neighborhoods he thinks that 450 total properties are in question and based on communications with Noah, one property is classified as outstanding, five are classified as notable, 189 are classified as contributing, 11 are non-contributing and 244 have not actually had any survey. He said that for this body (the HPC) to look at creating the proposed District, the burden should be on the HPC and the petitioners calling for the district to highlight the architectural or historical significance of these properties. Evans pointed out that the majority of the homes haven't even been surveyed so how can it be determined what is architecturally significant.
- Noah Sandweiss said that he spoke with Steve Wyatt who conducted the survey commissioned by the City and carried out by Bloomington Restorations, Inc in 2018 who said he picked out a representation of houses that he considered contributing or potentially contributing from the postwar period as an indication of what is there. He said that that we don't have complete information on the entirety of the district and a lot will be based on the evidence that we have, like a drive-thru history of the neighborhood, and an important thing to consider is demonstrated by the survey that we have. Sandweiss said he spoke with two of his predecessors to check their opinions and both believe that the proposed District may be eligible. He added that the area has not been brought to the Commission before, nor has it been intensively studied, but it's one that we've had some time to consider. He pointed out that the topics are going to come up again on Monday, that there will be a reading of the application so you know all reasonable points to consider and you know there has been thought going into this.
- Caylan Evans concluded that to already have decided that the vote will be taken before the petition has even been brought only works if the broader intention here is to block these demolition delays. The vote deserves thoughtful consideration as typically this body gives to any petition and strongly recommends more careful timely comprehensive consideration of this petition before rushing into a vote.

- John Saunders thanked Caylan Evans for his comments and urged that the people he is representing to come to the Monday August 12th meeting to speak.
- Dave Askins asked a question to get some clarity on the 90 day deadline that has been discussed previously during the meeting.
- Corporate Counsel Margie Rice read from City Code 8.08.010 A2 "Initiating A Historic District" and explained that there are two ways that this can happen. Based on its survey, the Commission can draw and submit historic district maps for Common Council approval OR owners of property, in fee simple, wishing to establish a historic district which includes their property may petition the commission to consider drawing and submitting a map of such district to the Common Council. If it goes the second approach, the Commission shall determine its recommendation within 90 days.
- Rice pointed out that we have two distinct issues going on - the demo delay and this petition for the establishment of a historic district that Caylan Evans alleges the HPC is conflating, that both are separate issues should be decided separately on their own merits. He believes the HPC is rushing on this vote so that the result of one matter affects this other. She said that these are thoughtful HPC members that will understand these are two separate issues and will decide on their merits and that the HPC is a recommending body and the decision ultimately goes to the Council. She doesn't think it's clear how the HPC is going to vote on either issue and that's up to the Commission to decide on Monday. There has been a lot of conversations and public meetings where these have been discussed and nothing is going on behind closed doors.
- Rice concluded by encouraging anybody who's concerned to show up on Monday August 14th at 5pm and that she is happy to answer any questions by calling the Legal Department at (812) 349-3426.

COMMISSIONER COMMENTS - None

PUBLIC COMMENTS - None

ADJOURNMENT

John Saunders adjourned the meeting at **6:43pm**

**A video record of this meeting is available on the City of Bloomington
YouTube Channel**

https://www.youtube.com/@city_bloomington

For a transcript click on "videos" select more and then "show transcript"

The special meeting date of the HPC to vote on Demolition Delays DD 24-14 through DD 24-18 and the proposed Green Acres Conservation District is Monday August 14, 2024 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

The next regular meeting date of the HPC is Thursday August 22nd, 2024 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

STAFF RECOMMENDATIONS	Address: 1202 N Lincoln (Garden Hill HD)
COA 24-33	Petitioner: David Parsch
Start Date: 9/4/2024	Parcel: 53-05-33-201-010.000-005
RATING: CONTRIBUTING	Bungalow c. 1930



Background: Built in 1928 with 1950s alterations including side and rear additions and a partial porch enclosure, the house at 1202 N Lincoln retains some original features including windows and its recognizable bungalow form. The lot is also home to a trailer with corrugated aluminum siding that is not included in the state or local survey.

Request: Demolition of house and non-contributing trailer on property.

Guidelines: Garden Hill Historic District

CRITERIA FOR DEMOLITION

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The HPC shall approve a Certificate of Appropriateness for demolition as defined in this chapter of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.

2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.

3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.

4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.

5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months. With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The HPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition. The process for this is described in Title 8.

SUBJECT TO REVIEW AND APPROVAL

Demolition of primary structures within the boundaries of the conservation district or demolition of contributing accessory buildings

Staff does not recommend approval of COA 24-33.

Specific circumstances must be met in order to allow for the demolition of a contributing building in a historic district. None of the considerations above are met in this case. The trailer also located on the lot is not a contributing property and is in poor condition. Garden Hill guidelines do not preclude additions to historic buildings or the construction of accessory structures that could provide additional use for the site.

Because the trailer is a non-contributing accessory building, a Certificate of Appropriateness is not required for its demolition in the Garden Hill District.



1950s additions. South side and rear.





Accessory non-contributing trailer

STAFF RECOMMENDATIONS	Address: 701 W 4 th (Greater Prospect Hill HD)
COA 24-34	Petitioner: Dennis Burch
Start Date: 9/12/2024	Parcel: 53-05-32-420-005.000-005
RATING: CONTRIBUTING	American Small House 1935



Background: 701 W 4th Street is a slightly altered minimal-traditional 1935 house with a small 1950s addition added to the southwest ell. The house is several decades younger than most its neighbors on 4th Street, and sits on a lot at the base of a hill ascending Fairview Street.

Request: Construction of 240sqft side addition, 156sqft front addition, front porch, and 484sqft detached garage with a 378sqft second story apartment.

Guidelines: Greater Prospect Hill

V. GUIDELINES FOR ADDITIONS

The following Additions exceptions are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guideline exceptions are necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.

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

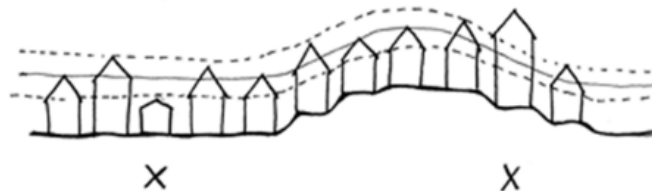
1. **Materials Exception:** Use of materials currently on the existing structure can be continued on the Addition.
2. **Building Outline and Mass Exception:** Excessive impact to the public way façade should be discouraged.
3. **Fenestration* Exception:** Increased design flexibility for additions on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

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

BUILDING HEIGHTS

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

NOTE - In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.



RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.

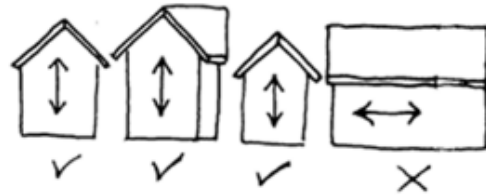
BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

Roof Shape



Directional Orientation

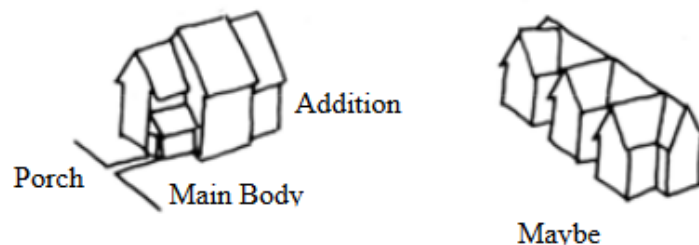


RECOMMENDED

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

MASS

Definition: The three dimensional outline of a building. Depending on the block face, buildings in Prospect Hill may reflect the traditional horizontal mass of the gabled-ell or the more vertical projection of the bungalow form. See the architectural description of traditional forms provided in the *Homeowner's Guide to Living in a Historic District*.



RECOMMENDED

1. The 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.

B. CHANGES TO THE PUBLIC WAY FAÇADE

The following Public Way Façade guidelines are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guidelines is necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.

Changes to the public way façade shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.

The following guidelines relate to the above actions and they are enforceable by the BHPC.

Definition: The **public way façade** refers to the side of the house that faces the street to which the house has a public postal address. In the case of corner lots, both the postal street as well as the cross street are considered public way façades.

The intent of the GPHHD (Greater Prospect Hill Historic District) is to encourage homeowner improvements and maintenance of properties that are compatible with the original character of the homes.

Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.

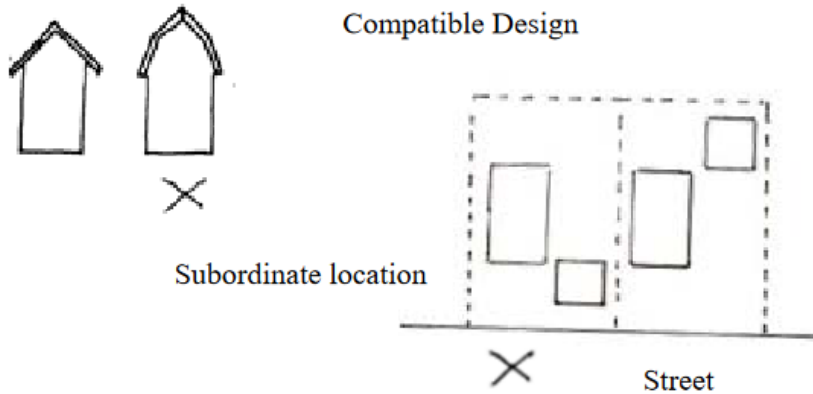
1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house. (For issues regarding accessibility, see Section VII, Safety and Access, found on page 27.)
2. Retain siding determined to be original. If using alternative materials as siding, the homeowner should use material that is compatible with the original material's character. For example, horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used. Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended materials.
3. Vinyl and aluminum siding may be used, although care should be taken during installation to retain original materials where they exist (e.g., door and window trim and underlying siding if it is original).

ACCESSORY STRUCTURES

SUBJECT TO REVIEW AND APPROVAL:

All accessory structures greater than 80 square feet within the boundaries of the Greater Prospect Hill Historic District.

Definition: Any structure secondary to the principal building on the lot and greater than 80 square feet in size is subject to the following guidelines:



RECOMMENDED

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

Staff recommends conditional approval of side addition and garage for COA 24-34

The proposed side addition is set well back from the street and protruding 10ft from the current western elevation would have a minimal impact on the street profile and mass of the house, using materials that match those on the historic structure.

The accessory structure is of a design and materials sympathetic to historic buildings in the neighborhood. The house next door on 4th Street is also two stories, and the next house on Fairview is located atop a hill at a grade significantly higher than 701 W 4th St. Its square footage is comparable to the garage next door, and is placed in a subordinate position on the lot to the primary structure.

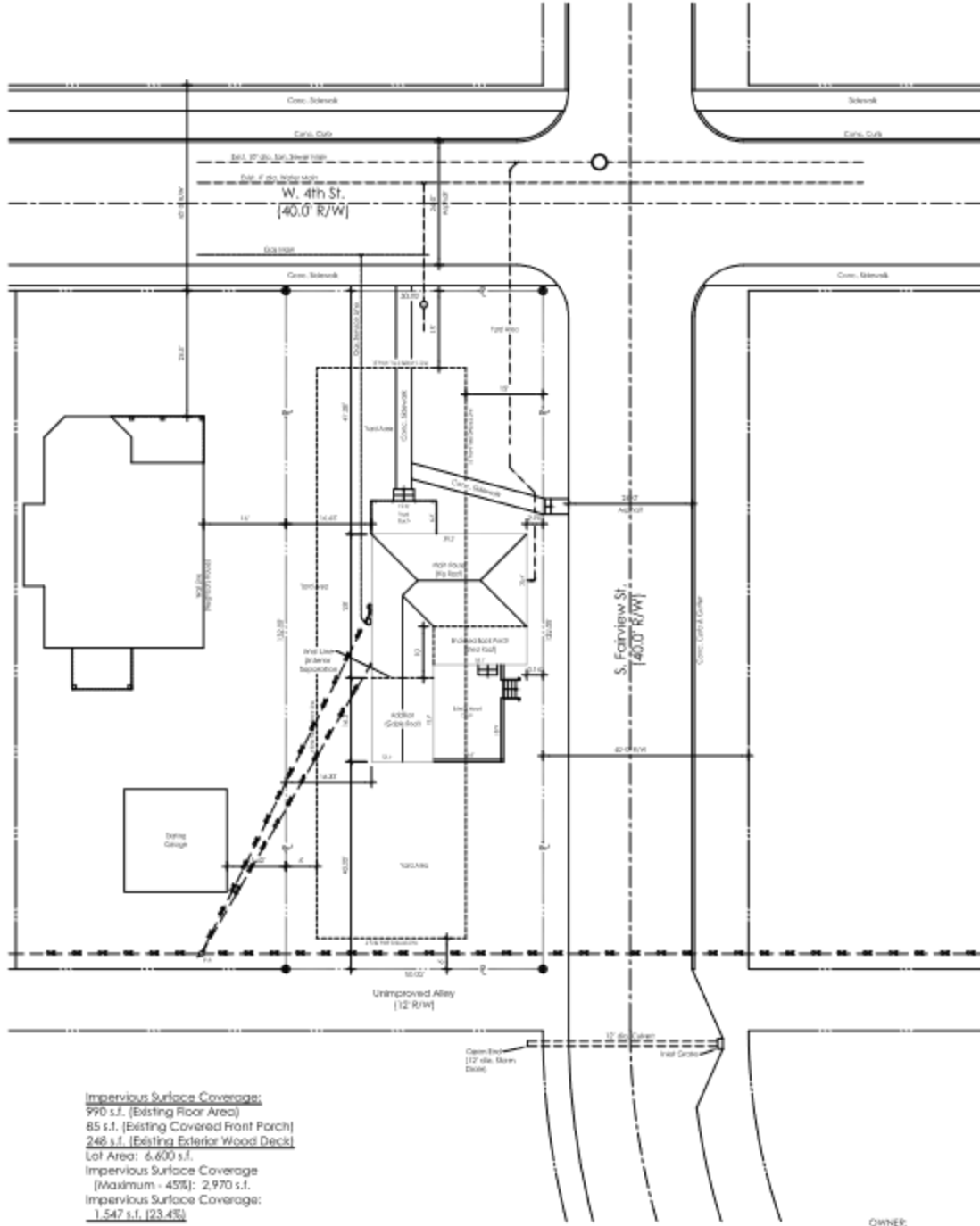
The proposed front addition would obscure the primary elevation and slightly alter the proportion of original openings. Staff does not believe, however, that the proposed porch would have an excessive impact on the mass or primary

façade, and reflects a similar scale and sense of entry to that which is expressed by surrounding historic buildings.









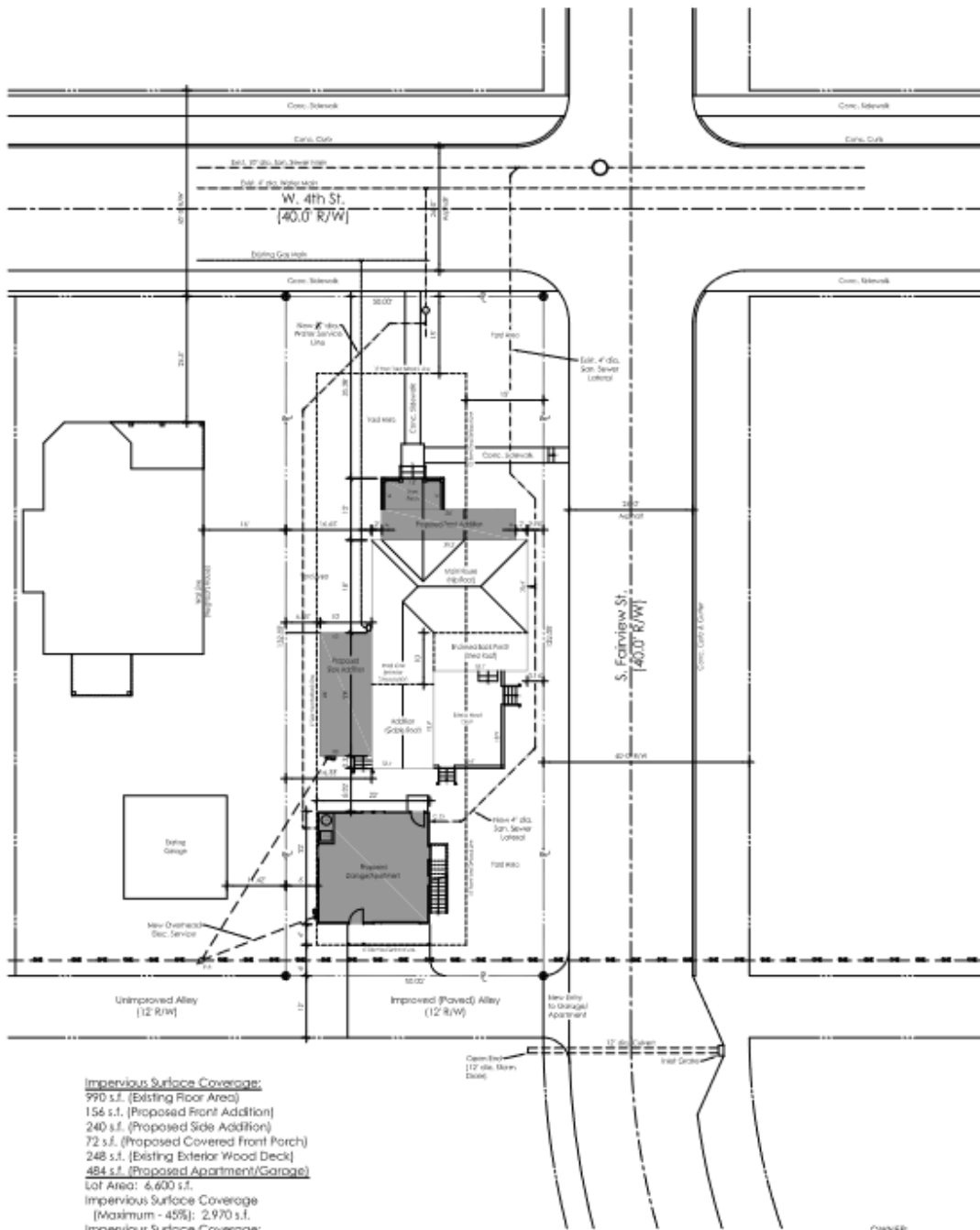
Impervious Surface Coverage:
 990 s.f. (Existing Floor Area)
 85 s.f. (Existing Covered Front Porch)
 248 s.f. (Existing Exterior Wood Deck)
 Lot Area: 6,600 s.f.
 Impervious Surface Coverage
 (Maximum - 45%): 2,970 s.f.
 Impervious Surface Coverage:
 1,547 s.f. (23.4%)
Pervious Surface Area: 5,053 s.f.

OWNER:
Heffner and John Kogge
 701 W. 4th St.
 BLOOMINGTON, INDIANA 47404
 Ph. 317-255-0572

LAND SURVEYOR:
KEVIN B. POTTER, L.S.
 319 E. CUNNINGHAM STREET
 MARTINSVILLE, INDIANA 46151
 Ph. 812-325-8063

A Existing Site Plan 


Scale: 1" = 20'



Impervious Surface Coverage:
 990 s.f. (Existing Floor Area)
 156 s.f. (Proposed Front Addition)
 240 s.f. (Proposed Side Addition)
 72 s.f. (Proposed Covered Front Porch)
 248 s.f. (Existing Exterior Wood Deck)
 484 s.f. (Proposed Apartment/Garage)
 Lot Area: 4,600 s.f.
 Impervious Surface Coverage
 (Maximum - 45%): 2,970 s.f.
 Impervious Surface Coverage:
 2,652 s.f. [39.8%]
 Permeous Surface Area: 3,948 s.f.

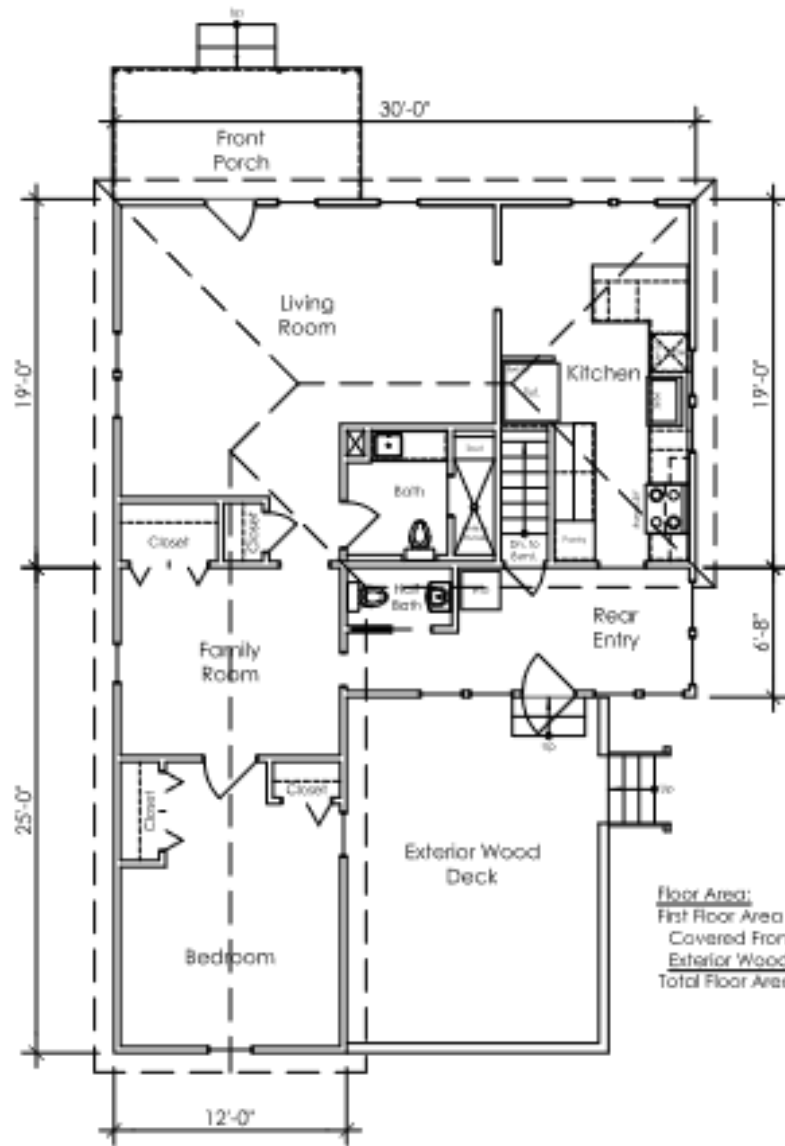
A Proposed Site Plan

Scale: 1" = 20'



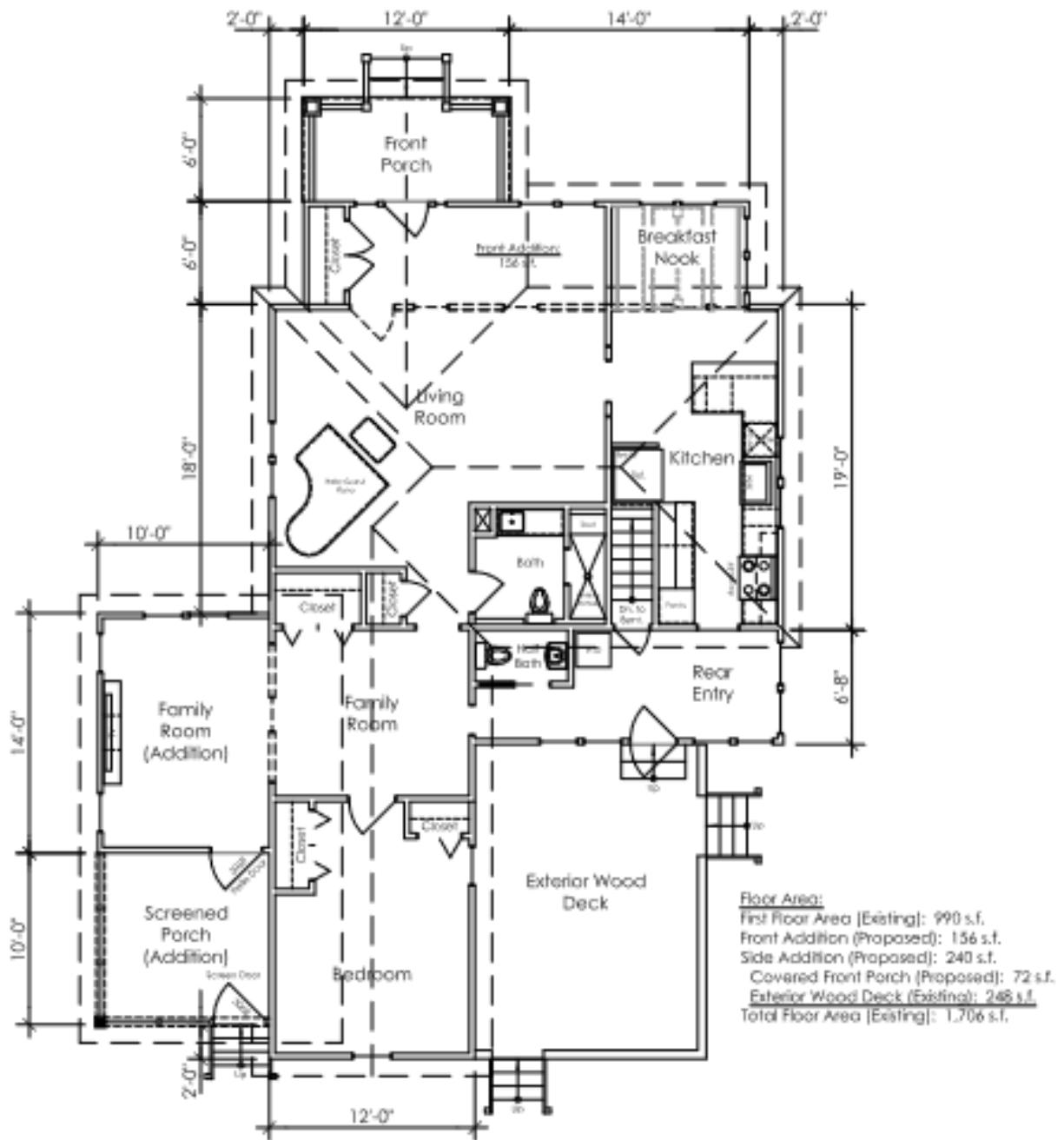
OWNER:
 Heather and John Cogge
 701 W. 49th ST.
 BLOOMINGTON, INDIANA 47404
 Ph. 513-255-6972

LAND SURVEYOR:
 KEVIN S. FOTTE, L.S.
 309 E. CUNNINGHAM STREET
 MARTINSVILLE, INDIANA 46151
 Ph. 812-325-8040



Floor Area:
 First Floor Area (Existing): 990 s.f.
 Covered Front Porch (Existing): 85 s.f.
 Exterior Wood Deck (Existing): 248 s.f.
 Total Floor Area (Existing): 1,323 s.f.

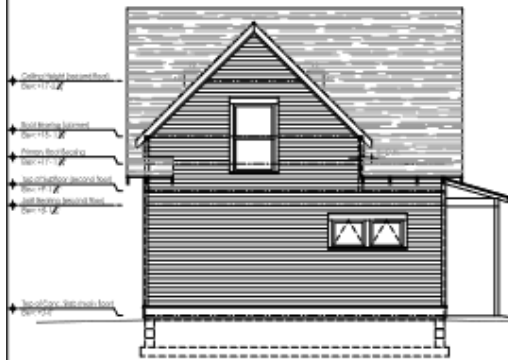
A Existing Floor Plan 
 Scale: 1/8" = 1'-0"



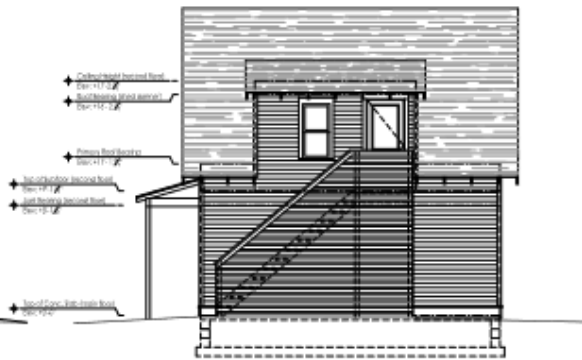
A Proposed Floor Plan

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





F Proposed West Elevation
Scale: 1/8" = 1'-0"



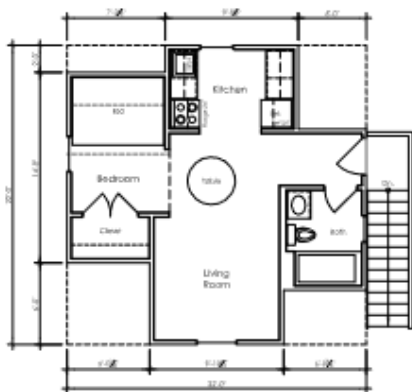
E Proposed East Elevation
Scale: 1/8" = 1'-0"



D Proposed South Elevation
Scale: 1/8" = 1'-0"



C Proposed North Elevation
Scale: 1/8" = 1'-0"



B Proposed Garage Floor Plan 
Scale: 1/8" = 1'-0"

Floor Area:
Garage Floor Area (Proposed): 484 s.f.
Apartment (Proposed): 378 s.f.
Covered Front Porch (Proposed): 64 s.f.
Total Floor Area (existing): 926 s.f.



A Proposed Garage Floor Plan 
Scale: 1/8" = 1'-0"

Floor Area:
Garage Floor Area (Proposed): 484 s.f.
Apartment (Proposed): 378 s.f.
Covered Front Porch (Proposed): 64 s.f.
Total Floor Area (existing): 926 s.f.

September 11, 2024

Description of Project and Materials:

1. New construction of one-story residential additions to an existing non-contributing residential structure built in or around 1935 at the corner of W. Fourth St. and S. Fairview St. as follows and as shown on the attached drawings and images-
 - A.) 6' d. x 26' w. front addition (wood framed – living/dining spaces).
 - B.) 6' d. x 12' w. front porch (wood framed – outdoor entry porch).
 - C.) 10' d. x 24' w. side addition (wood framed – family space with screeded porch to south).

There is also a new 22' d. x 22' w. garage with apartment above off the existing alley to the south as shown on the proposed site drawings. The building addition aligns with/matches existing roof bearing conditions and with slopes blending the existing/new roof volumes together.

Floor Area:

First Floor Area (existing): 990 s.f.
Front Addition (proposed): 156 s.f.
Covered Front Porch (proposed): 72 s.f.
Side Addition (proposed): 240 s.f.
Exterior Wood Deck (existing): 248 s.f.
Total First Floor Area: 1,706 s.f.

Garage/Apartment Floor Area:

Garage Area (proposed): 484 s.f.
Apartment Area (proposed): 378 s.f.
Covered Garage Porch (proposed): 64 s.f.
Total Floor Area: 926 s.f.

Total Floor Area: 2,632 s.f.

2. The following is a description of the proposed building materials:
 - Exterior Siding - James Hardie fiber cement lap siding (smooth finish, painted – typical) with profile matching existing exterior siding.
 - Exterior Trim – Boral TruExterior Trim (smooth finish, painted – typical) with profile and sill/jamb/head detailing matching existing trim.
 - Exterior Doors – Therma-Tru Fiber Classic Mahogany Collection.
 - Exterior Windows – Marvin Ultrex/Essential High-Density Fiberglass.
 - Foundation – Split-faced Concrete Masonry Units at exposed/above grade conditions.
 - Roofing – Owens Corning Asphalt Roofing Shingles to match existing roofing.

Estimated Project Construction Schedule:

1. Construction beginning in the Fall of 2024 with completion/occupancy Spring of 2025.





Back yard and house next door



West elevation

STAFF RECOMMENDATIONS	Address: 601 S Ballantine (Elm Heights HD)
COA 24-35	Petitioner: Brandon Sturgis
Start Date: 9/12/2024	Parcel: 53-08-04-115-016.000-009
RATING: CONTRIBUTING	1940 Colonial revival house



Background: In 2021, this property received a Certificate of Appropriateness (COA 21-32) for a deck addition. Earlier this year that deck was damaged in a storm, and the petitioner proposes reconstructing it with the addition of a lattice roof pergola with a triangular footprint in the northeast corner of the deck and the replacement of the wooden railing with black aluminum.

Request: Reconstruction of damaged deck with addition of a lattice roof pergola in the northeast corner with privacy fencing. Black aluminum railings will be used on stairs and deck.

Guidelines: Elm Heights

Patios Terraces and Decks

Employ materials appropriate to the neighborhood, such as stone, brick, or materials suggested by the style of the house, when constructing any additions.

Decks should be constructed well behind the primary facade. Although wood is the preferred building material, some composite decking materials may be considered.

All new construction should be self-supporting, not anchored into masonry foundations, and be removable without destroying historic materials.

Trellises, Pergolas, Gazebos, and Similar Small Structures

Construct trellises, pergolas, gazebos, and similar small structures according to designs in keeping with the architecture of the house, and of period-appropriate materials such as wood or metal.

Architectural Metals

Traditional architectural metals, as well as more contemporary metals, are found throughout Elm Heights. These include copper, tin, terneplate, cast iron, wrought iron, lead, brass, and aluminum.

I. Addition of permanent metal features including but not restricted to: buildings, roofs, doors, windows, trim, fencing, and other architectural elements.

- The installation of new metal garden artwork or decorative item(s) does not require a COA.

Staff recommends approval of COA 24-35

The proposed plans would reconstruct a deck that has already received a Certificate of Appropriateness. The addition of a small wood pergola is in keeping with the design of the patio and would have a minimal visual impact. The black aluminum railing proposed to replace the wood railing is visually similar to the black chain link fence that surround part of the yard and would not constitute an outsized visual change from the previous design or impact historic materials. The neighborhood design review committee has also expressed its approval of the proposed changes to the deck.



Deck prior to damage



Brandon Sturgis
08/29/2024 12:49 pm (EDT)
Gail O'Connor / 2406-4627868-02
601 South Ballantine Road Bloomington, IN 47401



Brandon Sturgis
08/29/2024 12:49 pm (EDT)
Gail O'Connor / 2406-4627868-02
601 South Ballantine Road Bloomington, IN 47401

GENERAL NOTES

NO.	REVISION/USAGE	DATE

DATE: 01/11/2023	BY: [Signature]
DESCRIPTION: [Signature]	

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APEX HOME SERVICES, LLC
 19 BOWEN BLVD
 SUITE 100
 BLOOMINGTON, IN 47403
 WWW.APEXSERVICES.COM

PROJECT NAME:
O'Collins: ERO2
 6015 Bellairne Road
 Bloomington

CLIENT: Tim & Gail O'Collins

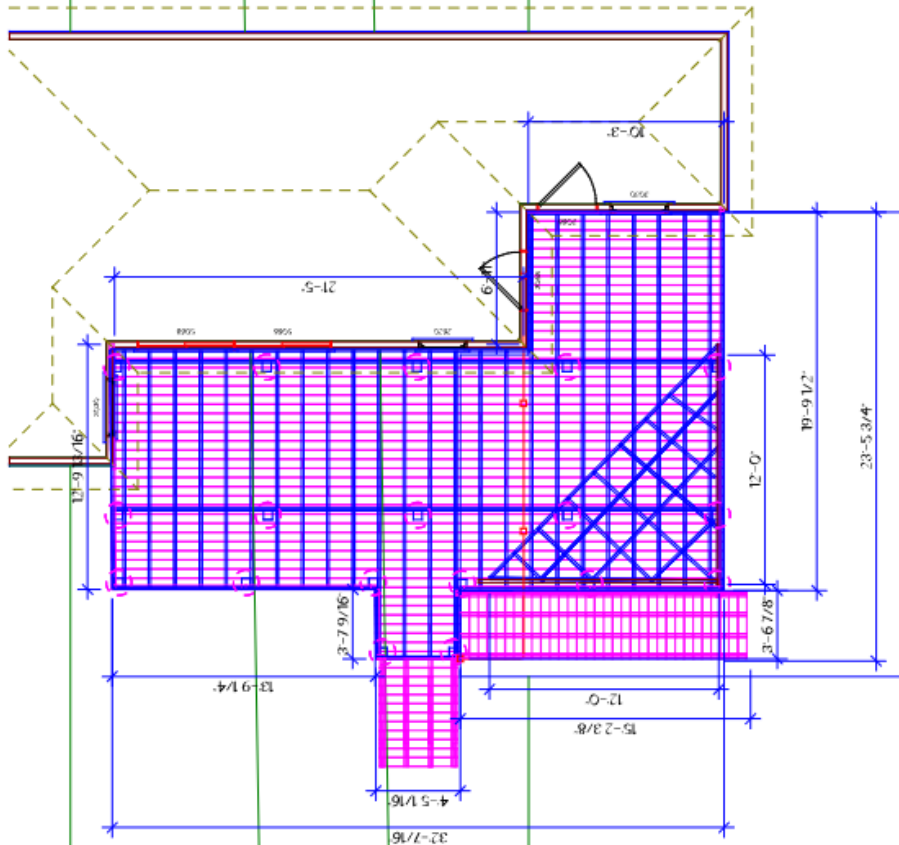
DRAWING: **FRAMING PLAN**

SCALE: 1/4" = 1'-0"

DATE: 01/11/2023

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

A1



GENERAL NOTES

NO.	REVISION/SCALE	DATE

ORIENTATION

ET: JPH

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 ALL FINISHES ARE TO BE DETERMINED BY THE CLIENT.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

APEX HOME SERVICES, LLC
 100 NORTH 10TH
 BLOOMINGTON, IN 47403
 WWW.APEXSERVICES.COM

PROJECT NAME
O'Connor:ERO2
 6015 Baldorline Road
 Bloomington

CLIENT: Tim & Gail O'Connor

DRAWING: **ELEVATIONS**

DATE: 04/26/2022

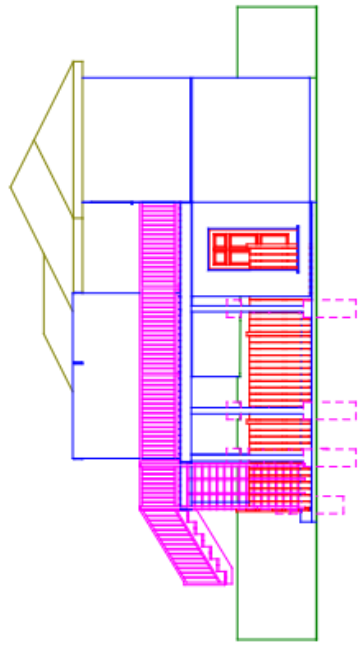
DESIGNER: JPH

DRAWN BY: JPH

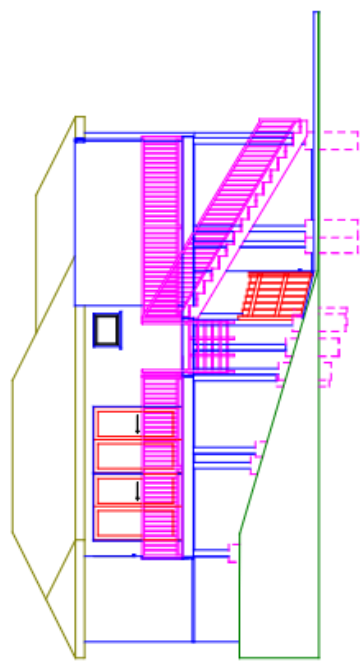
CHECKED BY: JPH

APPROVED BY: JPH

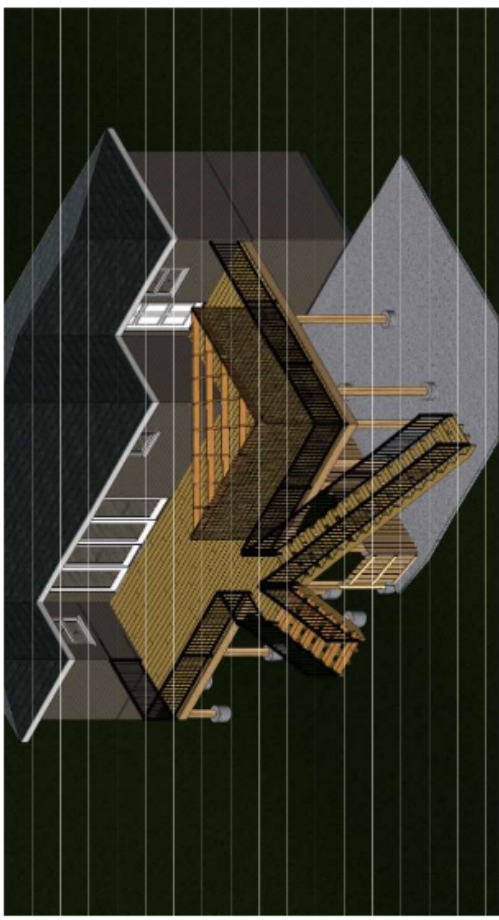
SHEET: **A2**



NORTH ELEVATION



EAST ELEVATION



3D RENDERING



PROJECT NOTES:

- DEMO NO REUSABLE SETIONS OF EXISTING DECK.
- NEW TREATED FRAMING FOR NEW DECK, 2X10 JOIST
- NEW LEDGER BOARD WHERE NEEDED, FLASHING,ETC
- NEW 6X6 TREATED POST ON FOOTINGS/MONO
- DECKING TO BE TREX ENHANCED BOARDS W/ HIDDEN FASTENERS, COASTAL BLUFF RIM JOIST AND BIRDBOX, TOASTED SAND FOR INSIDE
- NEW TREX STAIR TREADS
- REPLACE DAMAGED ELECTRICAL, REPLACE LIGHTING
- NEW BLACK ALUMINUM C-10 TUSCANY HAND RAILS
- NEW PRIVACY FENCE ON NORTH RAILING AND EAST RAILING FROM CORNER TO STAIRS LANDING
- TRIANGLE SHAPE PERGUAL TOP, MADE OF CEDAR
- NEW RAIN DORMERS OVER SLIDING GLASS DOOR AND SIDE ENTRY DOOR ON DECK
- TREX RAIN ESCAPE OVER PARKING AREA UNDER DECK

GENERAL NOTES

NO.	REVISION/NOTE	DATE

DESIGNATION	STAMP

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APEX HOME SERVICES, LLC
 10100 77th
 WASHINGTON, WA 98040
 WWW.APEXLLC.COM

PROJECT NAME:
O'Connor ER02
 6015 Balconie Road
 Bloomington

CLIENT:
 Tim & Gail O'Connor

SERIES:
DETAILS

SCALE: 1/4" = 1'-0" DATE: 03/26/2022

DESIGNER: ASHLEIGH	CHECKED BY: ASHLEIGH	DATE: 03-26-2022	
APPROVED BY: [Signature]	DATE: 03-26-2022	BY: [Signature]	



Apex Home Services, LLC
PO Box 7256 Bloomington, IN 47407
812.361.4365

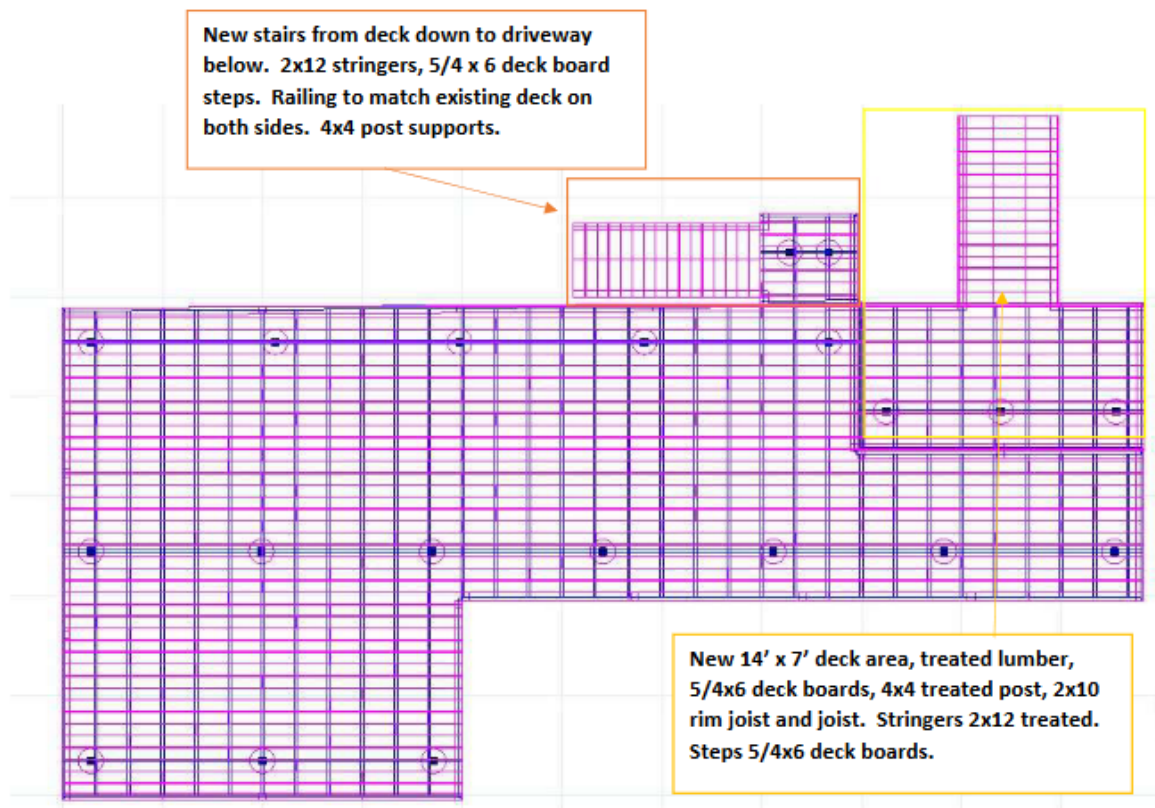
PROJECT CONSTRUCTION PLAN:

JOB: Tim & Gail O'Connor
601 S Ballantine Road Bloomington, IN 47401

SCOPE OF WORK:

Construct new deck area, approximately 14' x 7' level with current deck. Constructed of treated lumber with construction to match current deck. Build steps down to yard from new deck area. Construct a new set of stairs that goes from the current deck to the driveway below. Constructed of treated lumber with construction to match current deck.

PLANS:



Plan approved for COA 21-32



Barre Klapper

to harsanyi@indiana.edu, Jenny, hscherschel@gmail.com, Angie, me ▼

I have no issue with the proposed new deck and screening. Thanks -

BARRE KLAPPER, AIA

Principal Architect



522 W. 2nd Street

Bloomington, IN 47403

812.318.2930 office

812.322.4491 cell

www.springpointarchitects.com