

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday September 28, 2017**

**5:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

A. September 14, 2017

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA 17-68**

808 W. Howe Street: Greater Prospect Hill

Petitioner: Kate Rosenbarger

Alterations to front porch, including replacement of existing columns

**B. COA 17-69**

2310 N. Fritz St.: Matlock Heights

Petitioner: Deb Hutton

Replacement of five non-historic vinyl windows on north, west, and south facades with comparable vinyl windows.

**C. COA 17-70**

748 S. Morton St.: McDoel Gardens

Petitioner: Sam DeSollar

Replacement of existing non-historic windows on main façade; installation of a new transom window over front door; repositioning of existing gutters; replacement of gable boards and some fascia trim with wood or a composite material.

**D. COA 17-73**

110 W. 6<sup>th</sup> St.: Courthouse Square Historic District

Petitioner: Gul Saeedi

Add rooftop decks to non-historic, non-contributing structure within district.

**Commission Review**

**E. COA 17-67**

629 S. Woodlawn Ave.: Elm Heights

Petitioner: Jon C. Thompson

Replacement of first floor windows on main (west) façade with new wood windows; replacement of non-historic front door and original sidelights with new craftsman-style door and sidelights; installation of new craftsman-inspired porch lights; removal of two non-historic window openings (south and east sides); demolition of sidewalks in rear yard.

**F. COA 17-71**

506 S. Ballantine Rd.: Elm Heights

Petitioner: Henry R. Harbaugh

Construct rear garden wall; fill in existing depressed rear driveway and basement garage door opening; enlarge rear kitchen window opening and replace existing historic windows with salvaged historic windows of the same style and manufactured by the same company.

**G. COA 17-72**

724 W. 3<sup>rd</sup> St.: Greater Prospect Hill

Petitioner: Austin Goodman

Rehabilitation of front porch, including new posts and floorboards. Addition of rear screened porch.

**V. DEMOLITION DELAY**

**Commission Review**

**A. Demo Delay 17-15**

825 W. 8<sup>th</sup> St.: Fairview Historic District area (not in district)

Petitioner: Cameron Smith

Complete demolition of c. 1900 gabled ell cottage

**B. Demo Delay 17-16**

311 S. Lincoln St.: Adjacent to Home Laundry Company Building Local Historic District

Petitioner: Jeff Baldwin, George Ridgway

Partial demolition, including alterations to front entrance and all secondary facades.

**Staff Review**

NONE

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**Posted:**

**VI. NEW BUSINESS**

**VII. COURTESY REVIEW**

**VIII. OLD BUSINESS**

A. BUEA grant application for 403 W. Kirkwood Ave. (Batman House)

**IX. COMMISSIONERS' COMMENTS**

**X. PUBLIC COMMENTS**

**XI. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

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**Posted: April 6, 2017**

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**Showers City Hall**  
**McCloskey Room**  
**Thursday September 14, 2017**  
**5:00 P.M.**  
**Minutes**

**XIII. CALL TO ORDER**

**John Saunders** called meetings to order at 5:00 pm.

**XIV. ROLL CALL**

**Commissioners**

Jeannine Butler

Sam DeSollar

Jeff Goldin

Kelsey Maas

Lee Sandweiss

John Saunders

Chris Sturbaum – arrived @ 5:03pm.

**Advisory**

Deb Hutton

**Staff**

Alison Kimmel - HAND

Philippa Guthrie - Legal

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**Posted:**

Jackie Scanlan – Planning & Transportation  
Doris Sims - HAND  
Eric Sader - HAND  
Sam Burgess – Indiana Landmarks  
Mark Dollase – Indiana Landmarks

**Guests**

Alexander Garvis  
Nicholas Carder  
Marc Cornett  
Matthew Allen  
Eva Sanders  
Matthew Anderson

**XV. APPROVAL OF MINUTES**

**Jeff Goldin** made a motion to approve August 24, 2017 minutes. **Jeannine Butler** seconded. **Motion carried 6/0/0.**

**XVI. CERTIFICATES OF APPROPRIATENESS**

**Commission Review**

**A. COA 17-63**

808 W. 2<sup>nd</sup> Street: Greater Prospect Hill  
Petitioner: Matthew Anderson  
Construction of shed in fenced rear yard

**Mark Dollase** gave presentation. See packet for details.

**Matthew Anderson** stated he was unaware he had to apply for a building permit or a COA. He knew his house was in a historic district, but did not think it was contributing.

**Jeff Goldin** stated the guidelines were written to focus on the front façade of properties. He does support the recommendations made by staff.

**Kelsey Maas** asked where his inspiration for the shed came from. **Matthew Anderson** stated he likes the lean-to style for its durability and thought it would

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be good for painting. The reason he chose T111 siding is because his immediate neighbors have sheds or separate structures with the same material.

**Lee Sandweiss** commented there is room for education opportunities for realtors and homebuyers both regarding the awareness of historic districts and homes.

**Jeannine Butler** made a motion to approve **COA-17-63**. **Chris Sturbaum** seconded. **Motion carried 6/0/1 (Yes/No/Abstain)**

Matthew Anderson will be following up with staff for guidance on materials.

### **B. COA 17-64**

818 W. 4<sup>th</sup> Street: Prospect Hill

Petitioner: Wes Biddle on behalf of owner Jacob Emery

Addition of photovoltaic panels to the roof of a historic home

**Mark Dollase** gave presentation. See packet for details.

The Prospect Hill sub-committee was not contacted for comments.

**Alexander Garvis** explained why the south-side installation would be most cost-efficient for the home-owner.

**Jeannine Butler** asked why staff wanted the installation on a different side than what was proposed. **Mark Dollase** explained he was informed the home-owner would not see much efficiency change if the panels were installed on the west side. The petitioner's rep, the solar contractor, Alexander Garvis, said it actually *would* change the efficiency by about 15 percent to move some from the south side to the west side.

**Deb Hutton** asked Jeff Goldin about the few examples that are in the neighborhood, which side are the panels installed on. **Jeff Goldin** stated they are all on the south side of the house. The south side is not always the front of the house, therefore they are not seen by the public, but a number of them are on the front.

**Jeff Goldin** commented it is important to support sustainability in these homes. The home can be turned back to the original state.

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**Jeff Goldin** made a motion to approve **COA-17-64** as submitted. **Jeannine Butler** seconded. **Motion carried 5/2/0 (Yes/No/Abstain)**

**C. COA 17-65**

212 S. Grant St.: Greater Restaurant Row

Petitioner: Annex Bloomington (Craig Pryde)

Phase I of mixed-use project including construction of a new one-story commercial building within the historic district.

**COA-17-65** withdrew application after being denied at Plan Commission meeting.

**D. COA 17-66**

325 S. Fairview Street: Greater Prospect Hill

Petitioner: Jeff Goldin

Construction of rear master suite and library addition; new roof and repair or replacement of siding on existing house.

**Mark Dollase** gave presentation. See packet for details.

**Jeff Goldin** commented he would like to keep the wood siding, but based on the condition of what he has already removed, it may be difficult.

**Jeff Goldin** left the room for the discussion.

**Jeannine Butler** commented she is in favor of the project and feels certain he will retain what original siding he can.

**Jeannine Butler** made a motion to approve **COA-17-66**. **Sam DeSollar** seconded. **Motion carried 6/0/0**. Jeff Goldin did not vote.

**XVII. DEMOLITION DELAY**

**Commission Review**

**A. Demo Delay 17-14**

702 E. 1<sup>st</sup> St.: Elm Heights area (not in historic district)

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Petitioner: Rusty Peterson Construction, LLC on behalf of owners, Matthew Allen and Eva Sanders

Removal of historic porch roof/canopy over side door to accommodate new screened porch construction

**Sam Burgess** gave presentation. See packet for details.

**Lee Sandweiss** asked how visible this structure would be to the public. The petition explained it was on the side of the house and would be fairly visible.

**John Saunders** released **Demo Delay 17-14**. **Jeannine Butler** seconded. **Motion carried 7/0/0**.

#### **XVIII. NEW BUSINESS**

Historic tax credit support letter to Congress

**Chris Sturbaum** made a motion to write a letter of support to protect the Federal Historic Tax Credit. **Jeannine Butler** seconded. **Motion carried 7/0/0**.

#### **XIX. COURTESY REVIEW**

W. 3<sup>rd</sup> St. and S. Walker St. (SW corner)

Petitioner: Life Designs Bloomington

Construction of new three-story building containing apartments; renovation of existing church building on site to include fitness center, leasing office, community room, and two micro-apartments. Total units: 40. Total beds: 52. Total parking spaces: 41 in on-site lot; 9 on street. Site size: 1.25 acres.

**Jeff Goldin** stated it looks like a prison.

**Deb Hutton** suggested adding limestone to relate the new structure to the church.

The commissioners had exterior building material questions that were unable to be answered.

**Lee Sandweiss** commented she would like for the architect to be inspired by the church.

**Chris Sturbaum** commented the entrances of the building have a lot more potential than what is rendered.

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**Deb Hutton** commented the looks of the building should not be on a budget just because because it is low-income housing. It should still look nice and look like a home.

**Marc Cornett** commented the cap is too large for the top of the building.

## **XX. OLD BUSINESS**

NONE

## **XXI. COMMISSIONERS' COMMENTS**

**Chris Sturbaum** made a motion to forward support to BUEA for 403 W. Kirkwood. **Jeff Goldin** seconded. **Motion carried 7/0/0.**

**Jeannine Butler** commented she enjoyed the retreat and it was very well organized.

## **XXII. PUBLIC COMMENTS**

**Marc Cornett** stated he will be bringing a demo-delay application to the commission for 1209 W. 2<sup>nd</sup> Street.

## **XXIII. ANNOUNCEMENTS**

**Doris Sims** announced Housing and Neighborhood Development has hired for the Historic Preservation Project Manager position. The new employee will start on Monday, October 9, 2017.

## **XXIV. ADJOURNMENT**

Meeting was adjourned at 7:20 pm.

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SUMMARY

COA-17-68

808 W. Howe St.: Greater Prospect Hill Local Historic District

Petitioner: Kate Rosenbarger

Contributing

105-055-54132

c. 1920

*Background:* 105-055-54132 is a slightly altered front-gabled bungalow in good condition.

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**Posted:**



*Request:* Remove and replace rotted front porch floor boards, fascia

boards, and columns. Replace columns with 8"x8" square posts. Add wood post and handrail along west side of front steps to replace existing pipe rail. All new porch decking will be primed tongue and groove boards. All new wood elements will be painted.

*Guidelines:* A COA issued through staff review is required for changes to the public-way façade of a structure (8). "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" (25). "[O]riginal material refers to the material and elements first used on the structure, but may also include materials used in subsequent updates to the house." "Removal of original materials 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." (26) "Avoid removing or altering historic material." (26)

*Recommendations:* Replacement of tongue and groove deck boards with in-kind material is consistent with the guidelines and should be approved. The proposed square posts are not entirely consonant with the style or character of the house. Staff would recommend patching the existing columns rather than replacing them. Although the existing columns may not be original, staff finds that it is more appropriate to repair them rather than to replace them with a similar element, as they appear to have been added early in the

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home's history. New railing for west side of front steps should also have a bottom rail and balusters to complement the substantial character of the Craftsman bungalow style. Rather than attaching the new rail directly to the column next to the front steps, the handrail should rest on a second posts at the top of the steps. The posts should be more slender than those shown in the drawings for the proposal. Staff will approve a COA contingent upon the satisfactory fulfillment of the design modifications outlined above.

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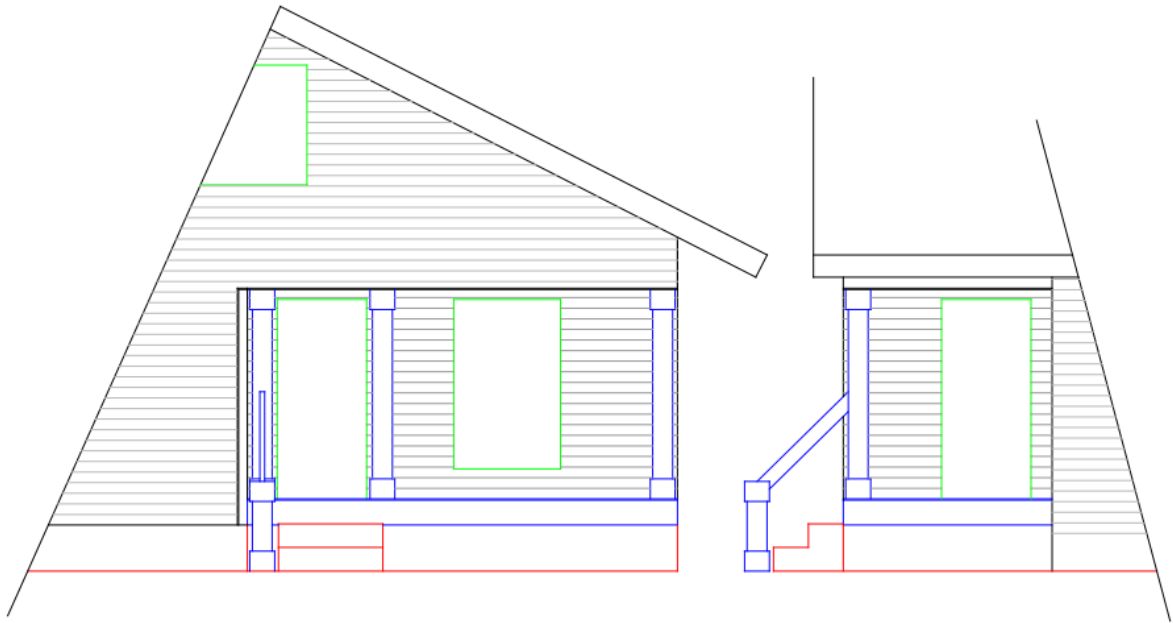


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**Posted:**





**FRONT  
(south)**

**SIDE  
(east)**

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## SUMMARY

COA-17-69

2310 N. Fritz Dr.: Matlock Heights Local Historic District

Petitioner: Deb Hutton & Sharon Yarber

Contributing

No IHSSI Survey Number

c. 1955



*Background:* 2310 N. Fritz Dr. is a mid-century modern massed ranch.

*Request:* Replace five non-original double-hung wood-clad vinyl windows with new vinyl windows of the same color and design and a higher energy efficiency of the “Timeless Elite” series offered by Unique Home Solutions. Two of the windows to be replaced are on the primary (west) side, facing Fritz Drive. Two additional windows to be replaced are on the south secondary façade, and one additional window is on the north secondary façade.

*Guidelines:* “The intent of these design guidelines is to maintain the integrity of our mid-century modern neighborhood, as originally constructed.” “The following guidelines regulate new construction, should such a circumstance arise. They do not regulate modifications or additions to existing home structures, although we do suggest voluntary use of them as guiding principles.” (4) Proposed changes to primary or secondary façade of an existing property requires a COA issued by BHPC staff. If a COA is denied by staff, the applicant may appeal the decision by submitting it for consideration by the neighborhood design review committee. (20)

WINDOWS AND DOORS:

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**Posted:**

“Recommended: Existing architectural details for windows and doors shall be retained or replaced in the same style or in a design appropriate to the house or its context” (31).

“Acceptable: Retain the proportions of original openings. Replacement of windows and doors determined to be original should duplicate the original in size and scale” (31).

*Recommendations:* In keeping with the guidelines, Staff approves a COA for replacement windows that are using in-kind materials to what currently exists. In its advisory capacity, staff encourages applicants to replace existing windows with new windows of a color, design, and material that resemble the original windows as closely as possible.

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SUMMARY

COA-17-70

348 S. Morton St.: McDoel Gardens Local Historic District

Petitioner: Sam DeSollar

Outstanding

105-055-53063

c. 1835



*Background:* This property (the Henderson House) is a slightly altered Federal I-House associated with the early settlement of Bloomington and Monroe County. Its front porch is of Late Victorian date. The house is also associated with Baynard Rush Hall (1793-1863), Indiana University's first professor.

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*Request:* Replace non-original single-pane double-hung wood windows. Existing one-over-one windows on rear (west) façade to be replaced with double-pane aluminum-clad wood windows. Existing six-over-six wood windows on main (east) façade to be replaced with 6/6 wood or aluminum-clad wood double-hung windows. Grids applied to the interior and exterior faces of windows will be paired with shadow bars between glazing to create the appearance of true divided lights in the new 6/6 windows. Reposition gutters on east and west sides lower on the fascia to improve roof drainage. Replace side gable fascia with wood, fiber cement, or Boral (a wood composite product).

*Guidelines:* “All repair and replacement in-kind is exempt from review” (4). Since the proposed replacements are not precisely in-kind, the project requires review for a COA. However, only the proposed changes to the public-way façade and the front third of each side façade will be reviewed (4). Changes other than demolition, moving, additions, or new construction are reviewed at the staff level (5). Concerning windows, the guidelines for McDoel Gardens Local Historic District state the following:

WINDOWS: Windows are a strong character-defining detail of houses. When considering whether to rebuild or replace windows, attention should be paid to the classification of the house. (See Appendix) Replacement windows should be consistent in appearance with the original design.

**Preferred**

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

**Acceptable**

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

The proposed changes to the trim and gutters will be subject to the following guidelines on materials:

**Preferred**

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

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

*Recommendation:* Given that the existing windows are not original, the preferred alternative is not required. The proposed window replacement satisfies the definition of an acceptable window alteration, as it does not involve substantial changes to the window opening. Given the prominence of the house and its main façade, a wood replacement window would be recommended over an aluminum-clad wood replacement window, as it would better preserve the

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character of the existing windows on the main façade. Staff approves a COA for the replacement of the existing front windows with wood double-pane 6/6 double-hung windows as proposed and as discussed at the time of site visit. Staff strongly encourages the replacement in-kind of existing gable boards with wood, but, per the guidelines, approves a COA for the replacement of those boards with materials that “provide a similar look,” including fiber-cement board with no faux wood grain or a Boral product. The BHPC has no jurisdiction over the proposed alterations to the windows on the rear façade, but staff concurred with applicant that aluminum-clad wood windows would be acceptable.

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748 S. Morton Street, Bloomington, Indiana, COA application support documentation

East Facade



All (9) windows this facade to be replaced.  
Arrow indicates location of proposed soffit repair.

West Facade



(3) upper story windows this facade to be replaced.

09/20/17

1 of 3

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748 S. Morton Street, Bloomington, Indiana, COA application support documentation

North Facade



Arrows indicate locations of proposed fascia repair.

South Facade



No work proposed on South Facade

09/20/17

2 of 3

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748 S. Morton Street, Bloomington, Indiana, COA application support documentation

east window jamb condition



west window jamb condition



east window sill condition



west window sill condition



09/20/17

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[T]here are several . . . design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

*Recommendation:* Given that the proposed rooftop decks rest on a non-historic building; will be less than one story in height; and will be set back more than one full bay from the primary elevation of any adjacent or neighboring historic building, BHPC staff recommends approving the request with a COA.

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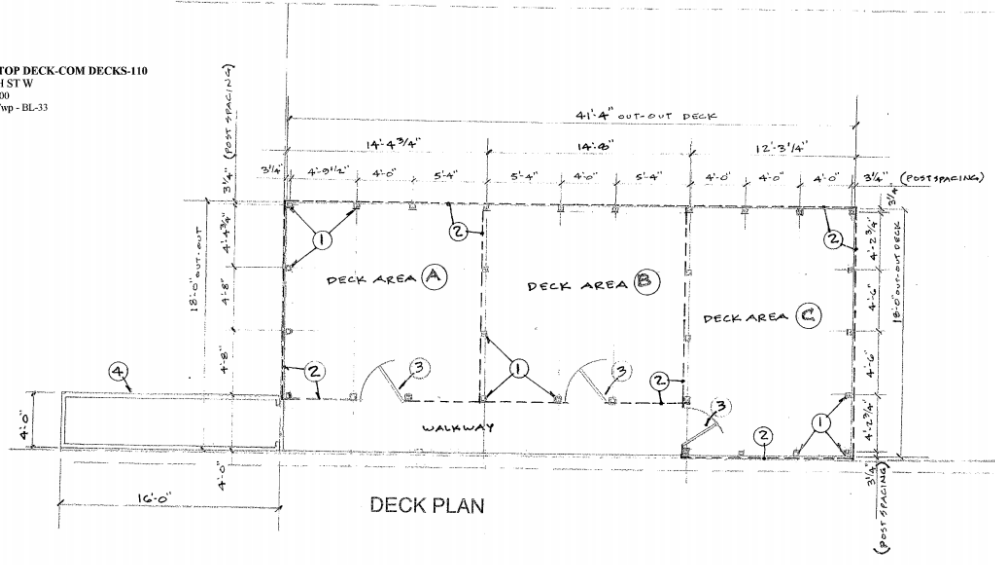
Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

**Posted:**



- 1 Treated 4 x 4 wood posts 6 feet above deck level
- 2 6 foot high deck enclosure with treated deck boards
- 3 3'-0" x 6'-0" door
- 4 Stair Enclosure

SPAEEDI, GUL  
 Project - ROOF TOP DECK-COM DECKS-110  
 Address - 110 6TH ST W  
 Parcel - 013-01830-00  
 App # - 61837 Twp - BL-33

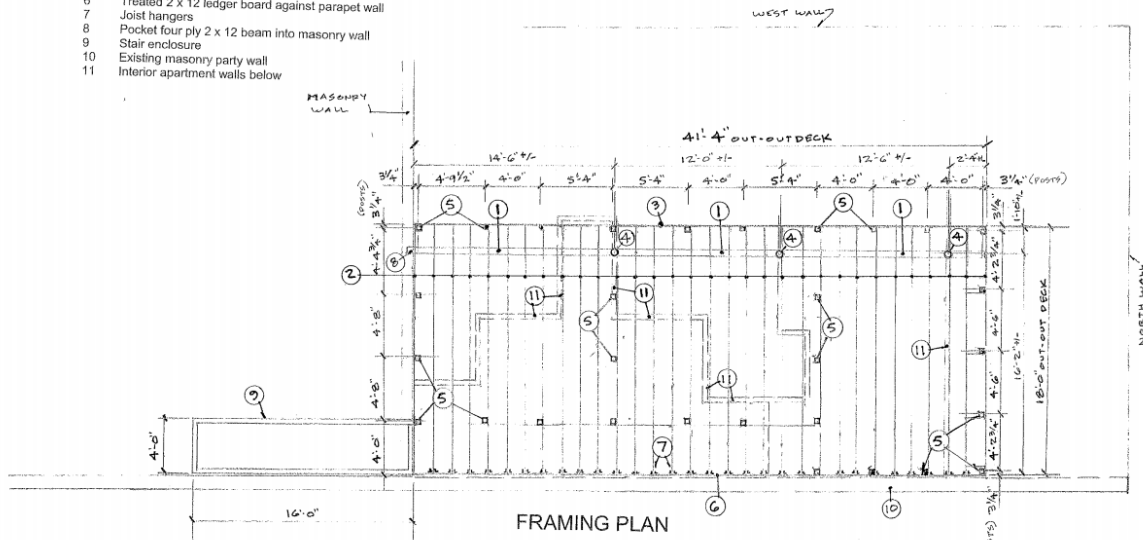


ROOF TOP DECK  
 110 West 6<sup>th</sup> Street  
 Bloomington, IN

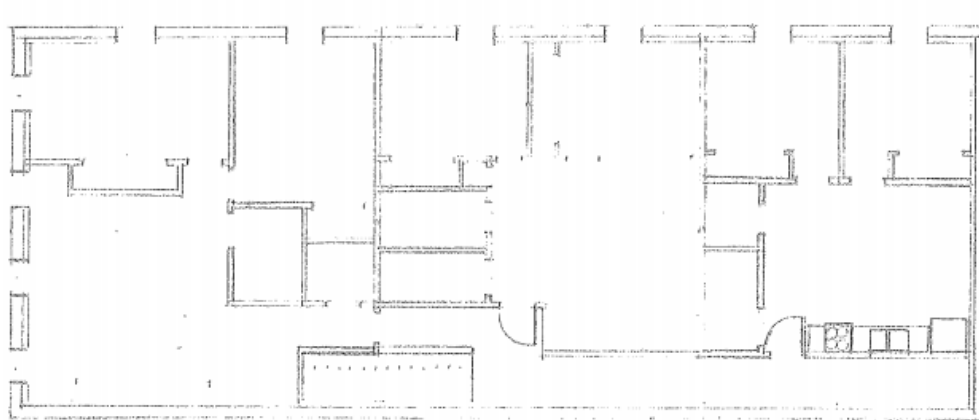
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**Posted: April 6, 2017**

- 1 Four ply treated 2 x 12 beam
- 2 Treated 2 x 12 joists at 16" spacing
- 3 Treated 2 x 12 band joist
- 4 3" standard steel pipe column bearing on interior apartment walls below and directly above beam in first floor ceiling
- 5 Treated 4 x 4 wood posts 6 feet above deck level
- 6 Treated 2 x 12 ledger board against parapet wall
- 7 Joist hangers
- 8 Pocket four ply 2 x 12 beam into masonry wall
- 9 Stair enclosure
- 10 Existing masonry party wall
- 11 Interior apartment walls below



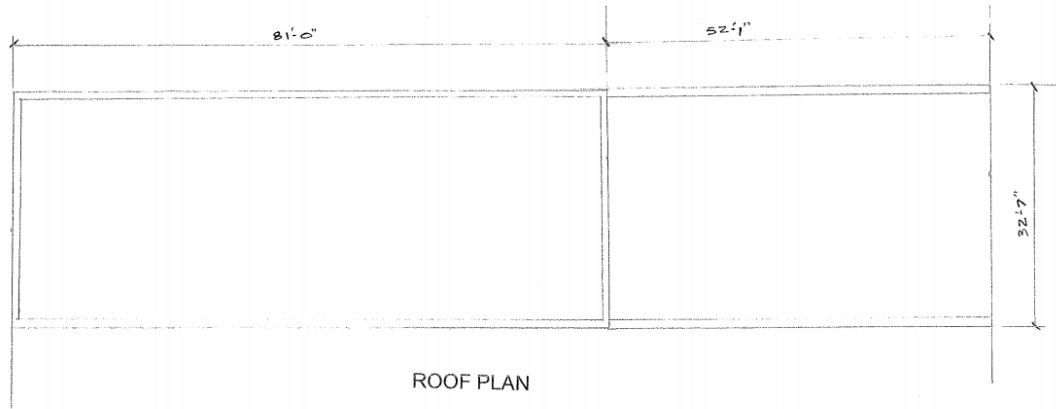
ROOF TOP DECK  
110 West 6<sup>th</sup> Street  
Bloomington, IN



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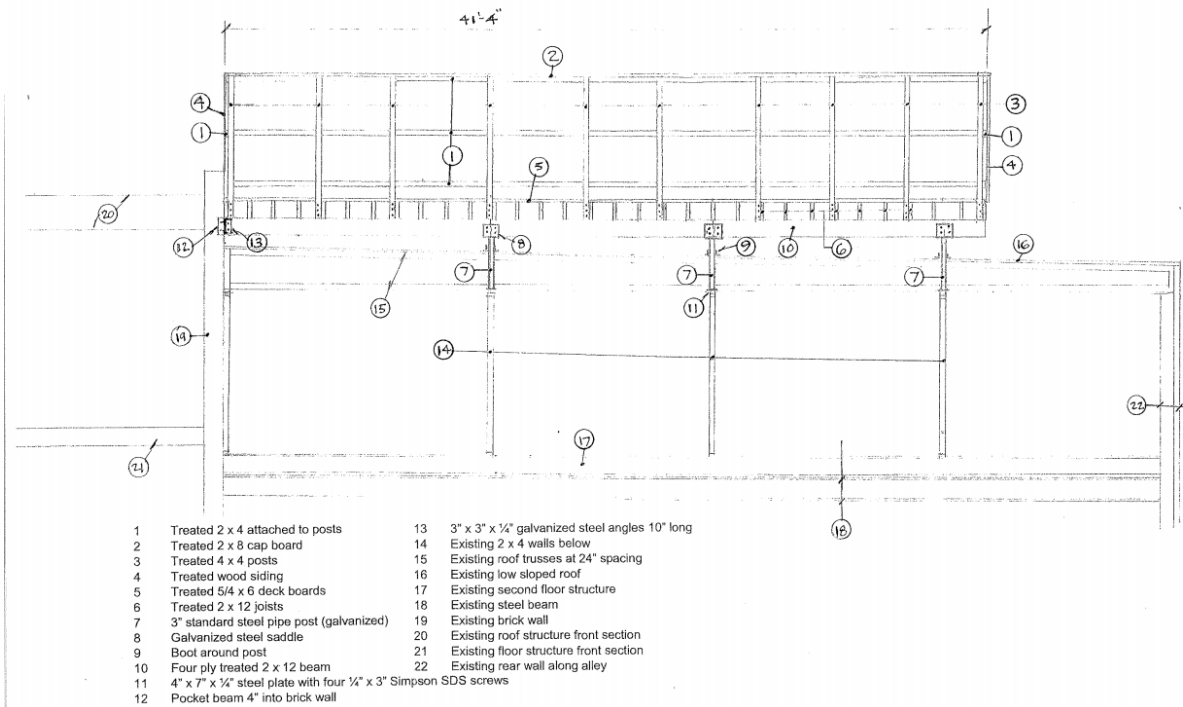
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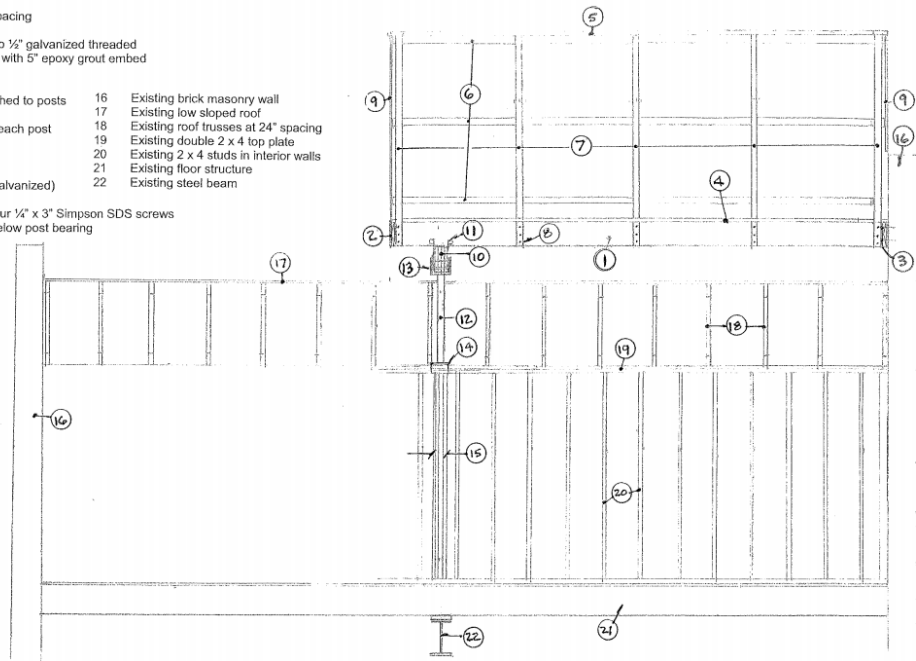


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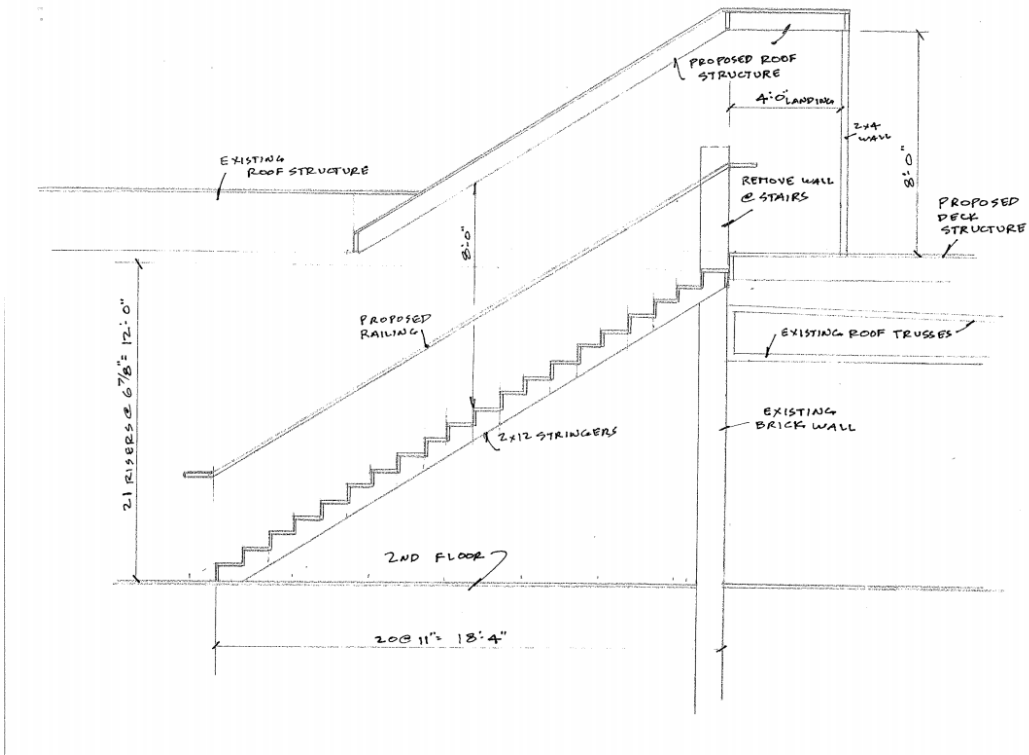
**Posted:**

- |    |  |    |  |
|----|--|----|--|
| 1  | Treated 2 x 12 joists at 16" spacing   | 16 | Existing brick masonry wall            |
| 2  | Treated 2 x 12 band joist  | 17 | Existing low sloped roof               |
| 3  | Treated 2 x 12 ledger with two 1/2" galvanized threaded rods at 24" spacing each row with 5" epoxy grout embed | 18 | Existing roof trusses at 24" spacing   |
| 4  | Treated 5/4 x 6 deck boards  | 19 | Existing double 2 x 4 top plate        |
| 5  | Treated 2 x 8 cap board  | 20 | Existing 2 x 4 studs in interior walls |
| 6  | Treated 2 x 4 horizontal attached to posts   | 21 | Existing floor structure               |
| 7  | Treated 4 x 4 posts  | 22 | Existing steel beam                    |
| 8  | Three 5" LedgerLOK screws each post  |    |  |
| 9  | Treated siding   |    |  |
| 10 | Four ply treated 2 x 12 beam   |    |  |
| 11 | Simpson "H3" ties each joist   |    |  |
| 12 | 3" standard steel pipe post (galvanized)   |    |  |
| 13 | Galvanized steel saddle  |    |  |
| 14 | 4" x 7" x 1/4" steel plate with four 1/4" x 3" Simpson SDS screws  |    |  |
| 15 | Add four 2 x 4 studs in wall below post bearing  |    |  |



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**Posted: April 6, 2017**



SUMMARY

COA-17-67

629 S. Woodlawn Ave.: Elm Heights Local Historic District

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Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

Posted:

Petitioner: Jon C. Thompson

Contributing

105-055-51328

c. 1920



*Background:* 105-055-51328 is an American Foursquare with Craftsman styling. It is slightly altered but retains many of its historic character-defining features and is in good condition. Replacement of upper windows on main façade with in-kind wood windows was approved with a COA at a previous BHPC meeting.

*Request:*

Remove 2' x2' non-historic Plexiglas window corresponding to former interior bathroom; remove non-original second-floor vinyl window at back of house; remove rear yard sidewalk; replace steel entry door with solid wood entry door with matching sidelights (intended to match style of home); replace downstairs windows with wood/wood Pella windows to match upstairs windows that were approved at 8/24/2017 BHPC meeting. Replace front porch lights with new Craftsman-style lights. All replacement components including door, windows, and siding will be wood. Replace front porch floor boards and ceiling beadboard.

*Guidelines:*

“A certificate of appropriateness is required for . . . [i]nstallation, removal, or expansion of all driveways and parking areas, as well as walkways visible from the public right-of-way” (p. 15).

“A certificate of appropriateness is required for . . . [i]nstallation or removal of exterior lighting visible from the public right of way.” “If replacements are necessary, choose reproduction light fixtures that are appropriate to the architectural style or time period of the house.” “Identify and

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**Posted: April 6, 2017**

then repair, restore, and maintain historic exterior light fixtures when feasible.” “Install historically appropriate exterior lighting that is low-intensity.” “Install light fixtures so as to minimize damage to historic building materials. Avoid removal of character-defining building features when installing light fixtures.” Selected light fixtures should also be designed to minimize light pollution (p. 16).

Patching of areas where wood siding is missing or deteriorated “may involve selective replacement of portions in kind through splicing or piecing. . . . Specifying decay-resistant wood species and priming the back and ends with a quality primer prior to installation can extend the lifespan of replacement wood” (19).

“[R]etain and restore the character-defining windows and doors with their original materials and features through cleaning, repair, painting, and routine maintenance.” “A certificate of appropriateness is required for . . . [r]emoval of any window or door or its unique features . . . visible from the public right-of-way. If original windows, doors, and hardware can be restored, they should not be replaced.” A COA is also required for replacement of any original doors, windows, or related features. “Replace missing elements based on accurate documentation of the original.” “Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.” “Inappropriate treatments of windows and doors, particularly in the primary facades, include . . . changes in the scale or proportion of existing openings.” (p. 26)

*Recommendations:*

Staff approves the elimination of window openings, provided there is adequate documentation that they are not original and provided that the openings are covered with wood siding that is the same in profile, texture, and species as the surrounding original clapboard. Siding over removed window openings should also be installed with staggered joints such that it blends with the clapboard surrounding the windows. Original sidelights should be retained, and a new craftsman-style door should be selected in consultation with BHPC staff to match the design of the sidelights. Sidelights may be refinished to match the stain of the new door. Any irreparable tongue and groove porch flooring and porch ceiling bead board should be patched with in-kind material rather than entirely replaced. Any salvageable porch floorboards or ceiling boards should be repaired rather than replaced. Staff would recommend, based on the design guidelines, that the existing historic wood windows be restored rather than replaced. However, given that the replacement of second floor windows on main façade was already approved with an earlier COA, staff approves replacement of windows on first floor as requested. Rear sidewalks may be demolished.

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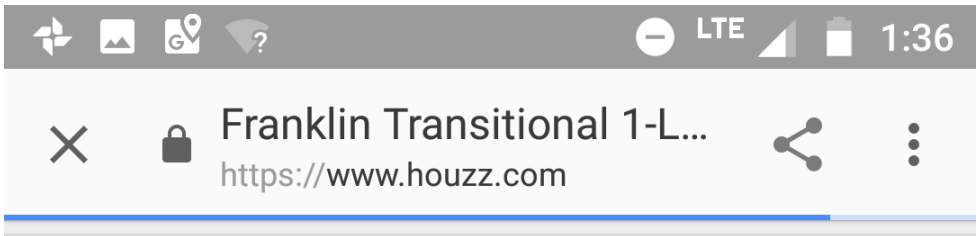
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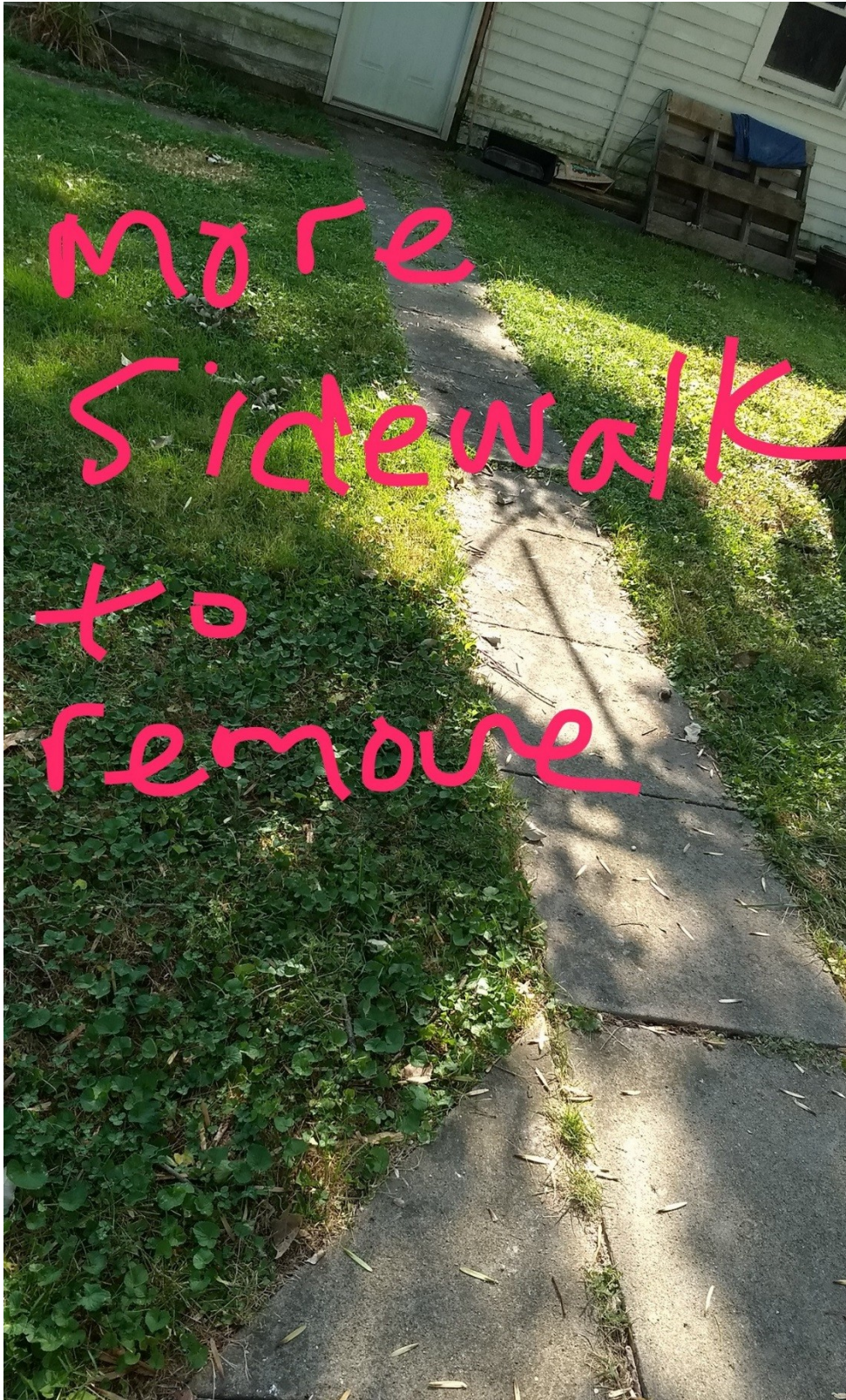
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Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room  
Posted: April 6, 2017

SUMMARY

COA-17-71

506 S. Ballantine Rd.: Elm Heights Local Historic District

Petitioner: Henry R. Harbaugh and Nandini Gupta

Contributing

105-055-51076

c. 1930



*Background:* The property is a limestone colonial revival in good condition.

*Request:*

A. Construct rear garden wall and gate along west (alley) façade. At its southern end, wall be 6’ tall, rising to a height of 7’6” at its northern end. Wall will be 8” to 10” thick and constructed of split-face limestone ashlar blocks with 14”-wide coping. Gate will be wooden.

B. Fill in and cap descending concrete driveway entrance to basement garage. Build retaining wall within footprint of former driveway near house to leave room for a future exterior stair to the basement.

C. Increase the height of the rear kitchen window opening and replace existing historic windows with matching refurbished Fenestra windows of the same style but different height.

*Guidelines:*

- A. A COA “is required [for] . . . [i]nstallation or removal of walls or fences visible from the public right-of-way.” “For new fences, use historically appropriate materials for Elm

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**Posted:**



Heights, which . . . may include . . . stone.” “Install new walls or fences so the total height does not obscure the primary façade of the building.” “Make sure that your new fence also complies with setback and height restrictions stipulated by the City of Bloomington.” (14)

- B. A COA is required for the “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.” City code “prohibits parking areas larger than 20 by 20 ft.” (15)
- C. A COA is required for removal “of any window or door . . . visible from the public right-of-way.” “If original windows, doors, and hardware can be restored and reused, they should not be replaced.” A COA is also required for restoration, “replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes . . . [and] sills.” “Replace missing elements based on accurate documentation of the original.” “Consider salvage or custom-made windows . . . to ensure compatibility with original *openings* and style” (emphasis added). “Inappropriate treatments of windows and doors, particularly in the primary facades, include . . . changes in the scale or proportion of existing openings” (26).

A COA is required for reconstruction “of, or change to, a historic masonry or stone feature, structure, or surface.” “Match mortar composition to historic construction and materials to prevent future damage to masonry or stone.” “Retain and duplicate distinctive construction features and finish including bond and mortar patterns, width, profile, texture, and color.” (20).

*Recommendations:*

Staff recommends approving Part A of request, contingent upon presentation of satisfactory details of the design for the garden wall. The number of courses and the approximate dimensions or range of dimensions of ashlar blocks to be used should be specified before the project is approved. Staff recommends approving Part B of the request, pending confirmation of the plans for the original basement garage door opening and a possible light well or future exterior stairwell adjacent to the garage door. Staff finds the alterations of the window opening in Part C of the request to be inconsistent with the design guidelines and recommends denying this portion of the COA application.

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**Posted:**

506 S. Ballantine Rd.



View from Ballantine



View from alleyway



View from back porch

Kitchen window



Retaining wall on north side

Similar courtyard wall on First and Hawthorne

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### 506 S. Ballantine Rd.



- Proposed courtyard wall
- Proposed gate
- Existing retaining wall
- Proposed fill of driveway

— Proposed window opening

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**Posted:**

## SUMMARY

COA-17-72

724 W. 3<sup>rd</sup> St.: Greater Prospect Hill Local Historic District

Petitioner: Rusty Peterson for owner, Austin Goodman

Contributing

105-055-54002

c. 1925



*Background:* 105-055-54002 is classified as a slightly altered bungalow in good condition. In addition to its listing in the local historic district, it is also a contributing resource within the Rose Hill

National Register of Historic Places Historic District. Removal of a tall fence in the front yard was previously approved by BHPC staff.

*Request:* Replace existing treated lumber porch posts and decking to restore a semblance of historic craftsman character to the porch. Replace damaged and rotting non-original front door with new Arts & Crafts style door. Replace all windows with double-hung wood Marvin Integrity windows. Use 1/1 double-hung wood windows as in-kind replacement of existing windows visible from public right-of-way. Replace window with missing glazing and correct improper trim on side facade. Demolish rear Tiki bar, deck, and trellis and add a screened porch to the rear side of the house.

*Guidelines:* A COA issued by HAND staff is required for “Changes to public-way façade of the structure.” BHPC review for a COA is required for demolition and new construction. BHPC may authorize demolition when “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” (12). Regarding changes to public way facades, “The intent of the GPHHD . . . is to encourage homeowner improvements and maintenance of properties that are compatible with the original character of the homes” (25). “Existing architectural details

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**Posted: April 6, 2017**

(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” (25). “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” (25).

*Recommendations:* Staff recommends the proposed improvements to the front porch, with the caveats that the new porch floorboards be tongue and groove planks that run north-south and that the new porch posts be constructed of wood to a design that is compatible with the craftsman style of the house, in accord with the example(s) provided by BHPC staff. Staff recommends approving the replacement of windows visible from public ways with in-kind Marvin Integrity wood windows, as requested. Staff also recommends approving the demolition of the non-historic rear Tiki bar, deck, and trellis and replacing those features with a new screened porch. Staff does not recommend approving alterations to any historic window- or door-openings that are visible from a public way; however, we find that it is beyond the jurisdiction of the BHPC to deny permission to alter any historic openings that are not visible from a public way.

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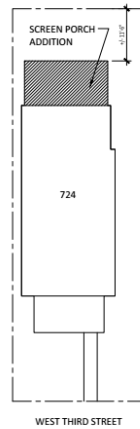
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**Posted:**

ADDITIONS & RENOVATIONS TO  
**GOODMAN RESIDENCE**

724 WEST THIRD STREET  
BLOOMINGTON, INDIANA

SEPTEMBER 1, 2017



**DRAWING INDEX:**

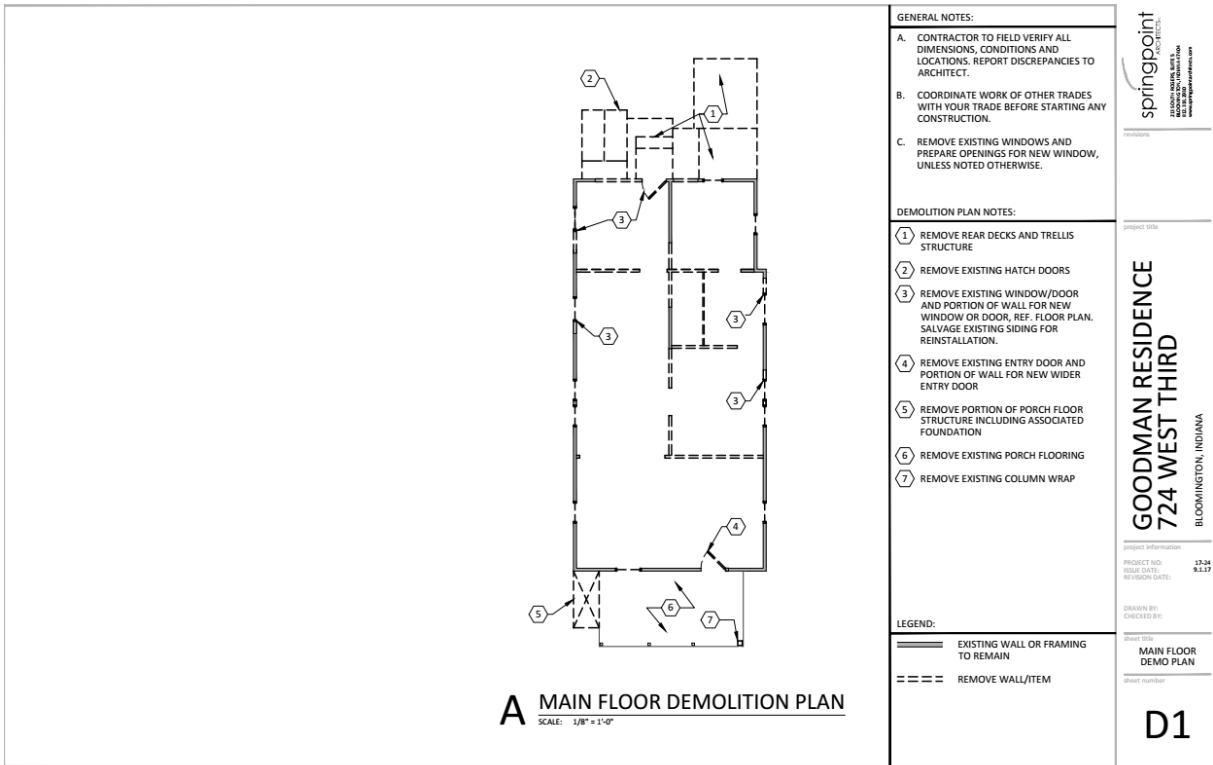
COVER	SITE PLAN
D1	DEMOLITION PLAN
A1	FLOOR & ROOF PLANS
A2	REFLECTED CEILING & LIGHTING PLAN
A3	ELEVATIONS
A4	ELEVATIONS
A5	CABINET ELEVATIONS
A6	WINDOW AND ROOM FINISH SCHEDULES

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BLOOMINGTON, INDIANA 47404  
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**A** SITE PLAN  
SCALE: NOT TO SCALE

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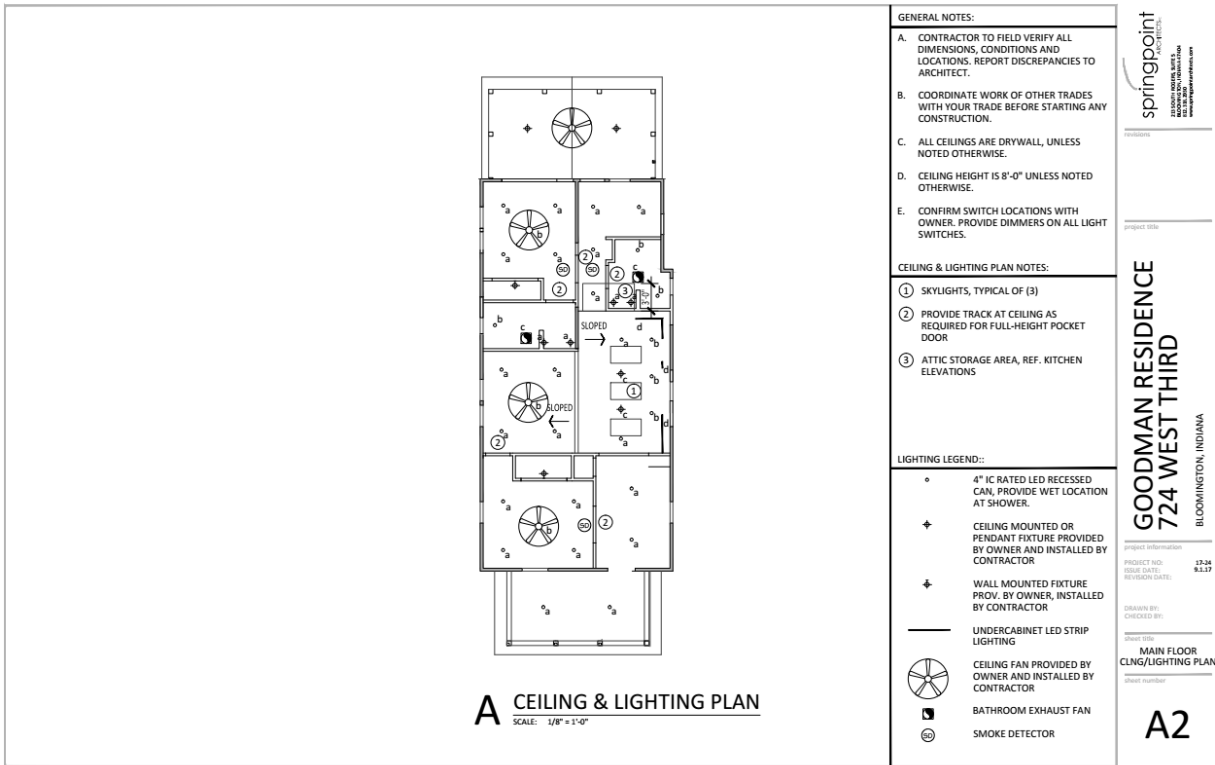


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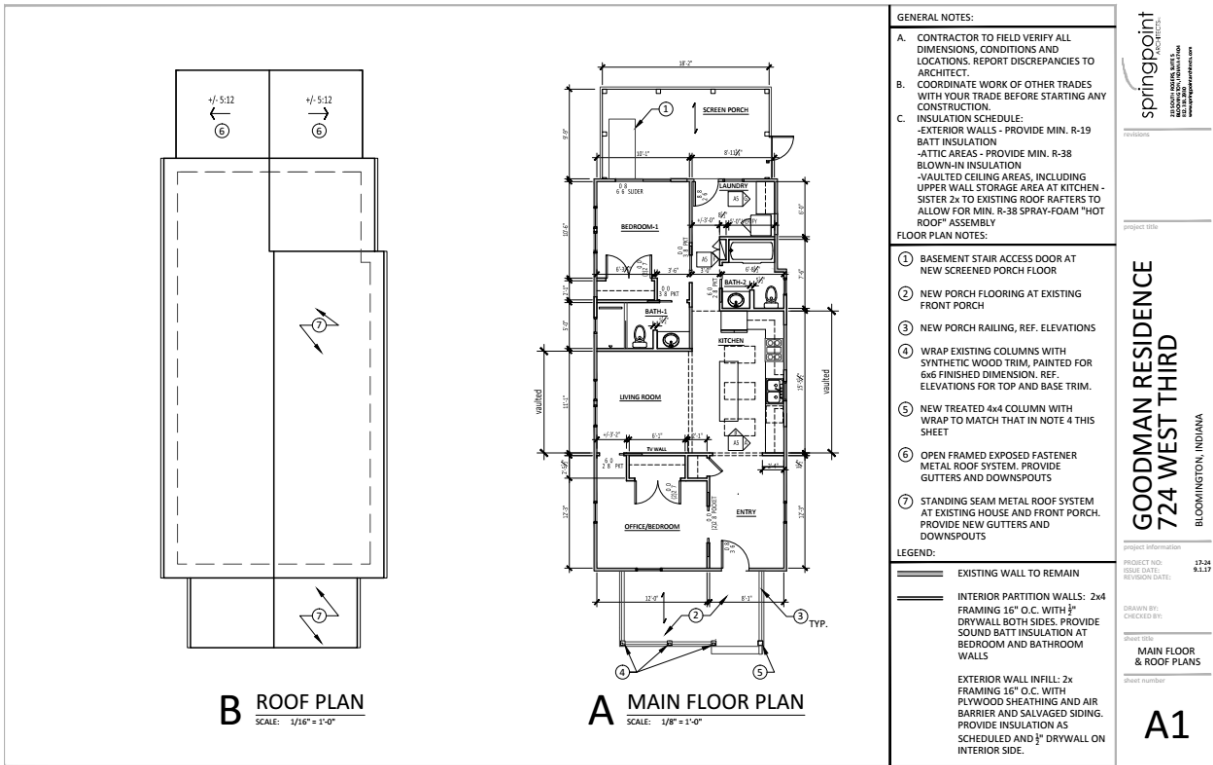
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**Posted:**

**B REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

**A FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

**GENERAL NOTES:**

A. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND LOCATIONS. REPORT DISCREPANCIES TO ARCHITECT.

B. COORDINATE WORK OF OTHER TRADES WITH YOUR TRADE BEFORE STARTING ANY CONSTRUCTION.

C. PAINT EXTERIOR OF HOUSE, INCLUDING DOOR & WINDOW TRIM.

**ELEVATION NOTES:**

- ① WRAPPED EXISTING COLUMN, TYPICAL OF (3) WITH 1x2 BASE TRIM AND 1x4 TRIM AT TOP
- ② NEW TREATED 4x4 COLUMN WITH WRAP AND TRIM TO MATCH NOTE 1 THIS SHEET
- ③ NEW PORCH RAILING, PAINTED
- ④ CEDAR SCREENED PORCH, REF. FRAMING PLANS AND DETAILS
- ⑤ 1x6 CEDAR SCREEN
- ⑥ CEDAR STEPS AND HANDRAIL
- ⑦ 1x6 TREATED SCREEN, PAINTED
- ⑧ PAINTED HANDRAIL

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PROJECT INFO

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**GOODMAN RESIDENCE**  
**724 WEST THIRD**  
BLOOMINGTON, INDIANA

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PROJECT INFORMATION

PROJECT NO. 17-24  
ISSUE DATE: 8.1.17  
REVISION DATE:

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DRAWN BY:  
CHECKED BY:

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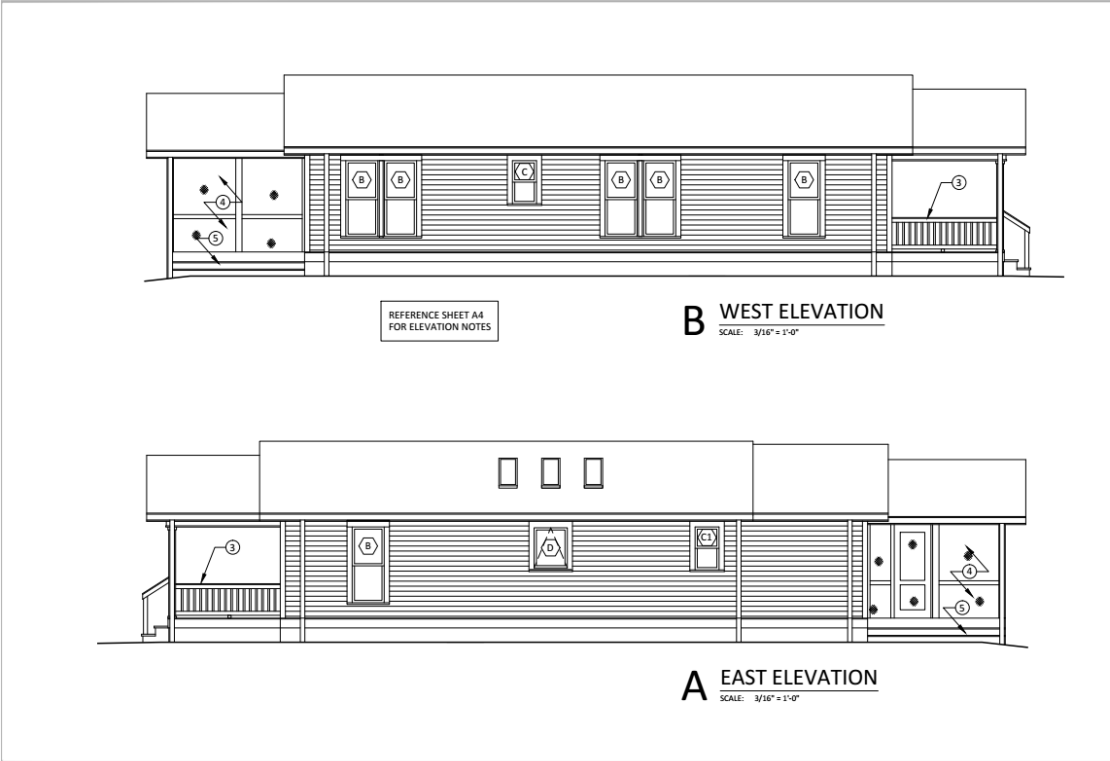
SHEET TITLE  
**EXTERIOR ELEVATIONS**

---

SHEET NUMBER  
**A3**

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**Posted: April 6, 2017**



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**Posted:**

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

COORDINATE CABINETS AND COUNTERTOP SELECTIONS WITH OWNER

**A EAST HALL CABINET ELEVATION**  
SCALE: 1/4" = 1'-0"

### WINDOW SCHEDULE

TAG	WINDOW MANUFACTURER	WINDOW MATERIAL	R.O. WIDTH	R.O. HEIGHT	OPERATION	GLASS	REMARKS
(A)	MARVIN OR PELLA	CLAD WOOD	+/- 34"	+/- 66"	DOUBLE-HUNG		EGRESS
(B)	MARVIN OR PELLA	CLAD WOOD	+/- 28"	+/- 66"	DOUBLE-HUNG		
(C)	MARVIN OR PELLA	FIBERGLASS	+/- 21"	+/- 37"	DOUBLE-HUNG	OBSCURE	
(Cl)	MARVIN OR PELLA	CLAD WOOD	+/- 21"	+/- 37"	DOUBLE-HUNG		
(D)	MARVIN OR PELLA	CLAD WOOD	+/- 29"	+/- 35"	AWNING		
(E)	MARVIN OR PELLA	CLAD WOOD	+/- 29"	+/- 45"	DOUBLE-HUNG		
(F)	MARVIN OR PELLA	CLAD WOOD	+/- 72"	+/- 80"	SLIDING DOOR		SERVES AS EGRESS
(G)	VELUX OR SIMILAR		+/- 22"	+/- 38"	SKYLIGHT		ELECTRIC OPERATION

GENERAL WINDOW NOTES:  
A. COORDINATE INTERIOR PAINT OR STAINED FINISH WITH OWNER.  
B. PROVIDE SCREENS AT OPERABLE UNITS.  
C. WINDOW TRIM TO BE CLEAR SEALED, PROFILE TO BE COORDINATED WITH OWNER.

### ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
ENTRY	WOOD	S-WOOD	P-GYP	P-GYP	
OFFICE/BEDROOM	WOOD	S-WOOD	P-GYP	P-GYP	
KITCHEN	WOOD	S-WOOD	P-GYP	P-GYP, SLOPED	
LIVING ROOM	WOOD	S-WOOD	P-GYP	P-GYP, SLOPED	
HALL	WOOD	S-WOOD	P-GYP	P-GYP	
BEDROOM-1	WOOD	S-WOOD	P-GYP	P-GYP	
BATH-1	TILE	S-WOOD	P-GYP	P-GYP	
BATH-2	TILE	S-WOOD	P-GYP	P-GYP	
LAUNDRY	WOOD	S-WOOD	P-GYP	P-GYP	

GENERAL NOTES:  
A. CLOSETS TO RECEIVE THE SAME FINISHES AS ROOM THEY ARE LOCATED IN.

PROJECT INFORMATION  
**GOODMAN RESIDENCE**  
**724 WEST THIRD**  
 BLOOMINGTON, INDIANA  
 PROJECT NO. 17-24  
 ISSUE DATE: 8.17  
 REVISION DATE:  
 DRAWN BY:  
 CHECKED BY:  
 SHEET NO. 1  
**SCHEDULES & ADD'L CABINETS**  
 SHEET NUMBER  
**A6**

**E ISLAND SECTION**  
SCALE: 1/4" = 1'-0"

COORDINATE CABINET, COUNTERTOP AND BACKSLASH SELECTIONS WITH OWNER

**B NORTH KITCHEN ELEVATION**  
SCALE: 1/4" = 1'-0"

**D EAST ISLAND**  
SCALE: 1/4" = 1'-0"

**A EAST KITCHEN ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION  
**GOODMAN RESIDENCE**  
**724 WEST THIRD**  
 BLOOMINGTON, INDIANA  
 PROJECT NO. 17-24  
 ISSUE DATE: 8.17  
 REVISION DATE:  
 DRAWN BY:  
 CHECKED BY:  
 SHEET NO. 1  
**INTERIOR ELEVATIONS**  
 SHEET NUMBER  
**A5**

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*South and west sides, looking NE*

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**Posted:**



*Protruding west section of front porch, to be demolished*



*Front stoop and existing front porch deck, to be demolished*

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*Non-original front door, to be replaced*

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**Posted:**





before fence removal.jpg



current front porch.jpg



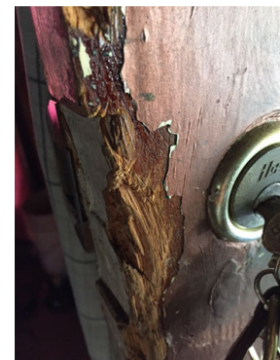
front door.jpeg



damaged trim .jpeg



rotting door jam.jpeg



rotting and damaged front door.jpeg

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tiki bar 2.jpg



tiki bar.jpeg



tiki bar 3.jpeg



Incorrect trim profile and missing window.jpeg



missing headers warped and broken windows and...



railing example to match.jpeg

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**Posted:**



railing example to match 2.jpeg



Craftsman porch posts.jpg



Craftsman front door.png

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*Example of replacement porch post style recommended by BHPC staff.*

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**Posted:**

## SUMMARY

### Demolition Delay 17-15

825 W. 8th Street  
Petitioner: Cameron Smith

Not listed in IHSSI Survey

c. 1900



*Background:* 825 W. 8<sup>th</sup> Street is a turn-of-the century gabled-ell cottage. Its siding and some of its windows have been altered, but it retains its original form. It is located several blocks west of the Fairview Local Historic District.

*Request:* Complete demolition of historic structure

*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. Commission staff received the application on September 6, 2017. The BHPC may thus employ a demolition delay for 90 days from that date, and may request an additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Historic Designation to the property.

*Recommendations:* The property is an intact example of a gable-dormer craftsman bungalow. Although it does not appear to merit Local Historic Designation as an individual site, it would certainly warrant Local Historic Designation as a contributing property within a local historic district or conservation district.

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**Posted: April 6, 2017**

## SUMMARY

COA-17-68

311 S. Lincoln St.: Elm Heights Local Historic District

Petitioner: Boys & Girls Club of Bloomington, LLC

Notable

105-055-61607

c. 1915



Background: 105-055-61607 is a slightly altered Romanesque revival structure in good condition. The structure originally served as an armory. The property is also adjacent to the Home Laundry Company Local Historic District.

*Request:* Partial demolition, including removal of lean-to addition on south façade; removal of exterior fire stairs; and alterations to existing front steps, entryway, and terrace. Applicant proposes to rehabilitate original clerestory in upper level gymnasium by reopening and rehabilitating existing windows.

*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. Commission staff received the application on September 6, 2017. The BHPC may thus employ a demolition delay for 90 days from that date, and may request an additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Historic Designation to the property before the demolition permit is released to the applicant.

*Recommendation:* Given that the structure is architecturally notable and locally significant for its historic use as an armory and its long-time use as a Boys & Girls Club, staff recommends pursuing local historic district designation for the building. Staff supports the applicant's request

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**Posted:**

for partial demolition of current south side addition in favor of a new structure to be erected in its place.

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