BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday October 12, 2017
5:00 P.M.
MINUTES

I. CALL TO ORDER

Meeting was called to order by Chairman, John Saunders at 5:03pm.
Welcome to Rachel Ellenson, new BHPC staff

I II. ROLL CALL

Commissioners
Flavia Burrell
Sam DeSollar
Jeff Goldin
Lee Sandweiss
John Saunders
Chris Sturbaum

Advisory
Duncan Campbell
Deb Hutton

Staff
Amelia Lewis – Planning
Anahit Behjou – Legal
Rachel Ellenson – HAND
Mark Dollase – Interim Staff
Doris Sims – HAND
Alison Kimmel – HAND
Eric Sader – HAND

Guests
Steve Wyatt
Allen Yoder
Nicholas Carder
Jonathan Racek

III. APPROVAL OF MINUTES

Jeff Goldin made a motion to approve minutes from **September 28, 2017. Sam DeSollar** seconded. **Motion carried 6/0/0.**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review
A. COA 17-75
2401 N. Dunn St.: Matlock Heights
Petitioners: Charles and Christie Bowman
Enclosure of rear covered porch with screening (violation)

Mark Dollase gave presentation. See packet for details.

Commission Review
B. COA 17-74
1202 E. Wylie St.: Elm Heights
Petitioner: Jonathan and Catherine Racek
Removal of textile block patio wall and installation of landscaping

Mark Dollase gave presentation. See packet for details.

Duncan Campbell asked the petitioner why he was removing it. **Jonathan Racek** commented the wall is deteriorating.

Jeff Goldin asked **Duncan Campbell** if the mid-century block should be considered historic even though it is not original to the house. **Duncan Campbell** stated it does not belong with this style of house, but does not necessarily mean it needs removed.

Sam DeSollar commented he is okay with the demolition, but wanted to comment if someone wanted to build this type of wall today along with this house, it would never be approved because it is period inappropriate.

Jeff Goldin made a motion to approve **COA-17-74** with no recommendations to follow. **Sam DeSollar** seconded. **Motion carried 6/0/0.**

C. COA 17-76
722 W. 2nd St.: Greater Prospect Hill
Petitioner: Allen Yoder, representing Mike Shively Architecture
Demolition of a non-contributing structure and construction of a new three-story mixed-use building.

Mark Dollase gave presentation. See packet for details.

Duncan Campbell asked **Mark Dollase** if he could characterize his recommendations for fenestration alterations. **Mark Dollase** stated they are looking for more traditional

placements. **Duncan Campbell** asked if the neighborhood feedback could be characterized. **Jeff Goldin** stated it was very negative.

Chris Sturbaum stated he found it incompatible with the neighborhood.

Flavia Burrell asked if we were only approving the demolition and if the plans would have to come back. **John Saunders** commented yes, the plans would have to come back for approval. We are only approving the demolition.

**NOTE: If a structure is in a locally designated historic district, the demolition and new plans can come to the commission as a COA. If the structure is not in a district and on the city survey, the application comes as a demolition delay and the commission has no purview of the new structure/plans. With this option, the commission can release the permit, or chose to designate the property.*

Duncan Campbell stated the façade is not compatible with the neighborhood, specifically due to the size of the building. He concurs with staff's recommendation.

Sam DeSollar stated the height of the building is too tall. He also supports staff's recommendation.

Amelia Lewis commented the building is on the edge of the district, next to the hospital. The property is zoned medical, therefore the height limit is 80 feet. She thinks it is wise for them not to take advantage of that height limit. All constructive comments are welcome so the owner and architect can work with the commission as much as possible.

Sam DeSollar commented he likes the mixed-use building purpose. He is concerned about the massing of the building.

Jeff Goldin made a motion to deny **COA-17-76**. **Chris Sturbaum** seconded. **Motion carried 6/0/0.**

V. DEMOLITION DELAY

Commission Review
A. Demo Delay 17-15
825 W. 8th St.: Fairview Historic District area (not in district)
Petitioner: Cameron Smith
Complete demolition of c. 1900 gabled ell cottage

Petitioner withdrew application.

B. Demo Delay 17-17
608 N. College Ave.
Petitioner: Dave Holdman
Partial demolition of rear porch to allow for construction of multi-story rear addition.

Mark Dollase gave presentation. See packet for details.

Deb Hutton asked the commission what their purview is. **Doris Sims** stated the demolition only. The commission can release the permit or designate it.

Duncan Campbell asked why the house doesn't warrant designation. **Mark Dollase** commented the house had been altered enough, it doesn't rise to that standard.

Jeff Goldin released **Demo Delay 17-17. Sam DeSollar** seconded. **Motion carried 5/0/1 (Yes/No/Abstain)**

VI. NEW BUSINESS

NONE.

VII. COURTESY REVIEW

NONE.

VIII. OLD BUIDINESS

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

Chris Sturbaum reported the BUEA granted $10,000 to the house repairs.

B. Dimension Mill design changes

Doris Sims explained the changes to the commission and why they are occurring.

The commission questioned the west entrance that is being shown with the changes and whether or not it was there in the original COA. After discussion, it was stated they want the petitioner to come back to propose changes to amend the original COA.

IX. COMMISSIONERS' COMMENTS

Sam DeSollar thanked Indiana Landmarks for stepping in as interim staff.

X. PUBLIC COMMENTS

NONE.

XI. ANNOUNCEMENTS

NONE.

XII. ADJOURNMENT

SUMMARY

COA 17-78

210 W. 4th Street: Courthouse Square Historic District
Petitioner: Stardust Development, LLC.
*Note: The alteration will be added to the wall of 214 W. 4th Street.

Contributing Parcel #: 53-05-33-310-081.000-00 Unknown Date of Construction

Background: The two-story commercial storefront building, located in the middle of the historic city block to the NW of S College Avenue and W 4th Street, is a contributing structure located within the Courthouse Square Historic District and the Courthouse Square Overlay District. It is zoned CD-Commercial Downtown. A metal service door currently exists on the East wall of the second floor of the building to allow access to the roof for maintenance.

Request: 1.) Cutting 12-14”of the metal door off at the bottom to allow for a regrading of the roof, installation of a new membrane, and installation of 6” of iso-board and 8” of flashing below the door frame. 2.) Installation of a second custom sized metal access door on the same wall. The door will be approximately the same size as the current door,

after it has been modified and cut. The new door will be a flush metal design, versus the current doors 6-panel design. Materials for both portions of the project will be consistent with current materials to the best of the owner's ability.

Guidelines:
Secretary of the Interior's Standards for Rehabilitation

- Standard 2: "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

Courthouse Square Historic District Design Guidelines

- "The commission may authorize the Staff of the Commission, on behalf of the Commission, to grant or deny an application for a Certificate of Appropriateness. Staff may review more minor projects such as: …6. Including other minor exterior changes." (6)
- "Rooftop additions may be considered and should respect the character defining features of the site or structure." (24)
- "Where permitted, care should be taken to make it minimally visible from public ways. "Minimally visible" is defined as any rooftop addition which, when viewed from public ways, due to its placement and size, does not call attention to itself not detract from any significant architectural features."(25)

Recommendations: Staff recommends approving the project, contingent upon owner's agreement to use materials that are consistent with the materials of the existing entrance and the height is no more than the current height of the existing door. The installation of a new door will not detract from the historic integrity of the structure and will only be slightly visible from the 4th Street public right-of-ways.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
OCT 13 2017
BY: RKE

Case Number: COA-17-18

Date Filed:

Scheduled for Hearing: Oct. 26, 2017

****

Address of Historic Property: 210 W. 4th Street

Petitioner's Name: Stardust Development, LLC

Petitioner's Address: 403 East Sixth Street

Phone Number/e-mail: 812-332-2113, x.203 dlf@ferglaw.com

Owner's Name: Stardust Development, LLC

Owner's Address: 403 East Sixth Street

Phone Number/e-mail: 812-332-2113, x.203 dlf@ferglaw.com

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A **"Complete Application"** consists of the following:

1. A legal description of the lot. ORIGINAL PLAT PT LOT 87

2. A description of the nature of the proposed modifications or new construction:
Installation of a hatch/door on east side of second floor for roof access. Current access door requires one to go through leased space on second floor. Owner does not believe the new access door will be visible from the street. The installation will not affect the property footprint. (See Attached aerial with location of new door noted).

3. A description of the materials used.
All material will be consistent with current materials to best efforts.

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

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

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

****

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

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

adendum to COA 17-78 application

Case Number: _____

Date Filed: _____

Scheduled for Hearing: _____

****

Address of Historic Property: 210 W. 4th Street

Petitioner's Name: Stardust Development, LLC

Petitioner's Address: 403 East Sixth Street

Phone Number/e-mail: 812-332-2113, x.203 dlf@ferglaw.com

Owner's Name: Stardust Development, LLC

Owner's Address: 403 East Sixth Street

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

A **"Complete Application"** consists of the following:

1. A legal description of the lot. ORIGINAL PLAT PT LOT 87

2. A description of the nature of the proposed modifications or new construction:
Alterations to existing door which provides roof access, identified as "A" on the attached aerial image. The alteration will not affect the property footprint. Owner proposes cutting the door off from the bottom approximately 12-14 inches above grade and covering that area with approximately 6 inches of iso-board and 8 inches of flashing. Owner submitted a separate application for COA with regard to installation of a new door for roof access.

3. A description of the materials used.
Flashing and iso-board; all other materials will be consistent with current materials to best efforts.

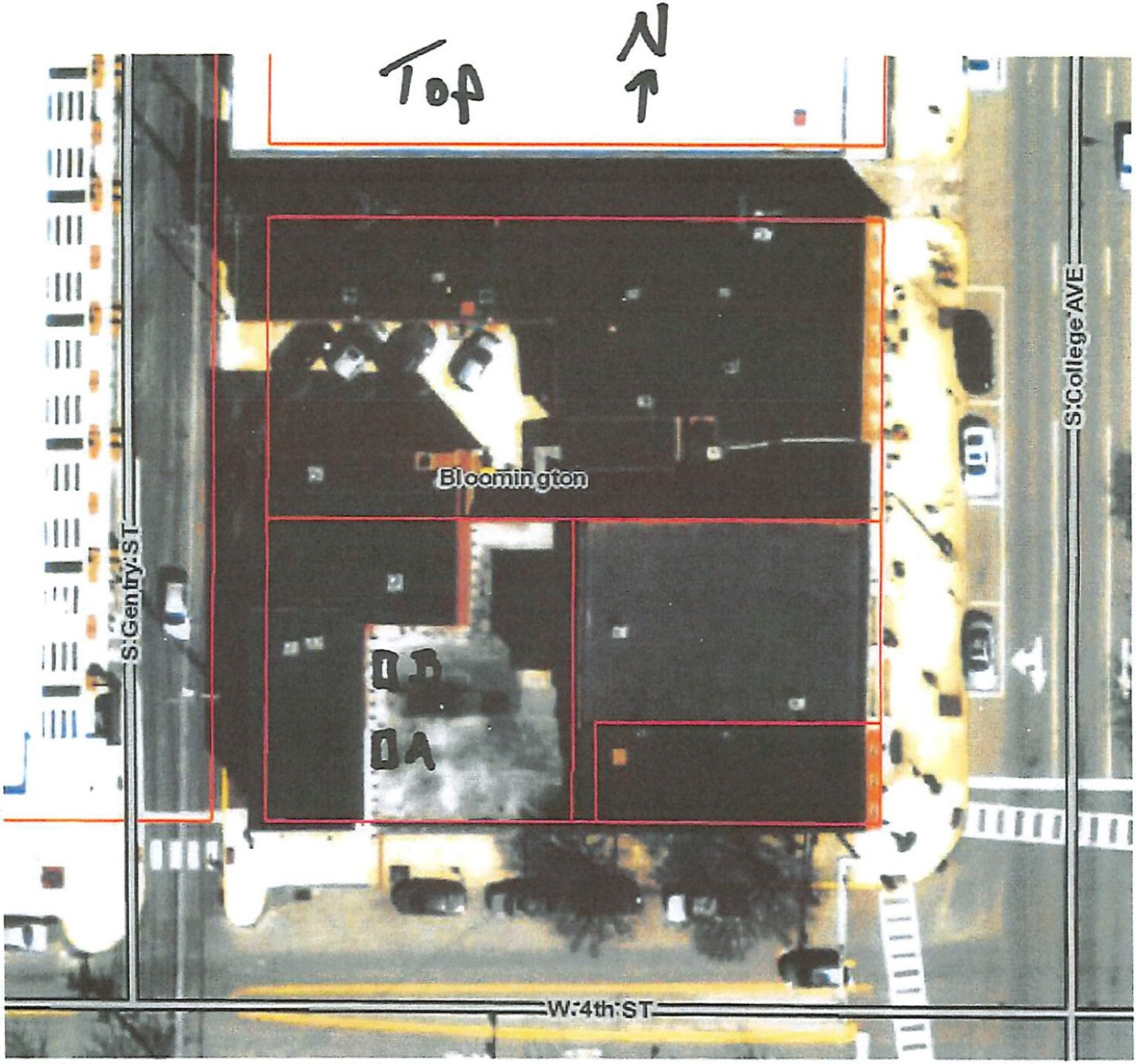
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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

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

****

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



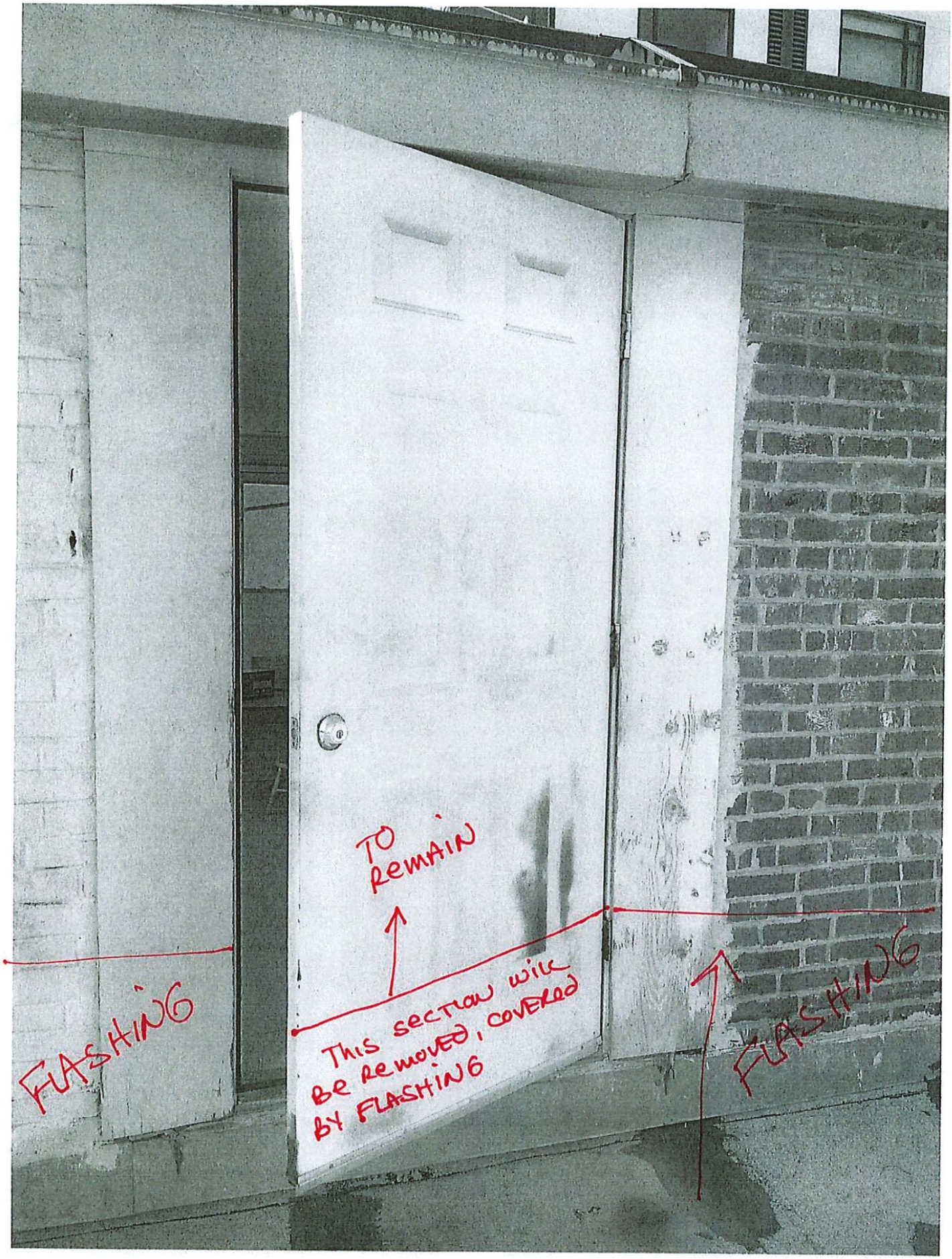
10/13/17

A = Current door

B = Proposed door

32" x 60"

May be taller.


TO REMAIN
FLASHING
THIS SECTION WILL BE REMOVED, COVERED BY FLASHING
FLASHING

BLOOMINGTON

Rachel Ellenson <ellensor@bloomington.in.gov>

210 W 4th Street

Anthony Vice <amv@ferglaw.com> Thu, Oct 19, 2017 at 4:23 PM
To: Rachel Ellenson <ellensor@bloomington.in.gov>
Cc: manager@olyprop.com

Rachel,

Please find attached a COA application relating to the existing roof access door at 210 W. 4th Street. The drawing of the actual door itself is applicable to the COA application for the new door as well. The new door will (hopefully) be framed better, but will still be an abbreviated metal door with iso-board and flashing accounting for approximately 12-14 inches at the bottom. The owner anticipates the new metal door will be flush, not a six-panel like the current one.

Please let me know if you need more information with regard to these applications.

Thank you,
Tony

materials and approximate dimensions

--
Anthony M. Vice
Ferguson Law
403 E Sixth Street
Bloomington, IN 47408
p: 812.332.2113 ext 220
f: 812.334.3892
e: amv@ferglaw.com

[Quoted text hidden]

COA_Application - old door - 210 W 4th.pdf
1560K

SUMMARY

COA 17-77

209 S. Dunn Street (Sidewalk): Restaurant Row Historic District
Petitioner: City of Bloomington Public Works

Contributing No IHSSI Number C. 1899

Background: The sidewalk is located in front of 209 S. Dunn Street and is between 3rd and 4th Streets in downtown Bloomington. It is the last remaining pioneer sidewalk in the City of Bloomington and is approximately 56 feet in length. It is constructed of rough cut field stone slabs that are laid in an un-coursed pattern with unsealed seams. The current sidewalk does not currently meet ADA compliance criteria for pedestrian and has uneven terrain with gaps in between the stones. The slabs were reset in 1993, but overtime have become uneven again. This portion of the Dunn Street sidewalk system was locally designated as a historic resource on February 20th, 1980 under Ordinance 80-15 and boarders Restaurant Row Historic District.

Request: Removal of current sidewalk by Bloomington Restorations, Inc. (BRI) and relocation to BRI's Hinkle Garton Farmstead for resetting in identical pattern and subsequent community use for visitors to the site. Hinkle-Garton is known for both its architectural style and historical significance in the county.

Guidelines:
Secretary of the Interior's Standards for the Treatment of Historic Properties
Building Site

- *Recommended*
    - "Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include…circulation systems, such as walks, paths, or roads."
    - "Retaining the historic relationship between buildings and the landscape."
    - "Protecting (e.g., preserving in place) important site features, archeological resources, other cultural or religious features, or burial grounds."
    - "Providing continued protection and maintenance of buildings and landscape features on the site through appropriate ground or landscape management."
- *Not Recommended*
    - "Altering…site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished."
    - "Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape."
    - "Allowing important landscape features or archaeological resources to be lost, damaged, or to deteriorate due to inadequate protection or lack of maintenance."
    - "Replacing an entire feature of the building or site when limited replacement of deteriorated or missing components is appropriate."
    - "Using replacement material that does not match the historic side feature."

Setting (District/Neighborhood)

- *Recommended*
    - "Retaining the historic relationship between buildings and landscape features in the setting. For example. Preserving the relationship between a town common or urban plaza and the adjacent houses, municipal buildings, roads, and landscape and streetscape features."
- *Not Recommended*
    - "Altering those building and landscape features of the setting which are important in defining its historic character so that, as a result, the character is diminished."
    - "Removing or relocating historic buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in setting."
    - "Stripping or removing historic features from buildings or the setting, such as a porch, fencing, walkways, or plant material."

Concerns: Staff would like to express concerns about the outcome of this application, regarding the historic integrity of the resource if it is removed from its original location. The resource is currently locally protected as historic but if it is moved to a different location, this choice will impede any opportunity to designate for a higher level of protection in the future because it will be removed from its original context and setting. Staff would also like to identify the need for expert preservation measures to be in place during the removal process, if the commission decides to approve this petition. The stone slabs are over 100 years old and are very fragile, so a tremendous amount of care should be taken if they are removed and relocated. Finally, Staff would like to state that this proposal will effectively remove all pioneer sidewalks from downtown Bloomington, erasing that portion of the city's tangible heritage that is currently underrepresented or remembered.

Recommendations: Staff recommends approving the application as proposed. The physical integrity of the stones will be preserved, although the sidewalk will no longer have integrity of location.

RECEIVED
OCT 12 2017
BY: RKE

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 17-77

Date Filed: October 12, 2017 (prior materials/correspondence received)

Scheduled for Hearing: October 26, 2017

****

Address of Historic Property: 209 S. Dunn Street (Bloomington, IN)

Petitioner's Name: City of Bloomington Public Works

Petitioner's Address: 401 N. Morton Street, Bloomington, IN

Phone Number/e-mail: 812-349-3516 / wasona@bloomington.in.gov

Owner's Name: See above

Owner's Address: "

Phone Number/e-mail: "

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A **"Complete Application"** consists of the following:

1. A legal description of the lot. Alt. Parcel # 013-12790-00's Public Right of Way

2. A description of the nature of the proposed modifications or new construction:
Removal of current sidewalk by Bloomington Restorations, Inc. (BRI) and relocation to BRI's Hinkle-Garton Farmstead for resetting in identical pattern and subsequent community use for visitors to the site. Hinkle-Garton is known for both its architectural style and historical significance in the county.

Attention was recently drawn to the current sidewalk's location for ADA non-compliance. An ADA-compliant sidewalk will replace the sidewalk at the existing location. The sidewalk will be marked at the new location for its historical past, and IU is willing to retain some description of the sidewalk's past at the original location.

3. A description of the materials used.
The historical sidewalk will be maintained and relocated in its entirety with original materials.

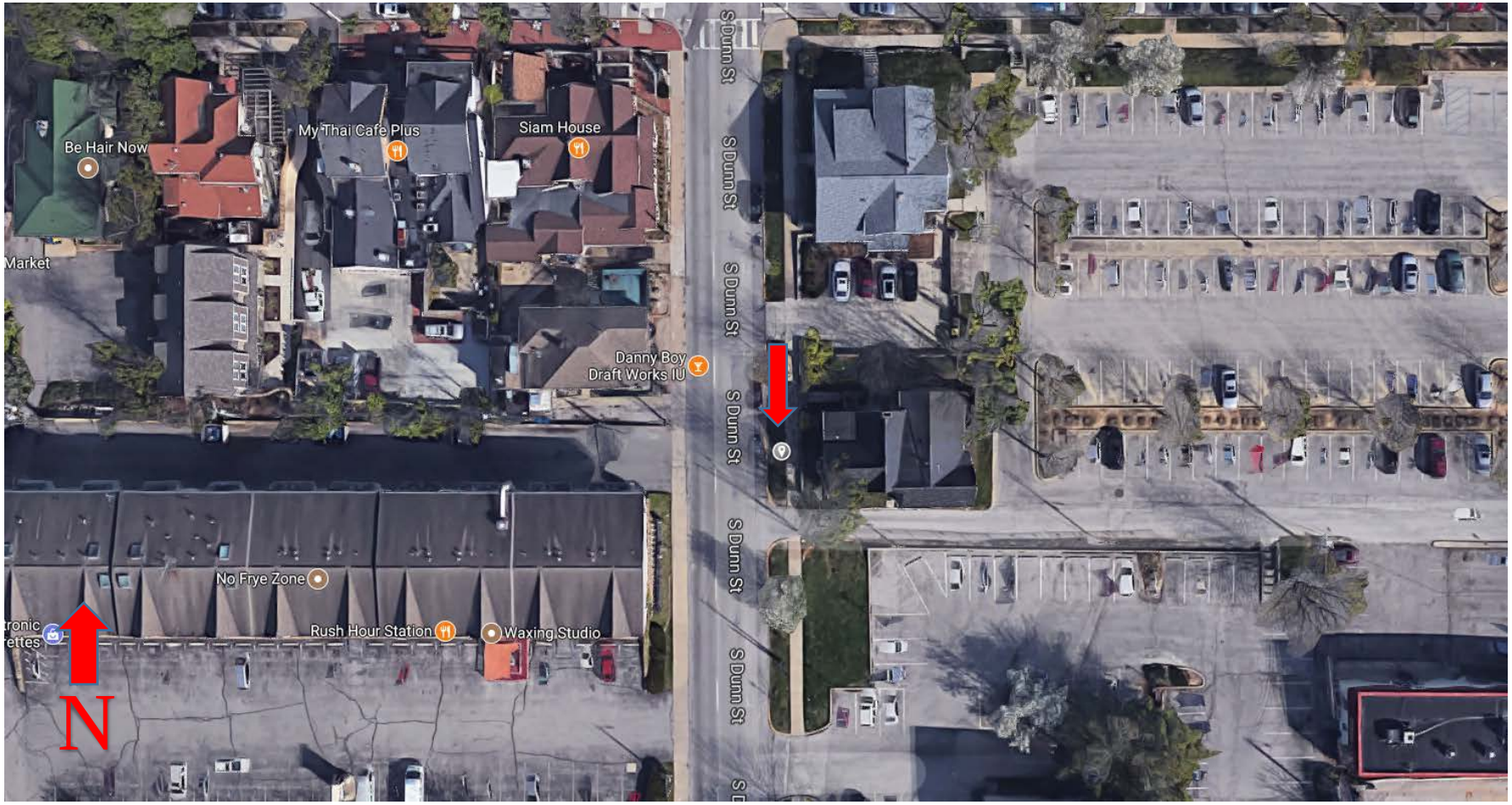
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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

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

****

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


Be Hair Now
My Thai Cafe Plus
Siam House
Market
Danny Boy
Draft Works IU
No Frye Zone
Rush Hour Station
Waxing Studio
S Dunn St
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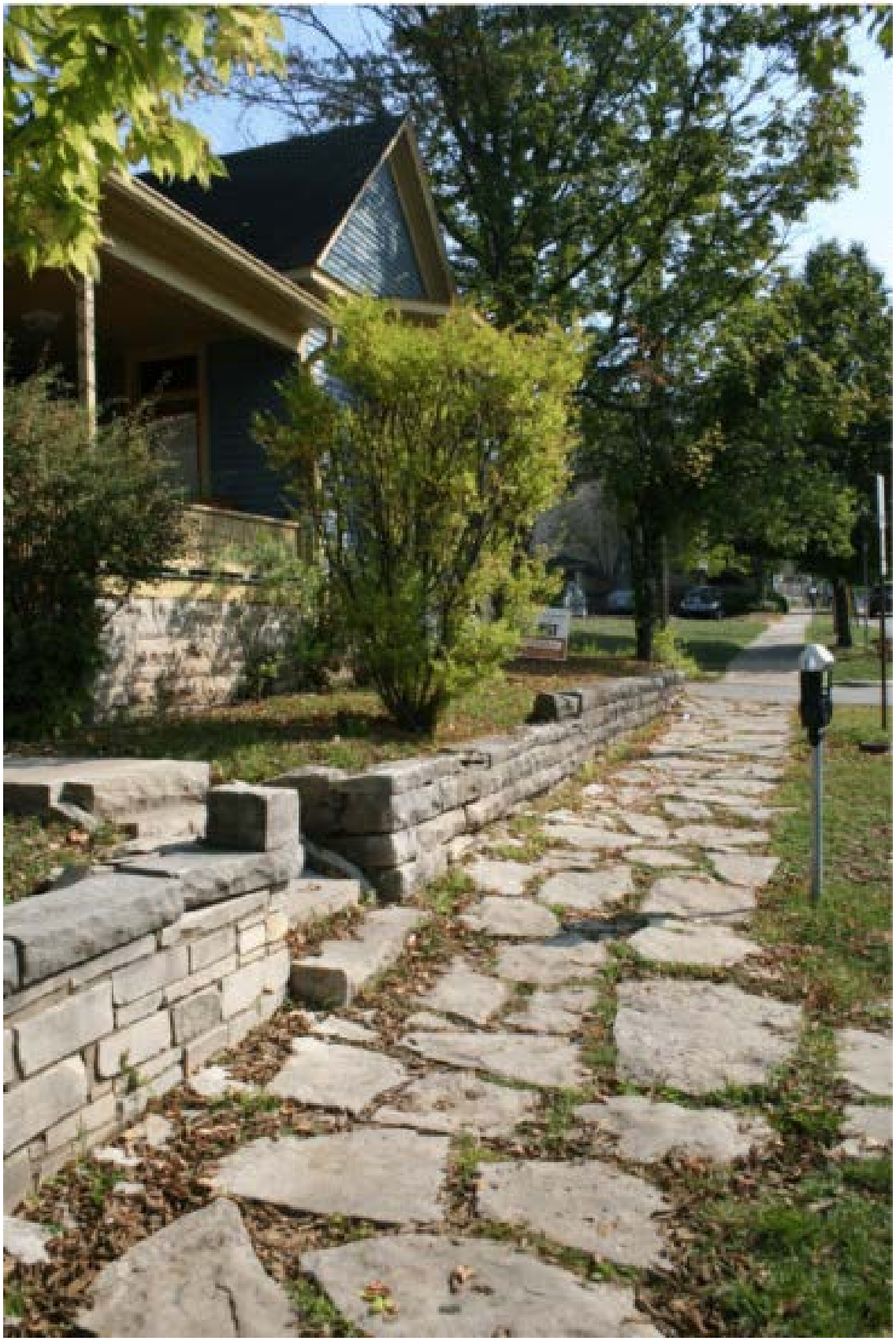


FOR RENT
STUDENTS
FACULTY & STAFF
812-855-3054

CITY OF BLOOMINGTON
ORIGINAL PIONEER
FIELD STONE SIDEWALK
STONES RESET
1993
BY BART CULVER AND
BLOOMINGTON RESTORATIONS, INC.
—PLEASE PASS WITH CARE—

ORDINANCE 80-15

To Designate the Field Stone Sidewalk on South Dunn Street as Historic

WHEREAS, Section 20.09.03.00 of the Bloomington Municipal Code permits the Common Council to officially designate buildings, structures or districts as "historic", and

WHEREAS, the City Plan Commission, upon advice of Bloomington Restorations, Inc., has recommended designation of a certain site as historic, HP-58-79.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

The field stone sidewalk on South Dunn Street be designated as historic within the City of Bloomington, Indiana. The property is located on the incorporated map number 6 of June 7, 1978, described as follows, to-wit:

The public right-of-way in front of the property at 209 S. Dunn Street.

This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 20th day of FEBRUARY, 1980.

Tomilea Allison

Tomilea Allison, President
Bloomington Common Council

ATTEST:

Nora M. Connors

Nora M. Connors, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 21st day of FEBRUARY, 1980.

Nora M. Connors

Nora M. Connors, City Clerk

SIGNED and approved by me upon this 25th day of FEBRUARY, 1980.

Francis X. McCloskey

Francis X. McCloskey, Mayor
City of Bloomington

SYNOPSIS

This ordinance would designate a section of field stone sidewalk located within the public right-of-way at 209 S. Dunn Street as historic. The petitioner is Bloomington Restorations, Inc., and the reason for the proposal is to preserve the unique, fitted, limestone sidewalk at this location.

****ORDINANCE CERTIFICATION****

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 80-15 is a true and complete copy of Plan Commission Case Number HP-58-79, which was given a recommendation of Do Pass by a vote of Ayes: 6, Nays: 4, bythe Bloomington Plan Commission at a public hearing held on January 28, 1980.

Date: January 28, 1980

Timothy A. Mueller

Timothy A. Mueller, Secretary
Bloomington Plan Commission

Received by the Council Office this 1st day of February, 1980.

Nora M. Connors

Nora M. Connors, City Clerk

I HEREBY MOVE THAT XX ORDINANCE ____ APPROPRIATION ORDINANCE # 80-15, ENTITLED To Designate the Field Stone Sidewalk on S. Dunn Street as Historic

BE INTRODUCED AND READ FOR FIRST READING BY TITLE ONLY AT THE COUNCIL MEETING HELD ON _____, 1980.

Floyd W. Olcott

(Signature)

SUMMARY

COA 17-79

335 W. 11th Street (Showers Dimension Mill): Showers Brothers Furniture Factory Historic District
Petitioner: Craig McCormick (Blackline Studio)

Notable IHSSI #: 105-055-26378 C. 1915

Background: This is a c. 1915 slightly altered 20th century industrial structure in good condition. The property is located in the Showers Brothers Furniture Factory Historic District. It is zoned Downtown Commercial (CD) and is in the Showers Technology Park downtown core overlay. All four buildings in this district were place on the National Register of Historic Places in 1997 as part of the Near West Side National Historic District. The four buildings are listed in the National Register as the "Showers Brothers Furniture Company Complex." The Planing, or Dimension, Mill has had some alterations over time, but still remains a great representation of early 20th century industrial architecture in Bloomington.

Request: Approval of alterations to the previously approved COA 17-08 for the same project. Alterations include:

1.) The original vestibule entrances on the North and South elevations will not be included, supplemented by an identical vestibule entrance on the West façade.
2.) Addition of an external staircase on the Southwest elevation to allow for egress to event space, descending from the balcony.
3.) Installation of a double-door entrance on the Southwest façade underneath the balcony with the anticipation that a two-story indoor event space is feasible -or- installation of a single-person door on the Southwest façade primarily for staff access to the event space if the double-door entrance is not approved.

Guidelines:
Secretary of the Interior's Standards for Rehabilitation:

- Standard 2: "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."
- Standard 9: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Showers Brothers Furniture Factory Historic District Design Guidelines:
3. General Guidelines

C. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.
D. When replacement of features that define the historic character of the building is necessary, it should be based upon physical or documentary evidence of original or later contributing features.
E. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material, and character of the property and its environment.
G. New additions or related new construction should be differentiated from the existing fabric, thus should not necessarily be imitative of an earlier style or period.
H. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

4. Guidelines for Existing Structures
A. Exterior Walls,
General

1. Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, cornices, parapets, shutter hardware, tie rod plates, loading hoists, and other industrial

features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.
4. Using existing openings is preferred, but new openings may be approve on a case-by-case basis
6. Re-opening original openings which time have been overfilled is encouraged.
7. New balconies or attached walkways must be made of compatible materials and may be approved on a case-by-case basis.

C. Entrances/Doors/Loading/Docks

2. The original entrance design and arrangement of openings should be retained. Where alterations are required, they will be reviewed on a case-by-case basis. It is anticipated that some adaptations may require more prominent entrances with compatible new design.
6. Proposals for new doors or entrances will be reviewed on a case-by-case basis.

6. Guidelines to Additions to Existing Structures

3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of of construction. However, new construction shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.
4. New construction has the potential for reinforcing and enhancing the unique character of the historic buildings. Proposals for new construction will be reviewed for compatibility with the existing architecture including review of such critical factors as building materials, existing building, visual association and urban context.
5. New construction that is affixed to any portion of an existing building shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new construction were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.

Recommendations: Staff recommends approving the alterations as proposed. The alterations are consistent in their design and materials with the originally proposed project and they do not detract from the overall historic integrity of the district.

SHOWERS
DIMENSION MILL
SHOWERS
ADMINISTRATION
BUILDING

CERTIFICATE OF APPROPRIATENESS

Issued by the
Bloomington Historic Preservation Commission

ADDRESS 335 W. 11th St. (The Mill): Showers Brothers Furniture Factory Historic District

For the following work:

-Install new skylight system 36" fenestration with clear glass
-Tuck point and repair masonry
-Install Pella architectural series true divided lite insulated wood windows as indicated in the petition
-Install a new storefront glazing and storefront entrance doors
-Install a new freestanding balcony and entrance utilizing all metal framing.

A copy of the complete approved plans may be obtained from the City of Bloomington, 401 N. Morton, Department of Department of Housing and Neighborhood Development under case number COA-17-08
This Certificate is effective for two years following the date of issue. Exterior work outside the scope of this approval is not permitted and subject to fines outlined in Municipal Code, Title 8, Chapter 8.16.020.

John Saunders, Chairman
Bloomington Historic Preservation Commission

Approved: February 13, 2017

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
OCT 18 2017
BY: RKE

Case Number: COA 17-79

Date Filed:

Scheduled for Hearing: October 26, 2017

****

Address of Historic Property: 335 W. 11th St. (Dimension Mill)

Petitioner's Name: Craig McCormick / Blackline Studio

Petitioner's Address: 1 North Meridian St., Studio 400, Indianapolis, IN 46204

Phone Number/e-mail: 317-803-7900

Owner's Name: City of Bloomington Redevelopment Commission

Owner's Address: 401 N. Morton St, Suite 220, Bloomington, IN 47404

Phone Number/e-mail: 812-349-3408 (City Clerk)

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A **"Complete Application"** consists of the following:

1. A legal description of the lot. 013-71290-00 PT SW NW 33-9-1W; (Lumber Shed); PLAT 55

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

On February 9, 2017, the Historic Preservation Commission authorized a Certificate of Appropriateness (COA) for a complete renovation of the Showers Dimension Mill building. This application seeks only a slight modification to that COA, and will solely describe the requested modifications to the original, approved design, rather than rehashing the entire COA:

1) The original vestibule entrances on the North and South facades will not be included, supplanted by an identical vestibule entrance on the West facade.

2) To ensure egress/ingress to the event space from the South, an external staircase will be added on the Southwest facade, descending from the balcony. We are also putting out an alternate bid on a double-door entrance on the Southwest facade underneath the balcony, in case a two-story indoor event space is feasible.

3) In the event the alternate bid is not feasible, a small, single-person door will be added to the Southwest facade primarily for staff access to the event space.

3. A description of the materials used.

The same materials approved in February will be used for the vestibule entrance that has been moved to the West facade. For the new external staircase, the same painted steel railings, steel or heavy timber columns, mending plates and cross bracing, and composite decking flooring that constitute the balcony will be used. In the event the Southwest double-door entrance is feasible, the same aluminum storefront system materials as the main vestibule entrance will be used. Should only the single-person Southwest door be feasible upon receipt of bids, it will be composed of matching painted aluminum or steel.

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

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

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

****

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

THE DIMENSION MILL

CITY OF BLOOMINGTON / BLOOMINGTON ECONOMIC DEVELOPMENT CORPORATION

AERIAL VIEW LOOKING NORTH

Concept C.2 - August 2, 2017

THE TRADES DISTRICT

BLACKLINE

THE DIMENSION MILL

CITY OF BLOOMINGTON / BLOOMINGTON ECONOMIC DEVELOPMENT CORPORATION

VIEW LOOKING NORTH AT MILL PLAZA

Concept C.2 - August 2, 2017

THE TRADES

BLACKLINE

THE DIMENSION MILL
CITY OF BLOOMINGTON / BLOOMINGTON ECONOMIC DEVELOPMENT CORPORATION

THE MILL ENTRY - VIEW LOOKING SOUTH ON MADISON STREET

Concept C.2 - August 2, 2017

THE TRADES

BLACKLINE

THE DIMENSION MILL
CITY OF BLOOMINGTON / BLOOMINGTON ECONOMIC DEVELOPMENT CORPORATION

VIEW LOOKING SOUTH-WEST AT MADISON STREET

Concept C.2 - August 2, 2017

THE TRADES DISTRICT

BLACKLINE

THE DIMENSION MILL

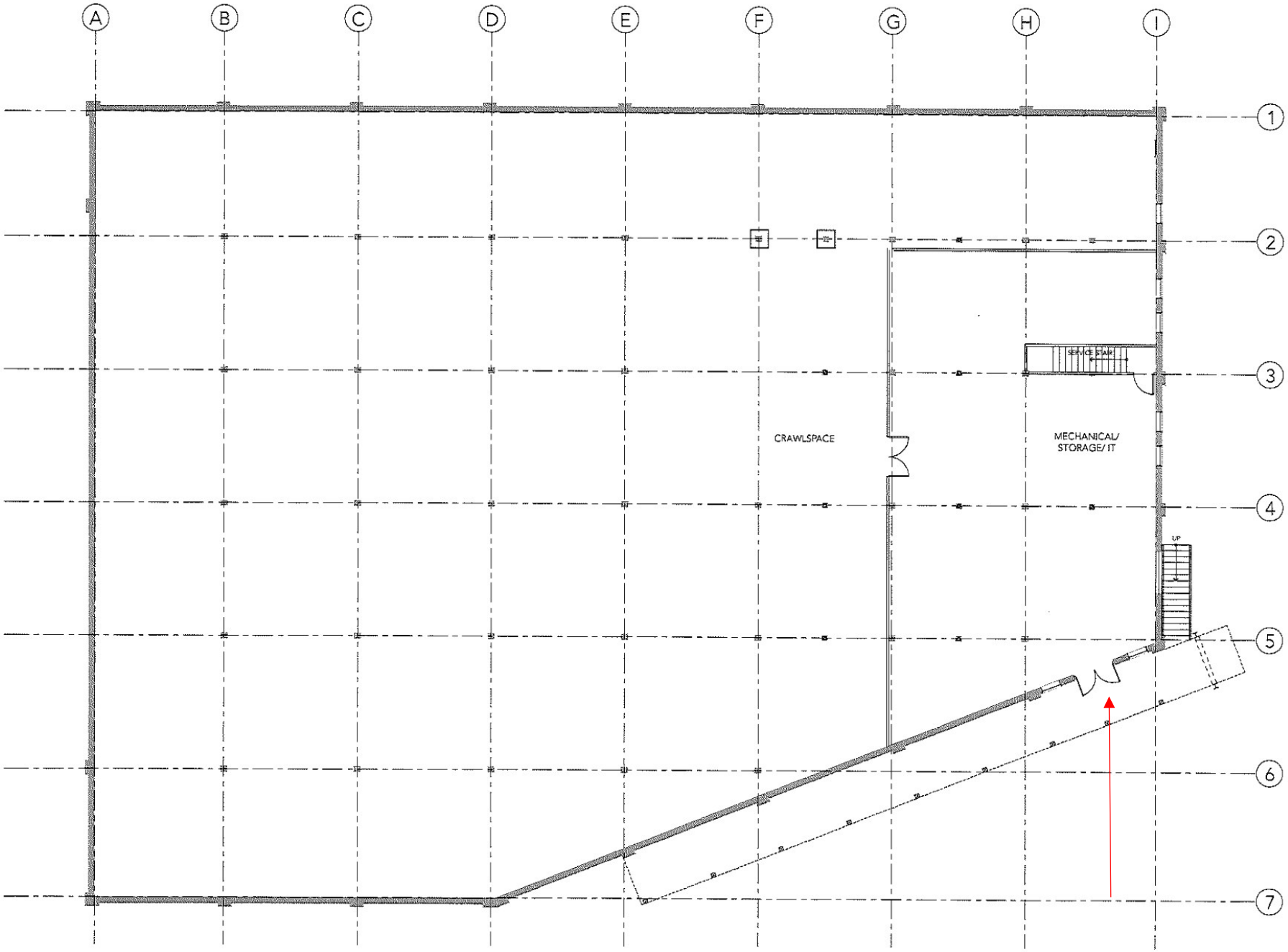
CITY OF BLOOMINGTON / BLOOMINGTON ECONOMIC DEVELOPMENT CORPORATION

VIEW LOOKING EAST AT MILL PLAZA

Concept C.2 - August 2, 2017

THE TRADES

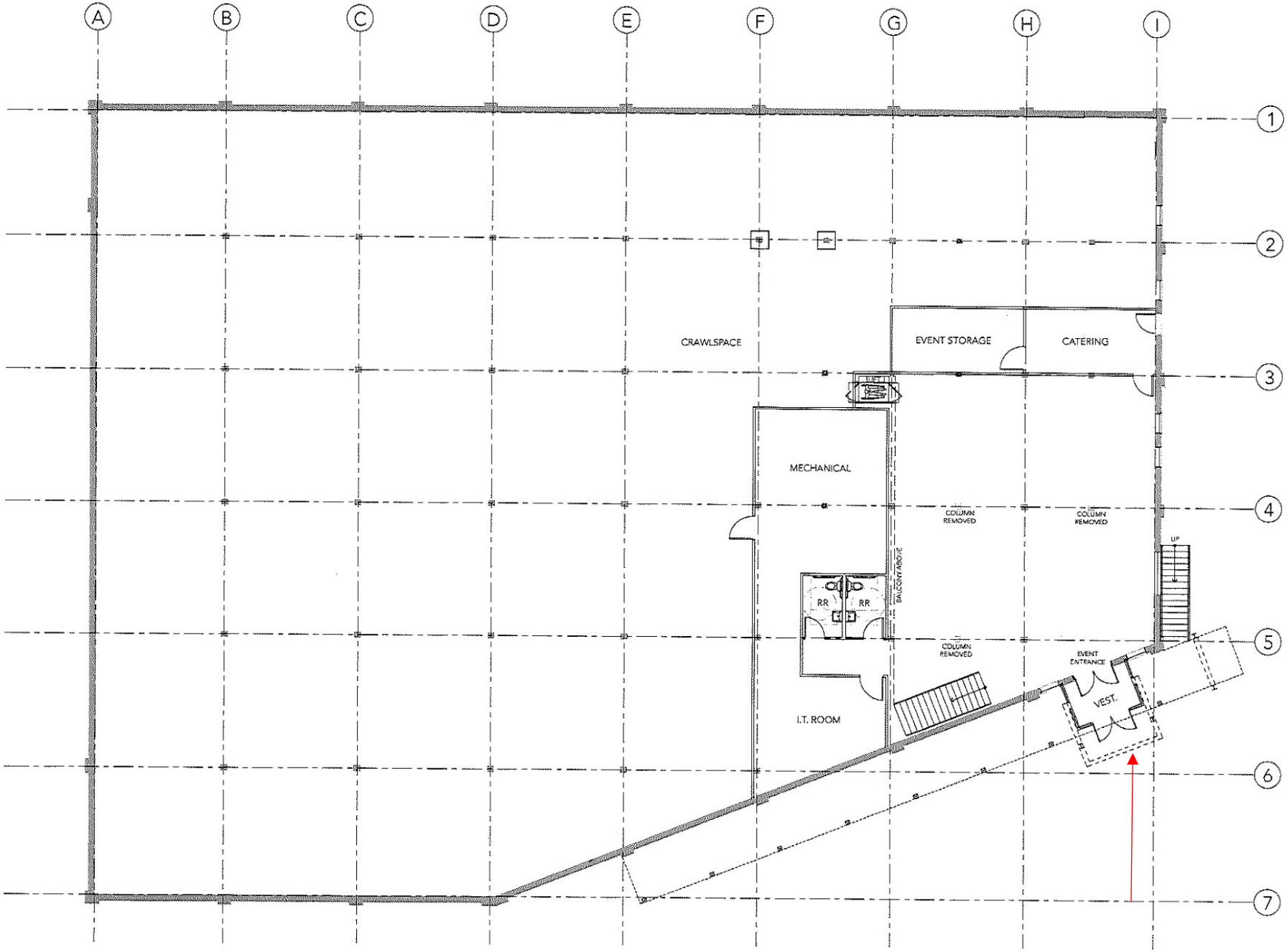
BLACKLINE



SHOWERS MILL RENOVATION
FINAL PLAN CONCEPT - LOWER LEVEL
03 OCTOBER 2017

Single - door
floorplan

BLACKLINE



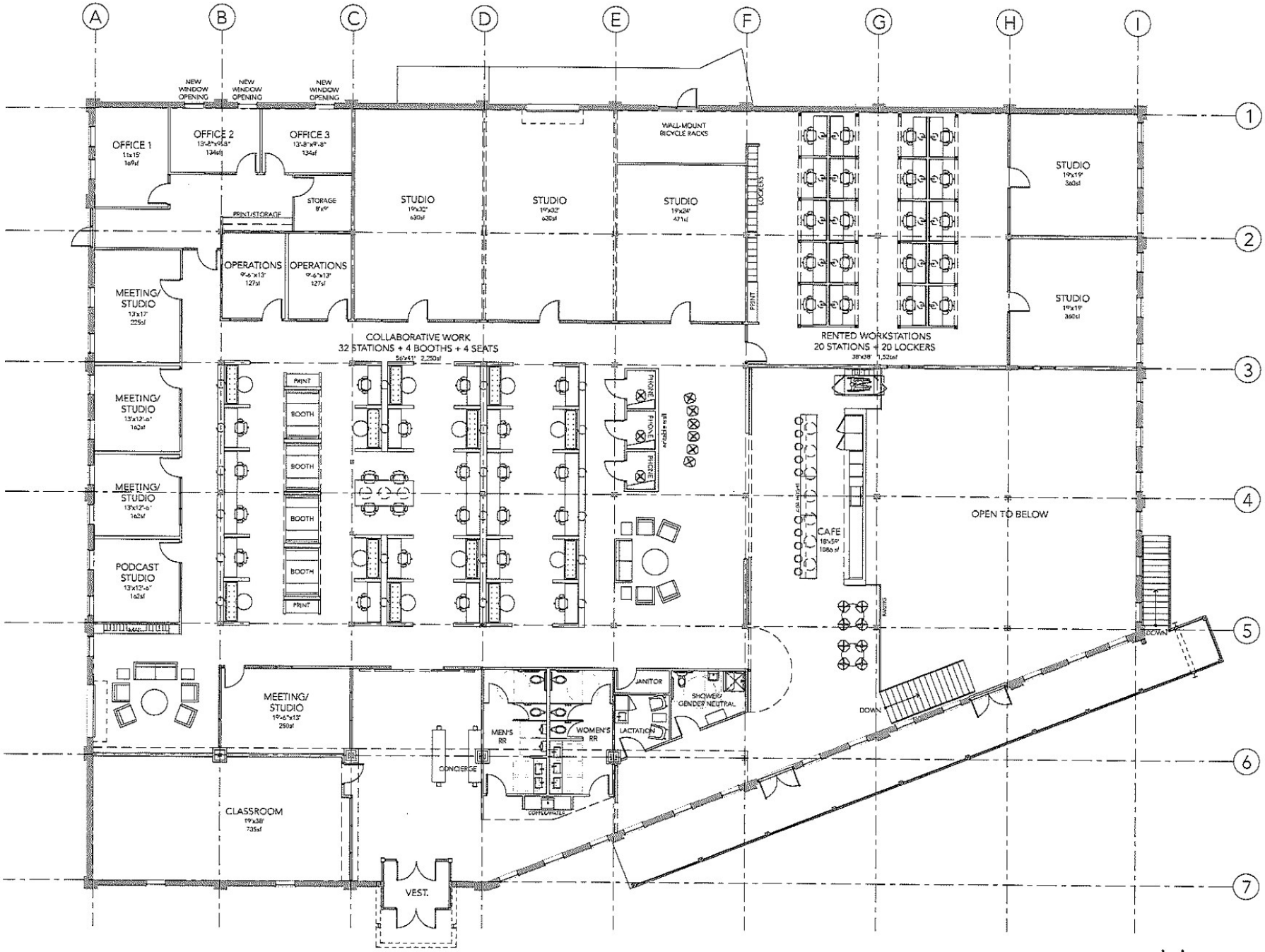
SHOWERS MILL RENOVATION

FINAL PLAN CONCEPT - TWO-STORY EVENT ALTERNATE - LOWER LEVEL

03 OCTOBER 2017

Double-door floor plan

BLACKLINE



SHOWERS MILL RENOVATION

FINAL PLAN CONCEPT - TWO-STORY EVENT ALTERNATE - UPPER LEVEL

03 OCTOBER 2017

BLACKLINE

SUMMARY

COA 17-80

722 W. 2nd Street: Greater Prospect Hill
Petitioner: Allen Yoder, on behalf of Mike Shively Architecture

Non-contributing No IHSSI Number c. 1960

Background: 722 W. 2nd Street is a non-contributing commercial structure. The property is currently zoned Medical, while most of the Greater Prospect Hill Historic District is zoned Residential Core. The petitioner is seeking a rezoning to allow the mixed use development of the site for commercial and multi-family residential purposes. The rezoning hearing before the Plan Commission will take place on 11/6/2017.

Request: Demolish non-contributing structure on site. Construct new three-story mixed-use building with an attached garage.

Guidelines:

DEMOLITION

The BHPC may issue a CoA for demolition if:
"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" or "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" (12).

NEW CONSTRUCTION

"The guidelines are not meant to restrict creativity, but to set-up a framework within which sympathetic design will occur" (14).

"Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings" (16). Recommended materials include "Brick, limestone, clapboard, cement board, wood, shingles, and stucco" (16).

New construction and additions should be compatible with the historic context of the neighborhood with respect to massing, outline, setback, spacing, height, fenestration, and elevation (pp. 17-20).

Building Heights:
"NOTE - In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance" (18).

"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."

Recommendations: Staff recommends approving the request to demolish the existing building on the site because it is defined as non-contributing. Based on the comments and suggestions of the Commission from the October 6 meeting regarding this property, the petitioners appear to have made a real effort to modify their proposed building design in order to take into consideration the concerns expressed by the Commission by reducing the height of the ridge and eave lining facing the residential properties around the structure and proposing a more symmetrical fenestration pattern. Staff recommends approving the proposed design of the new multi-use building. While the overall aesthetic appearance of the building will not match the historic design of the current houses in the district, Staff believes the petitioners are proposing a structure that fits within the boundaries of the guidelines for Greater Prospect Hill HD.

RECEIVED
OCT 18 2017
BY: RKE

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 17-80

Date Filed:

Scheduled for Hearing: October 26, 2017

****

Address of Historic Property: 722 W. 2ND STREET, BLOOMINGTON IN 47403

Petitioner's Name: ALLEN YODER, REP OF MIKE SHIVELY ARCHITECTURE

Petitioner's Address: 910 W. VAN BUREN ST., #205

Phone Number/e-mail: 773-272-0022 / allen@mikeshively.com

Owner's Name: BEN SHIVELY

Owner's Address: PENDLEBURY HAIR STUDIO 722 W. 2ND STREET, BLOOMINGTON IN 47403

Phone Number/e-mail: 812-345-9199 / BENSHIVELY65@HOTMAIL.COM

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A **"Complete Application"** consists of the following:

1. A legal description of the lot. LOT NUMBER 15 IN HIGHLAND ADDITION TO THE CITY OF BLOOMINGTON, INDIANA.

2. A description of the nature of the proposed modifications or new construction:
WE PROPOSE TO DEMOLISH THE EXISTING STRUCTURE AND CONSTRUCT A NEW THREE-STORY MIXED-USE BUILDING HOUSING A WELLNESS AND ESTHETIC TREATMENT SPACE ON THE FIRST FLOOR WITH AN OUTDOOR TERRACE. THE SECOND AND THIRD FLOORS WOULD PROVIDE FOUR APARTMENT UNITS.

3. A description of the materials used.
GRAY ARCHITECTURAL ASPHALT SHINGLE
WHITE SMOOTH FINISH STUCCO
ALUMINUM CLAD BLACK WINDOWS
PREFINISHED VERTICAL SIDING - DARK GREEN

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

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

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

****

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

October, 18th 2017

City of Bloomington Planning Department
401 N Morton Street, Suite 130
Bloomington, IN 47402

Re.: 722 W. 2nd Street

PETITIONER'S STATEMENT

Mike Shively Architecture and our clients, Gwen and Ben Shively, are pleased to submit the attached mixed-use development at 722 W. 2nd Street for Plan Commission Consideration. This document outlines and clarifies the project's intentions, scope, and responds to comments received to date regarding the project. We appreciate your consideration and time in reviewing this document. Please contact is with any questions you may have.

The Shively Family has owned the property at 722 W. 2nd Street and the business on site, Pendlebury Hair Studio, since 2012. Longtime residents of Bloomington, Gwen and Ben Shively, are excited to redevelop their property as a place to grow their business and provide a home for their family. The proposed design includes an owner's unit for the Shively's and their daughter to call home. The rental units proposed as a part of the program will contribute to the growth of the Family's business and help to take care of the property. The Shively Family is excited to put down permanent roots and further contribute to the Bloomington and Greater Prospect Hill District.

Project Location

The property is located along North side of West 2nd Street in the Medical District Zoning Overly. Additionally, the property is in the Greater Prospect Hill Local Historic District. Currently the site has a non-contributing one story building housing Pendlebury Hair Studio. Adjacent properties are largely Medical facilities including IU Health Bloomington Hospital to the southeast. Across the alley to the east side of the property is Building Trades Park. To the West is a commercial building housing a pharmacy. Across the street to the south is an educational facility surrounded by several office/professional services buildings.

Project Scope

The proposed design consists of one building with an attached garage whose program includes a Level 1 hair salon (Pendlebury Hair Studio), a Level 2 Owner's unit for the Shively Family, and Level 3 will consist of two rental apartments.

Responses to DRC Comments

- **Density** – Initial submission did not comply with density requirements. Resubmitted design altered the density of the residential units to comply.
    - Rental Units – previously two 2 bedroom/2 bathroom units, CHANGED to one 2 bedroom/2bathroom unit, and one 1 bedroom/1 bathroom unit
    - Owner's Unit – 4 bedroom/3 bathroom unit
- **Environmental** – Our firm's goal is to contribute to sustainable building practices and the healthy, comfortable buildings they contribute to. Similarly, the clients and future residents of the buildings do their best to live sustainably. The following are some of the many ways this project will support sustainable and green design features:
    - Program – The buildings program will change the site from a lower density single use to a mixed use with commercial and residential components. The clients will contribute far fewer emissions because they will no longer need to commute to work. The small business will provide a localized service to those in neighboring residential areas, as well as those who use the other businesses and services offered in the Medical District.
    - Building materials – The building will be constructed to meet the highest standards of efficiency. All glazing will be double-pane Low-E and argon filled. The mechanical systems will be high efficiency (96% or better, SEER 14 or better). The insulation and wall construction will provide a tight envelope with foam insulation. The roofing material will meet the reflectivity requirements stipulated by code to limit the heat island effect created by dark roofs.
        - Plumbing, Appliances, etc – All appliance will be high efficiency (Energy Star or similar). Plumbing fixtures will be low flow and water saving.
        - Electrical Lighting – Built-in recessed lighting and fixtures will take advantage of energy saving light bulbs of LED technology. In key high use areas dimmers will be provided. In the commercial salon space, motion activated switches will be used in restrooms, storage closets, etc. Natural daylight though ample windows will limit the duration that electrical lighting will be required during daytime hours.
    - Design – The East Façade of the building faces a park and takes advantage of the lack of an adjacent structure by integrating windows and doors for daylighting and natural ventilation. On top of the garage and above the south portion of the building roof decks are proposed. These areas and their various landscaped planters will slow the run off of water.
    - Supporting Green Lifestyles – The design supports recycling by offering ample space to sort and dispose at the rear of the property. Ample bike parking provides patron of the salon and residents of the building to commute via bike rather than car.
- **Utilities** – Per Tamara Roberts at the City of Bloomington Utilities Department there are no additional requirements specific to the intended use (commercial space with Salon and three residential units) in regard to pre-treatment and chemical uses.

- **Bike Parking** – Bike parking was updated to comply with clearances, quantity, and materials required. Eight (8) bike spots are provided on a hard paved surface per attached plan.
- **Parking Spaces** – The total number of parking spaces provided has been reduced to eight (8) total. /the spot directly adjacent to the front door was changed to be an ADA accessible spot.
- **Garage** – The attached garage now West side setback was increased to 10'-0" to meet requirements.
- **Architecture** – The intention of the design of the building is to create light filled inviting interior spaces while also providing a sensitive design that will contribute to the neighborhood. The East façade has been updated to create a more consistent rhythm of windows that align vertically and horizontally floor to floor. On the West façade the fascia roofline was extended down to create a dormer condition on the third floor. This allows the building from the West to appear like the northern portion is two stories with an attic.

In the time since receiving comments from the DRC we have had further conversations with HPC staff, notified the adjacent neighbors, and have altered the design such that we believe that we feel we meet the standards of review and appropriateness.

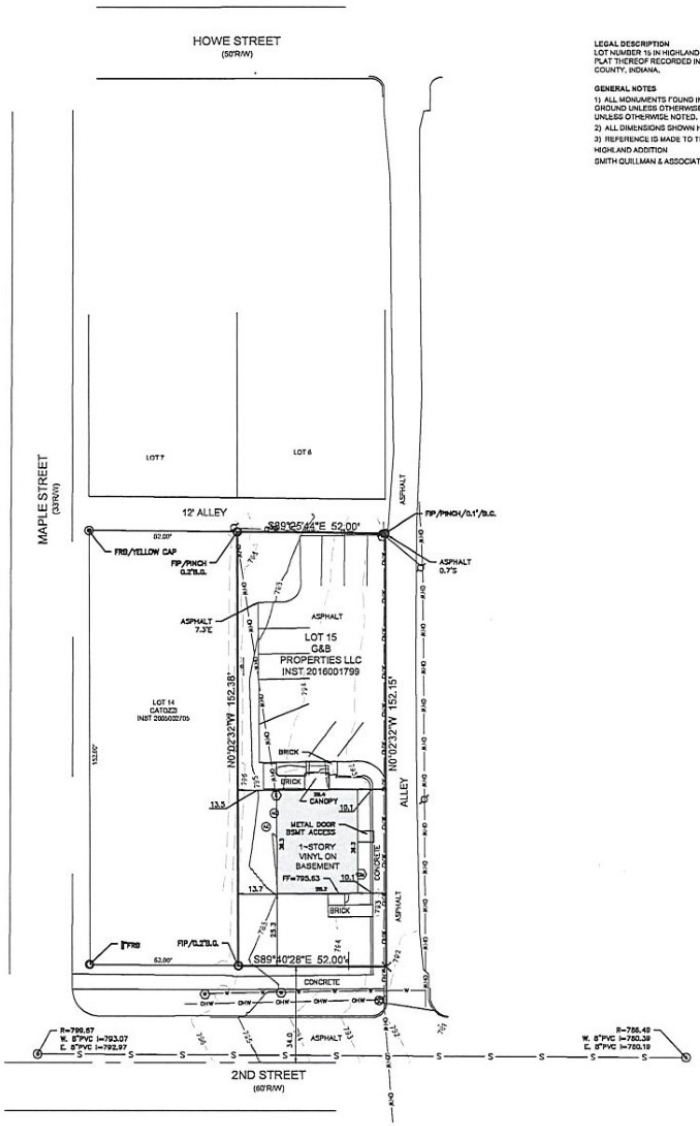
Responses to HPC Comments

1. Building Height – The revised ridge height is now 33'-2". In an effort to respond to comments about neighborhood visual coherence and compatibility, we removed the full 3rd story appearance from the elevations and accommodated for inhabitable head clearance through dormers and relaying out the 3rd floor plan. Note that the maximum permissible height in the Medical district is 80'-0". R
2. Cornice heights, porch heights, and foundation heights - We revised the design to lower the eave line facing the residential properties to 20'-6".
3. Grade of the lot, sidewalk and adjacent neighbor – We propose to maintain the existing grade on the property. As a commercial space, the first floor is required to be near grade for accessibility.

Sincerely,
Mike Shively Architecture, Ltd.

Mike Shively
President

LOT 15 IN HIGHLAND ADDITION TO THE CITY OF BLOOMINGTON



LEGAL DESCRIPTION
LOT NUMBER 15 IN HIGHLAND ADDITION TO THE CITY OF BLOOMINGTON, INDIANA, AS SHOWN BY THE RECORDED PLAT THEREOF RECORDED IN PLAT CABINET "B", ENVELOPE 26, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

GENERAL NOTES
1) ALL MONUMENTS FOUND IN PERFORMANCE OF THIS SURVEY WERE FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED, AND THE AGE AND ORIGIN OF SAID FOUND MONUMENTS ARE UNKNOWN UNLESS OTHERWISE NOTED.
2) ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELED.
3) REFERENCE IS MADE TO THE FOLLOWING SURVEYS OR PLATS.
HIGHLAND ADDITION
SMITH GUILLMAN & ASSOCIATES, INC, JOB 1452

SURVEYOR'S REPORT
CLIENT: BEN SHIVELY
JOB NUMBER: 5563
TYPE OF SURVEY: RETRACEMENT SURVEY
CLASS OF SURVEY: SUBURBAN SURVEY (865 IAC 1-12)
FIELD WORK COMPLETED:AUGUST 10, 2017
LOCATION OF SURVEY: 722 W 2ND ST, BLOOMINGTON, INDIANA

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 (RULE 12) OF THE INDIANA ADMINISTRATIVE CODE (IAC), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE UNCERTAINTY IN THE POSITION OF THE LINES AND CORNERS ESTABLISHED AND/OR REESTABLISHED ON THIS SURVEY AS A RESULT OF:

1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS;
2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S) USED AND/OR THE ADJOINER'S DESCRIPTION(S); AND
3) OCCUPATION OR POSSESSION LINES.
4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)

NOTE: THERE MAY EXIST UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
MONUMENTS USED IN PERFORMANCE OF THIS SURVEY ARE LABELED HEREON, UP TO 0.5 FEET OF UNCERTAINTY.
2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S)
NONE
3) OCCUPATION OR POSSESSION LINES
POSSESSION LINES AT THE TIME OF THE SURVEY ARE LABELED HEREON, UP TO 0.7 FEET OF UNCERTAINTY.
4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)
SUBURBAN SURVEY (+/- 0.13 FOOT PLUS 100 PARTS PER MILLION) AS DEFINED IN 865 IAC 1-12-8, EFFECTIVE MAY 4, 2006.
THEORY OF LOCATION
THE BOUNDARY LINES WERE ESTABLISHED FROM THE FOUND MONUMENTATION SHOWN HEREON. SAID MONUMENTATION MATCHED WELL WITH RECORD DIMENSIONS AND EXISTING OCCUPATION LINES.
SURVEYOR'S CERTIFICATE
THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED AUGUST 11, 2017

TMB

TODD M. BORGMAN
REGISTERED LAND SURVEYOR NO. 21200021
STATE OF INDIANA

TODD M. BORGMAN REGISTERED NO. LS21200021 STATE OF INDIANA LAND SURVEYOR

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. (TODD BORGMAN)

LEGEND

AN SPIKE	AIR CONDITIONER
STONE	GAS METER
REBAR	GAS VALVE
IRON PIPE	COMMUNICATION MANHOLE
MAG NAIL	COMMUNICATION VAULT
UTILITY POLE	FIBER OPTIC MANHOLE
LIGHT POLE	FIBER OPTIC VAULT
GUY WIRE	CONCRETE BOLLARD
ELECTRIC METER	SIGN
ELECTRIC MANHOLE	T-POST
ELECTRIC VAULT	UNKNOWN MANHOLE
ELECTRIC HANDHOLE	UNKNOWN LID
ELECTRIC TRANSFORMER	MONITORING WELL
SANITARY MANHOLE	STEAM MANHOLE
CLEAN OUT	STEAM METER
STORM MANHOLE	STEAM VAULT
CURB INLET	CONIFEROUS TREE
INLET ROUND	DECIDUOUS TREE
INLET SQUARE	M MEASURED P PLATTED R RECORD
YARD INLET	FRR FOUND REBAR SRR SET REBAR
DOWN SPOUT DRAIN	FIP FOUND IRON PIPE FRS FOUND RAILROAD SPIKE
WATER VALVE	FSNS FOUND SING NAIL FDNS FOUND DBL NAIL
WATER MANHOLE	BC BURLAND CORNER FND FOUND
WATER METER	P.O.D. POSSIBLE DEED OVERLAP P.D.G. POSSIBLE DEED GAP
FIRE HYDRANT	B.G. BELOW GRADE A.G. ABOVE GRADE
OVERHEAD WIRES	—OHW—
SANITARY SEWER	—S—
UNDERGROUND GAS LINE	—G—
UNDERGROUND ELECTRIC LINE	—E—
UNDERGROUND COMMUNICATION LINE	—C—
WATER LINE	—W—
STORM SEWER	—ST—
FENCE	—X—X—X—

ZONING

ZONED MD (MEDICAL DISTRICT)
FRONT BUILDING SETBACK = 25 FROM RIGHT OF WAY
SIDE BUILDING SETBACK = 10 FT PLUS 2 FT FOR EVERY 2 STORIES
REAR BUILDING SETBACK = 10 FT PLUS 4 FT FOR EVERY 2 STORIES

BASIS OF BEARINGS:
INDIANA STATE PLANE, WEST ZONE
VERTICAL DATUM: NAVD 88

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Smith Berkoff & Associates, Inc.
453 S. Clarity Boulevard
Bloomington, Indiana 47401
Telephone: (812) 336-6536
Fax: (812) 336-0561
Web Site: www.smithberkoff.com

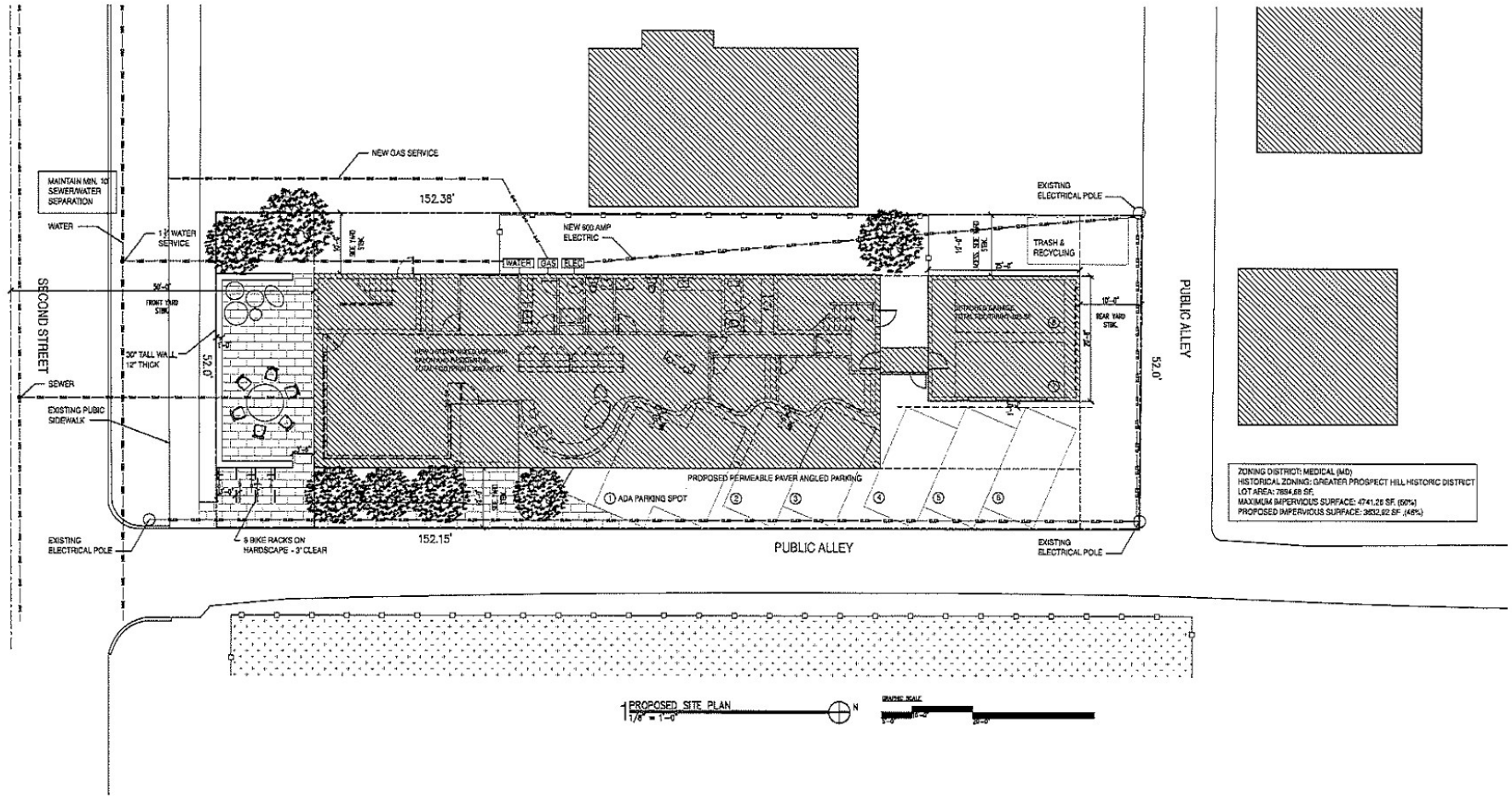
N
0 20
SCALE: 1"=20'

JOB TITLE
BOUNDARY SURVEY
722 W 2ND STREET
BLOOMINGTON, INDIANA
SEC 5-T8N-R1W

REVISIONS	BY	DATE

DRAWN SPP
CHECKED TMB

JOB NUMBER 5563
SHEET 1 OF 1
DATE 8/10/17
BOUNDARY SURVEY



1 PROPOSED SITE PLAN
1/8" = 1'-0"

GRAPHIC SCALE

MIKE SHIVELY ARCHITECTURE

Shively Bloomington

A1.0

Proposed Site Plan

Revisions

1. Zoning Review 06.23.17
2. BZA Drawings 09.29.17
3. HPC Revised Submittal 10.18.17
4.
5.
6.
7.
8.
9.
10.

Plot Date: 10.18.17

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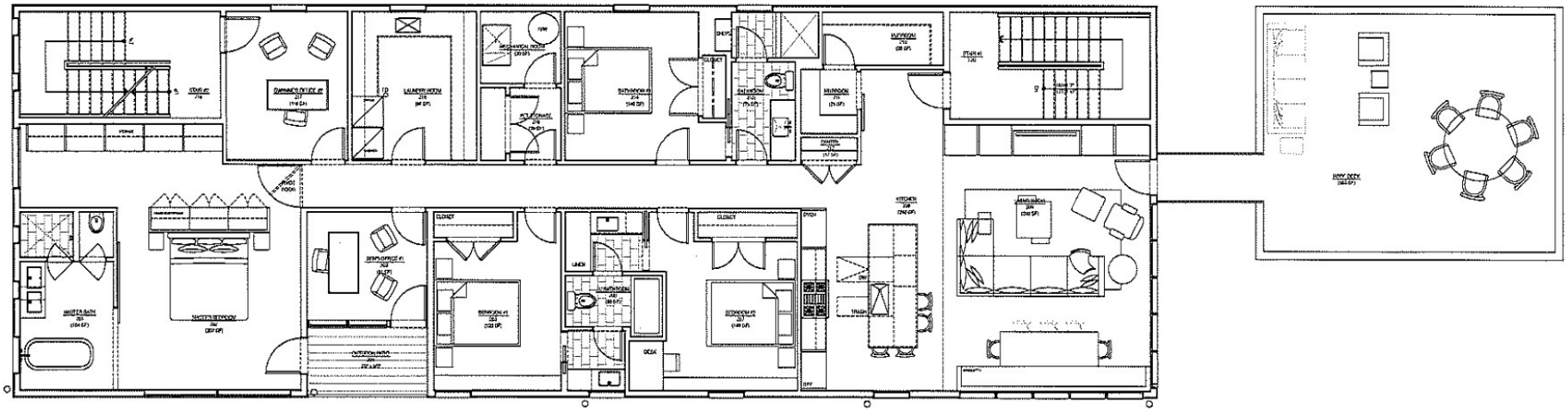
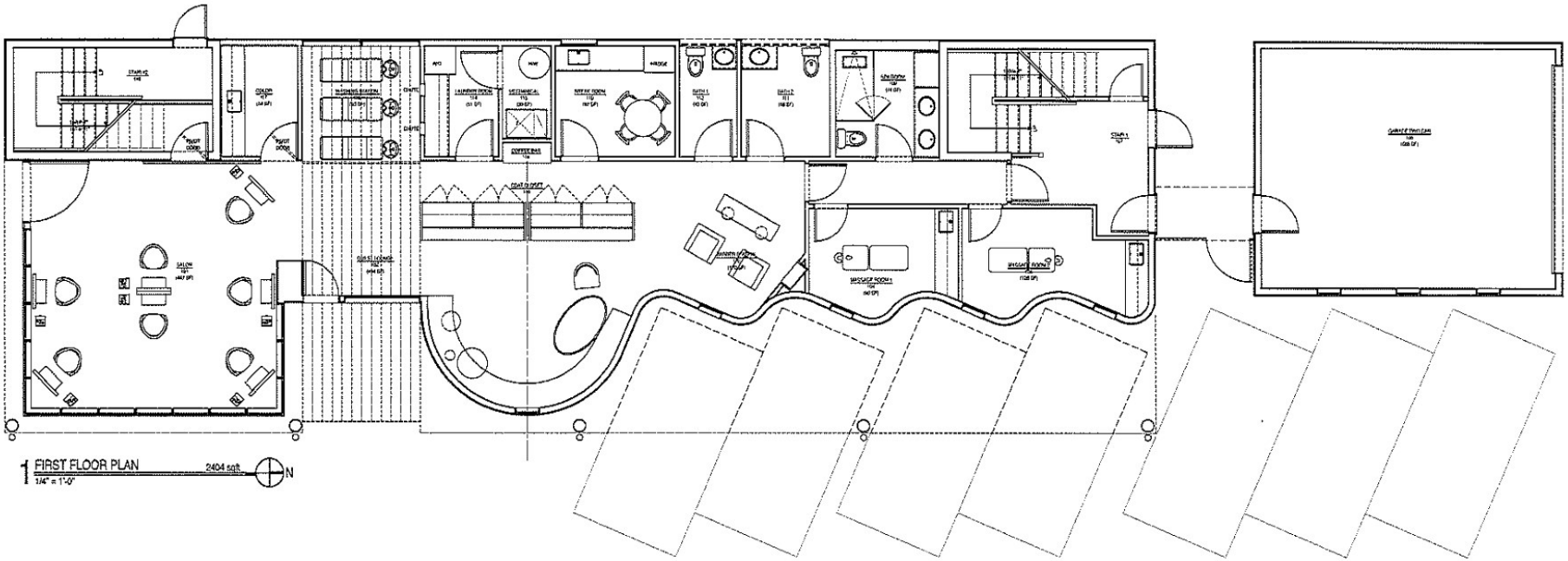


2 SECOND FLOOR PLAN 2968 sqft
1/4" = 1'-0"



1 FIRST FLOOR PLAN 2404 sqft
1/4" = 1'-0"

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Bloomington

A2.0
Proposed Floor Plans

Revisions
1. Zoning Review 06.23.17
2. BZA Drawings 09.29.17
3. HPC Revised Submittal 10.18.17
4.
5.
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Plot Date 10.18.17

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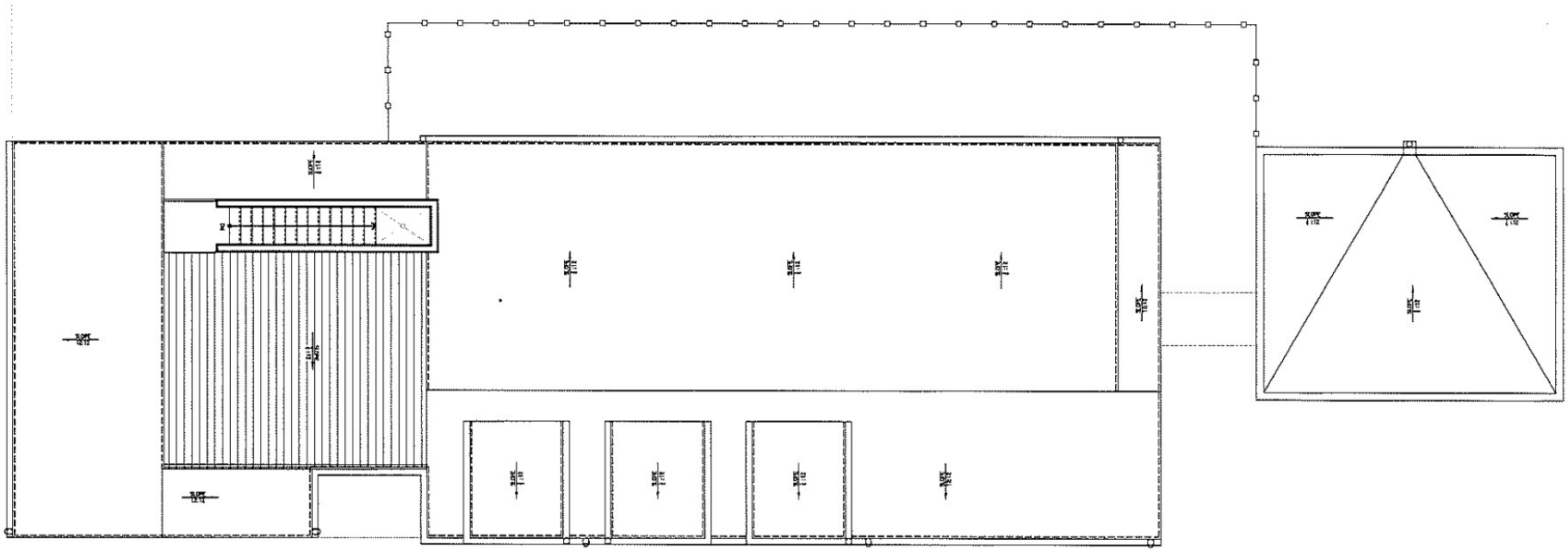
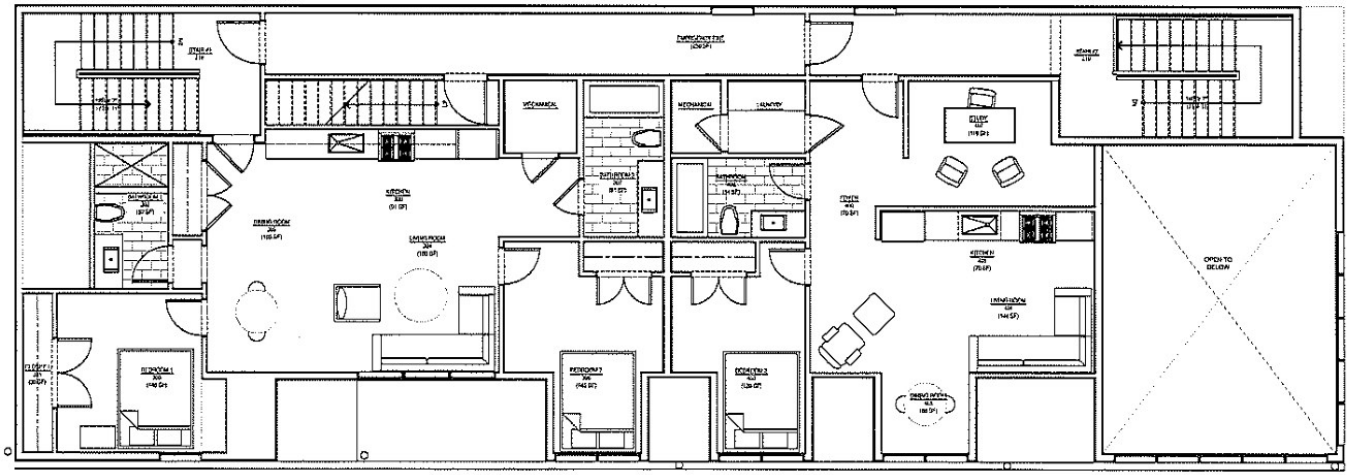


4 PROPOSED ROOF PLAN
1/4" = 1'-0"
N



3 3RD FLOOR PLAN
1/4" = 1'-0"
1856 sqft
N

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A2.1
Proposed Floor Plans

Revisions

1.	Zoning Review	08.23.17
2.	BZA Drawings	09.28.17
3.	HPC Revised Submittal	10.18.17
4.		
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Plot Date		10.18.17

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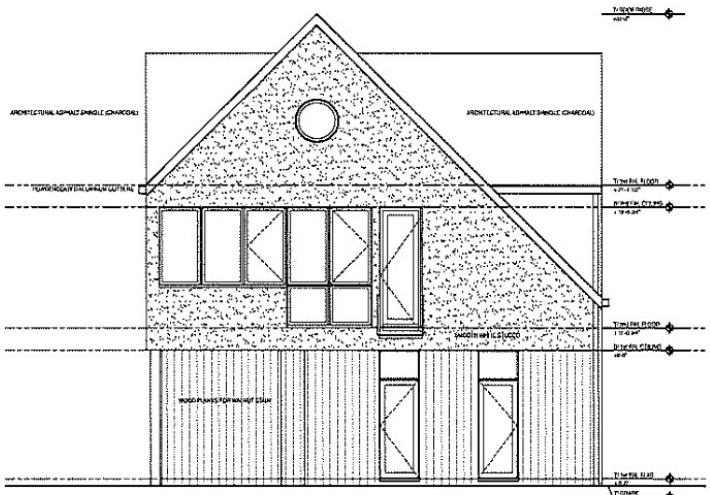
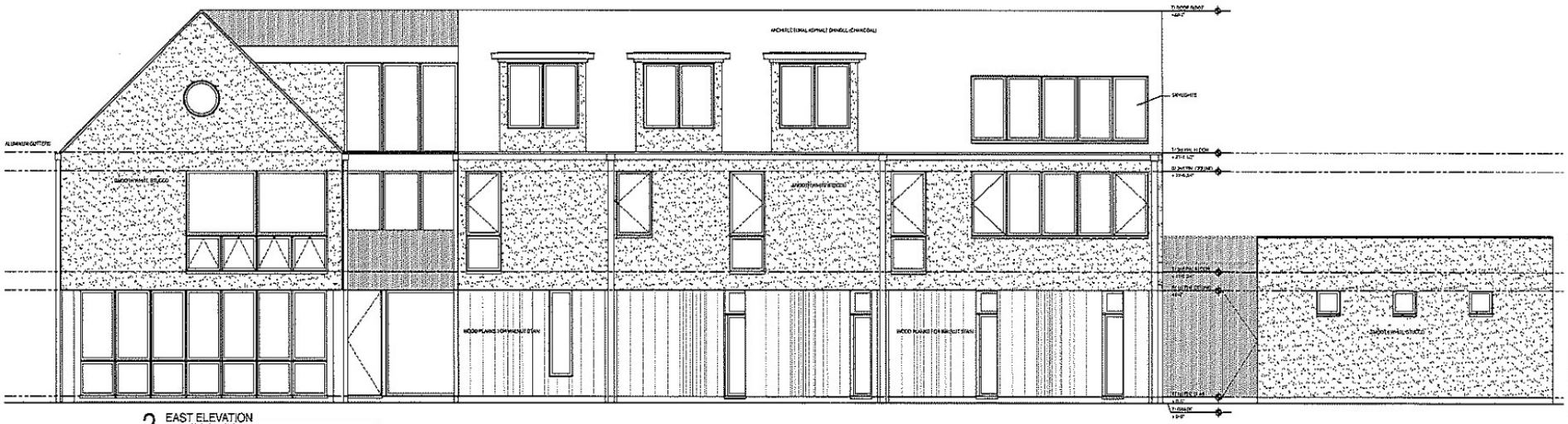


1 NORTH ELEVATION
1/4" = 1'-0"



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

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Bloomington

A4.0
Proposed
Exterior
Elevations

Revisions

1.	Zoning Review	08.23.17
2.	SZA Drawings	09.28.17
3.	HPC Revised Submittal	10.16.17
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Plot Date 10.16.17

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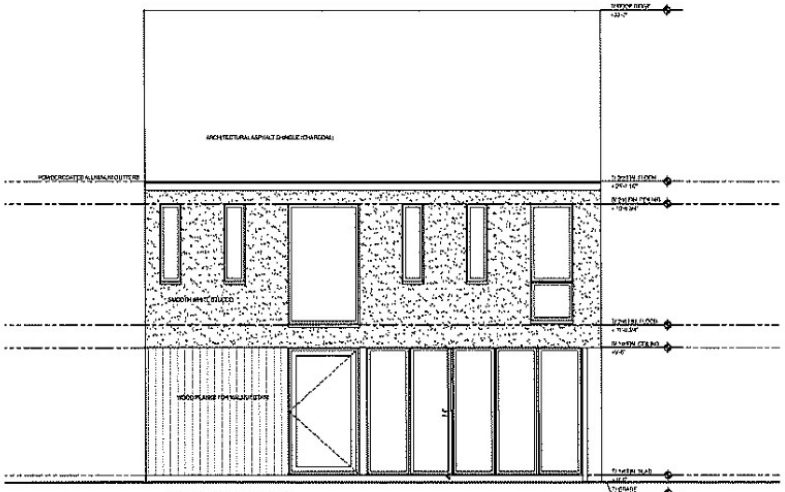
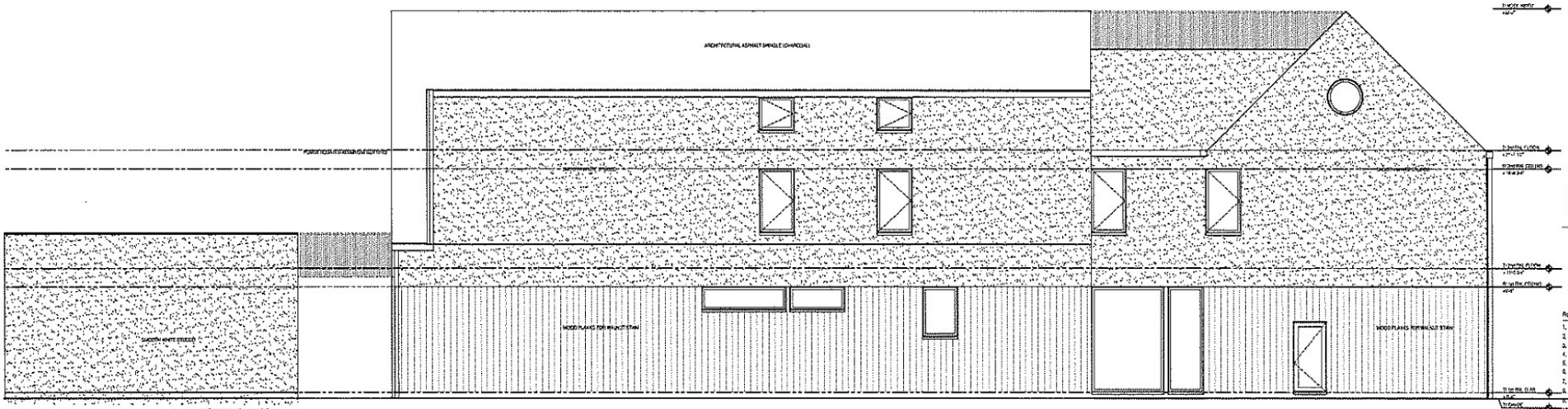


1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

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Bloomington

A4.0
Proposed
Exterior
Elevations

Revisions
1. Zoning Review 09.20.17
2. BZA Drawings 09.20.17
3. HPC Revised Submittal 10.18.17
4.
5.
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10.

Plot Date 10.18.17

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PENDLEBURY HAIR
STUDIO

SUMMARY

COA 17-81

506 S. Ballantine Road: Elm Heights Historic District
Petitioner: Springpoint Architects, pc, on behalf of Henry Harbaugh and Nandini Gupta

Contributing IHSSI # 105-055-51076 c. 1930

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

Request:
A.) Construct a limestone courtyard wall, 2'-3' off of West property line and alley.
B.) Addition of a wood entry gate between existing garage and proposed stone wall.
C.) Remove and fill a portion of the existing concrete drive and walls to eliminate safety hazard, minimize impermeable areas of the site, and expand use of the backyard.
D.) Replacement of vinyl garage door with a tri-part slider door.

Guidelines:

A. A COA "is required [for] …installation or removal of walls or fences visible from the public right-of-way." "For new fences, use historically appropriate materials for Elm Heights, which…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." "Inappropriate treatments of windows and doors, particularly in the primary facades, include…changes in the scale or proportion of existing openings." (26)

Recommendations: Staff recommends approving part A of the proposal as long as the wall height does not exceed 8'. Staff also recommends approving part B of the proposal, although it is suggested the gate be slightly to the right instead of being flush with the existing garage. Staff recommends approving part C and D of the proposal because the current materials of the driveway are not original and the work can be removed in the future if there is a need or desire to take the driveway back to its original design.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
OCT 19 2017
BY: RKE

Case Number: 17-81

Date Filed:

Scheduled for Hearing: October 26, 2017

****

Address of Historic Property: 506 S Ballantine Rd.

Petitioner's Name: Springpoint Architects, pc

Petitioner's Address: 213 S Rogers St., Suite 5 Bloomington IN 47404

Phone Number/e-mail: 812-318-2930

Owner's Name: Henry R Harbaugh/ Nandini Gupta

Owner's Address: 506 S Ballantine Rd

Phone Number/e-mail: 812-360-1010

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A **"Complete Application"** consists of the following:

1. A legal description of the lot. __015-48920-00 Elm Heights Pt Lots 50 & 49 Plat 50b___

2. A description of the nature of the proposed modifications or new construction:
   A. Construction of a limestone courtyard wall, 2'-3' off of west property line and alley. Wall stone and pattern will look similar to house. Top of wall elevation shall be consistant with a total wall height varying from 6'-7' depending on grade. Wall height shall not exceed 8' high.
   B. Addition of wood entry gate between existing garage and proposed stone wall.
   C. Remove and fill a portion of the existing concrete drive and walls to eliminate safety hazard, minimize impermeable areas of the site and to expand use of backyard.
   D. Existing garage opening on house shall be preserved. A new tri-part slider door is proposed to replace the existing vinyl garage door.

3. A description of the materials used.
   A. Wall shall be between 10"-14" thick, depending on discussions with the mason, with full limestone blocks varying in size and a 2" or 4" thick cap. Stone pattern shall be an ashlar pattern and shall resemble the house and similar courtyard walls in the neighborhood.
   B. Entry gate shall consist of wood posts, wood gate, and wood overhead feature to match house.
   C. Drive area to be removed shall be filled with soil and covered with sod to expand courtyard area. Stone terraces shall be stepped toward house to preserve existing garage opening and allow for light.
   D. New tri-part slider door shall be proposed in place of existng garage door. Slider door shall be aluminum clad with color and muntin pattern to relate to existing windows, like Marvin Clad Ultimate Multi-slide.

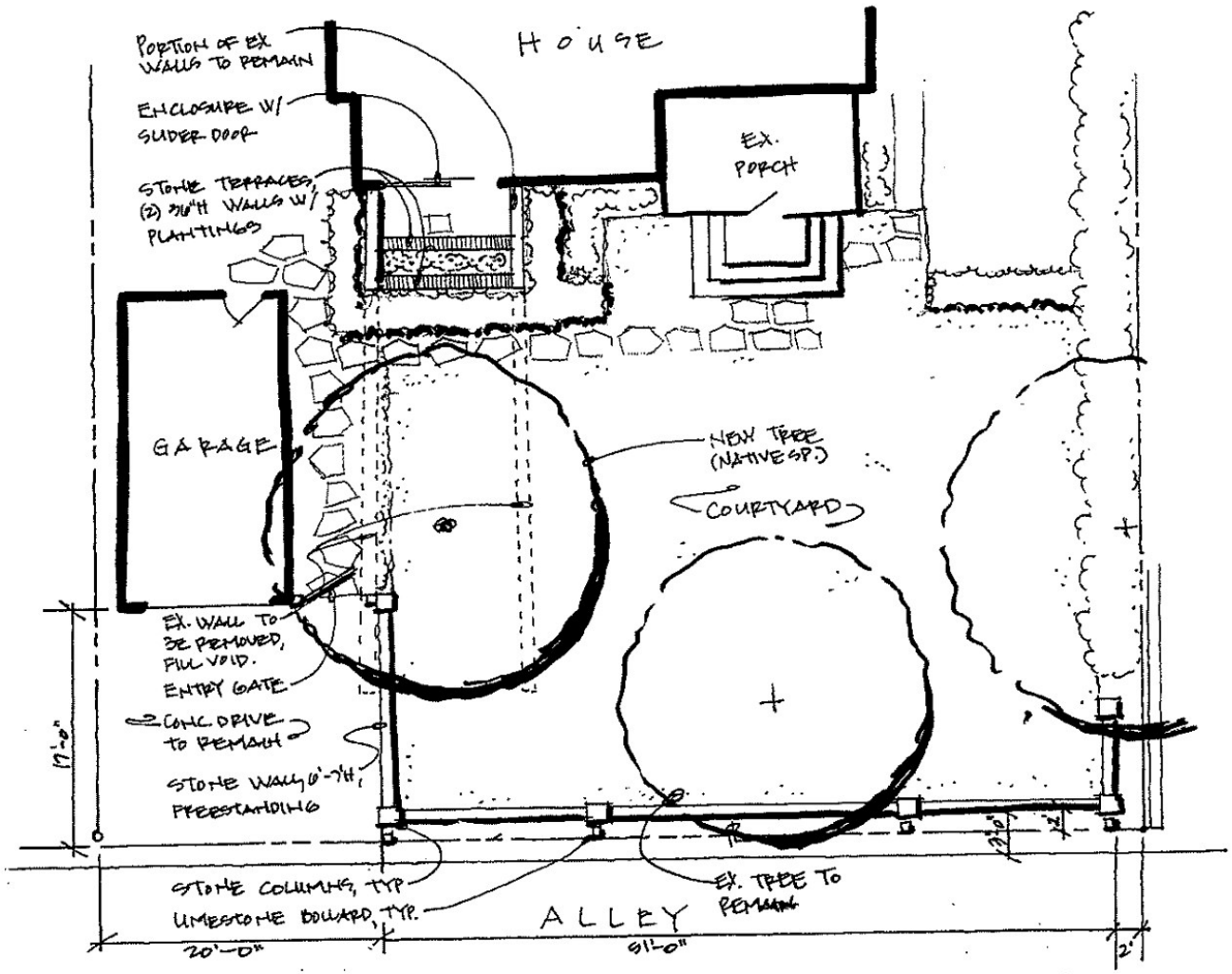
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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

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

****

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



SITE PLAN
SCALE: 1/8"=1'-0"

springpoint ARCHITECTS
2320 EAST 10TH STREET
BLOOMINGTON, INDIANA 47408
812.318.9330
www.springpointarchitects.com

revisions

project title
HARBAUGH GUPTA RESIDENCE
COA APPLICATION
506 S BALLANTINE BLOOMINGTON, INDIANA

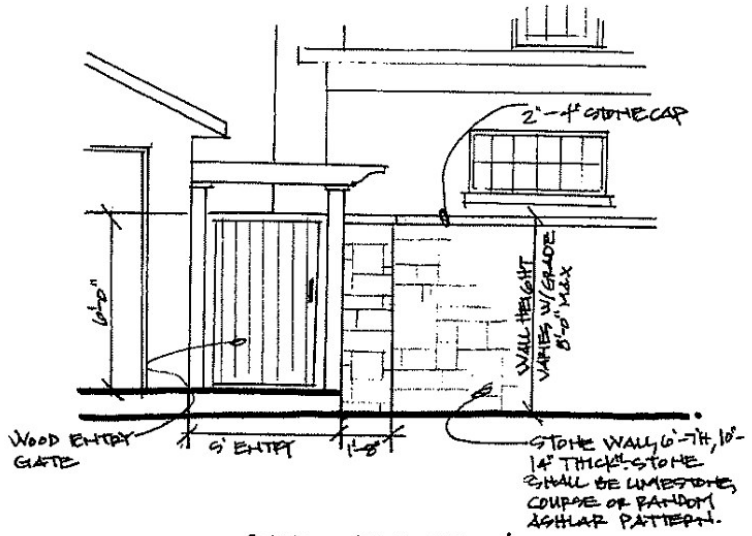
project information
PROJECT NO: 17-XX
ISSUE DATE: 10/18/2017
REVISION DATE:

sheet title
SITE PLAN

sheet number
L1

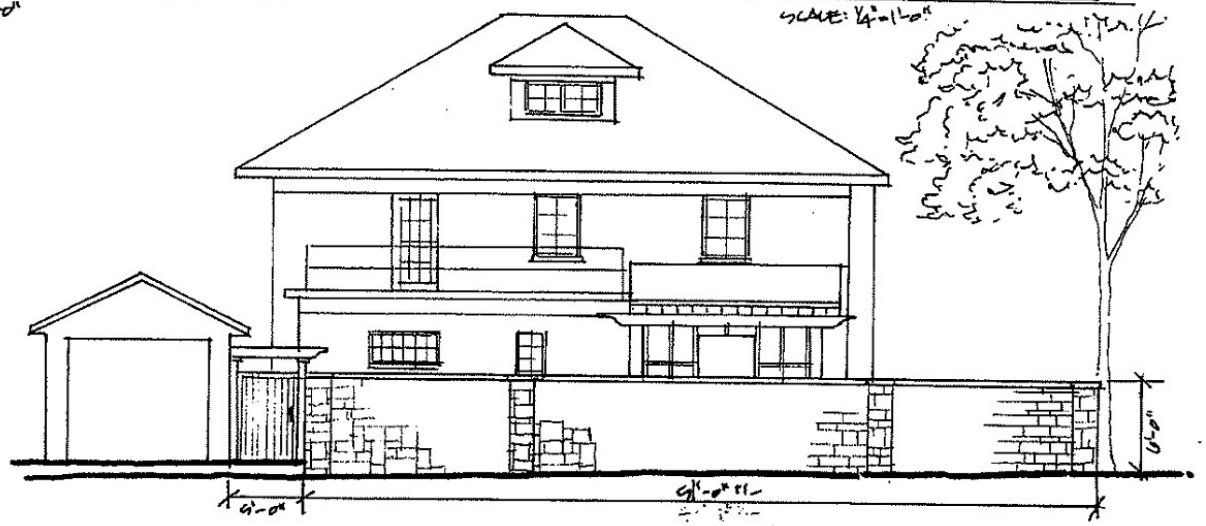
REAR ELEVATION

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



GATE ELEVATION

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



WALL ELEVATION

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

springpoint ARCHITECTS

2950 EAST 10TH STREET
BLOOMINGTON, INDIANA 47408
812.318.3930
www.springpointarchitects.com

revisions

project title

HARBAUGH GUPTA RESIDENCE
COA APPLICATION

506 S BALLANTINE BLOOMINGTON, INDIANA

project information

PROJECT NO: 17-XX
ISSUE DATE: 10/18/2017
REVISION DATE:

sheet title

ELEVATIONS & SECTIONS

sheet number

L2

Views from Alley

Views from Ballantine

Wall at North edge of property

Similar courtyard wall at First and Hawthorne

Views of alley from back porch

springpoint ARCHITECTS

2920 EAST 10TH STREET
BLOOMINGTON, INDIANA 47408
812.318.2930
www.springpointarchitects.com

revisions

project title

HARBAUGH GUPTA RESIDENCE
COA APPLICATION

506 S BALLANTINE BLOOMINGTON, INDIANA

project information

PROJECT NO: 17-XX
ISSUE DATE: 10/18/2017
REVISION DATE:

sheet title

IMAGES

sheet number

L3

Demolition Delay 17-18

113 E. 10th Street
Petitioner: Anthony Vice, on behalf of Stardust Development, LLC

Contributing IHSSI # 105-055-31043 C. 1925

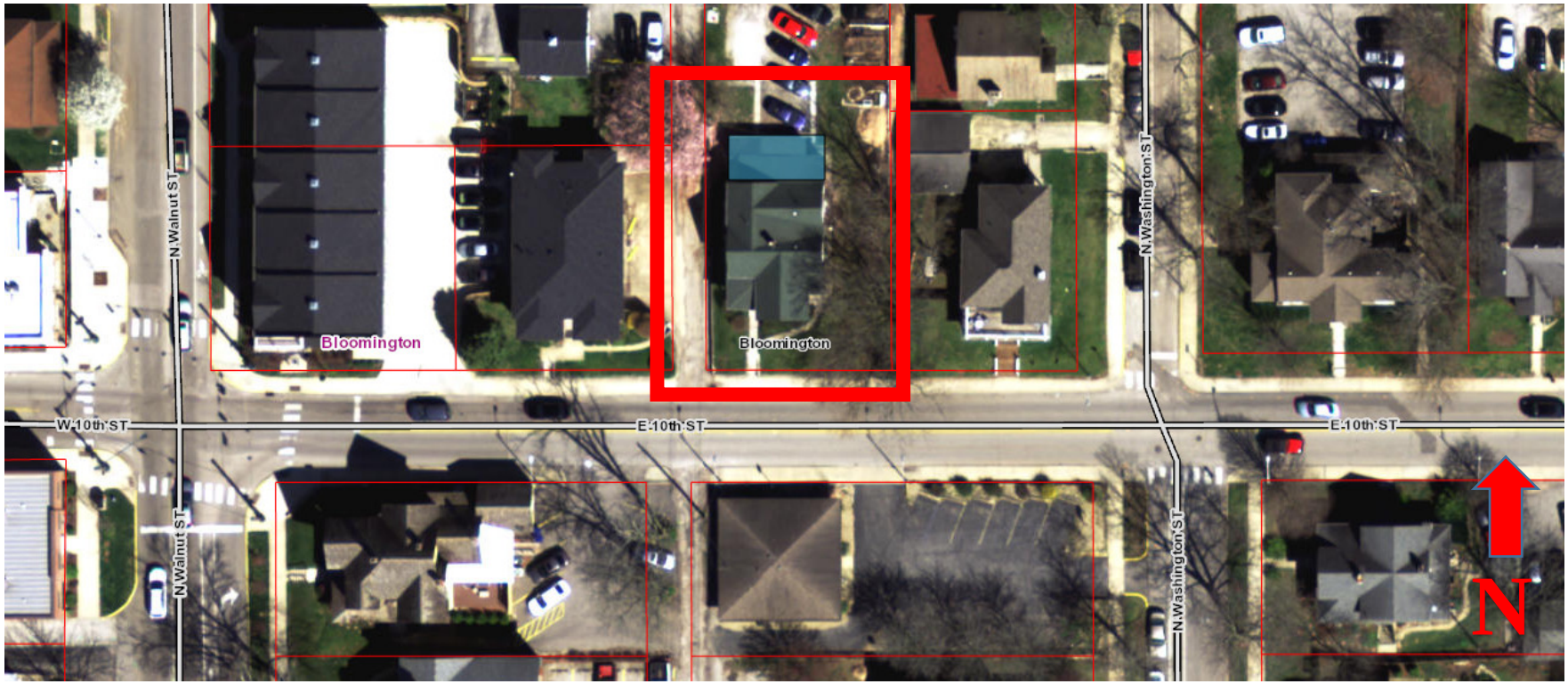
Background: The house is located at 113 E. 10th Street is a slightly altered single-story gabled-ell cottage built circa 1925. The floorplan has been altered, along with the siding, and some of the windows have been replaced. It is adjacent to the North Washington Historic District. The site was previously surveyed to be a potential addition to the proposed Cottage Grove Historic District, which is roughly bounded by 10th, N Walnut, 12th, and Dunn Streets. Comprised of mostly single-family bungalow style homes, the houses in the proposed district have largely been converted to student housing and 10th Street is beginning to see many demolitions as the corridor between Indiana University and city center continues to grow and expand.

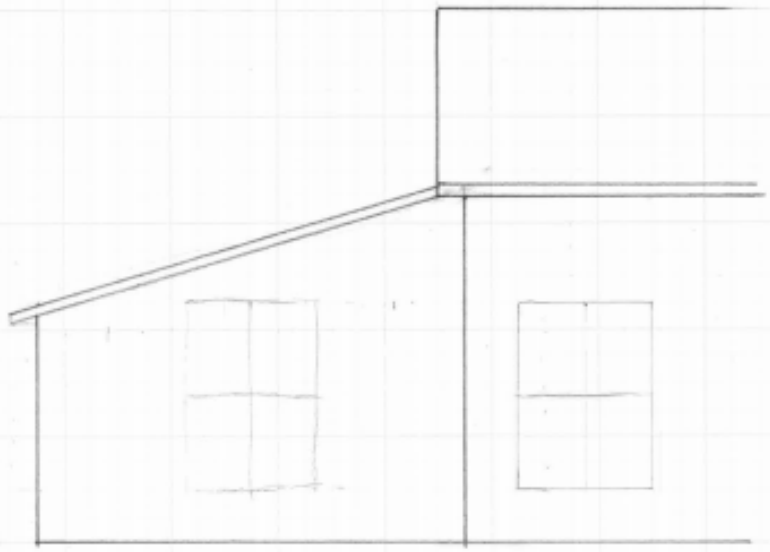
Request: Partial demolition and limited revision of the rear of the house to expand kitchen, and add a half-bath and closet. The project will entail a 5' extension to the footprint of the structure.

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 October 11th, 2017. The BHPC may thus employ a demolition delay for 90 days from that date, and may request an

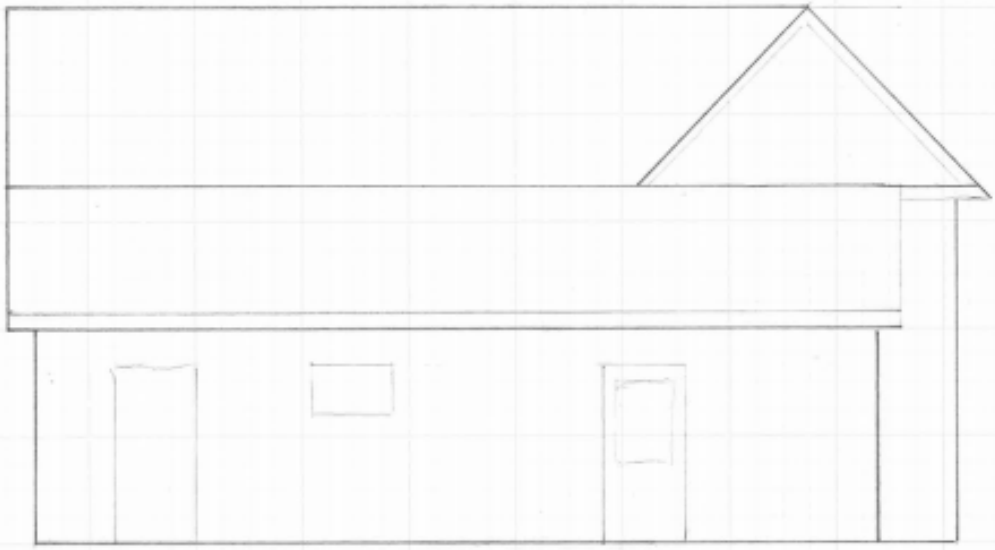
additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Historic Designation to the property.

Recommendations: The property is an intact gabled-ell cottage. 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. The house was included in the SHAARD survey as being a contributing structure within the advisory boundaries of the study area proposed as Cottage Grove Historic District. In the event that demolition does occur, the work would not detract from the overall integrity of the neighborhood because the building exterior and floorplan have already been altered.


N.Walnut ST
Bloomington
Bloomington
N.Washington ST
W.10th ST
E.10th ST
E.10th ST
N.Walnut ST
N.Washington ST
N

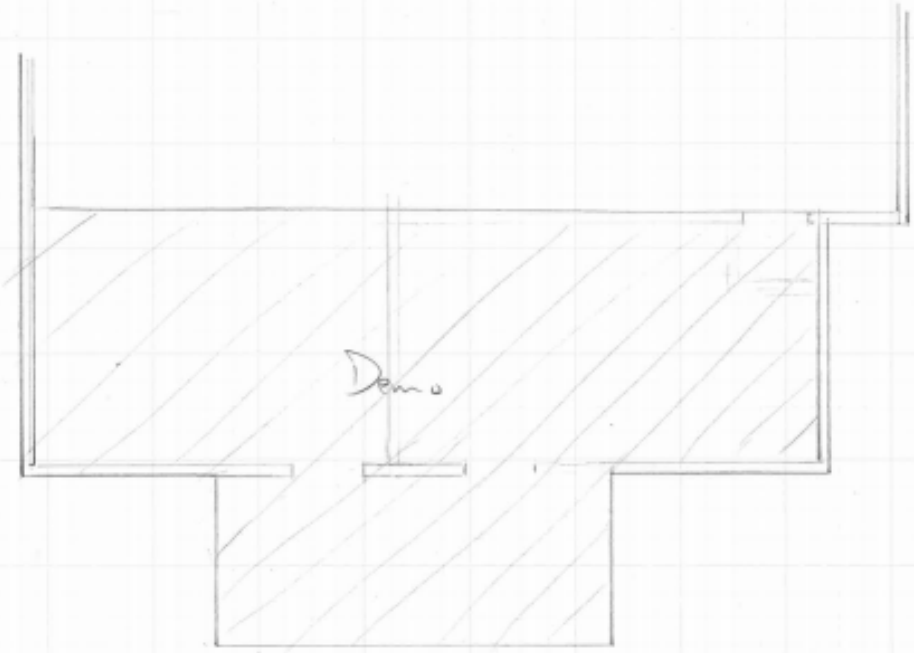


West Elevation 1/4" = 1'



North Elevation 1/4" = 1'

Proposed Floor Plan 1/4" = 1'



Demolition Plan 1/4" = 1'