

**Bloomington Historic Preservation Commission  
Showers City Hall  
McCloskey Room  
Thursday March 8, 2018  
5:00 P.M.  
Agenda**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**

A. February 22, 2018

- IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA 18-09**

115 N. College Avenue: Courthouse Square  
Petitioner: Leighla Taylor, on behalf of FASTSIGNS of Bloomington  
Installation of a storefront sign above 115 N. College Avenue.

**B. COA 18-14**

123 S. Walnut Street: Courthouse Square  
Petitioner: Jared Thompson, on behalf of the Comedy Attic  
Replacement of existing signage on the South façade of the building with a backlit LED sign.

**Commission Review**

**A. COA 18-10**

202 E. 6<sup>th</sup> Street: Monroe Carnegie Library LHD  
Petitioner: Monroe County Historical Society  
Amendment to COA 17-88: Replacement of existing shingle roof on the library addition with a metal roof prior to the installation of solar panels.

**B. COA 18-11**

532 S. Ballantine Road: Elm Heights  
Petitioner: Mary Alice and Jim Rickert  
Installation of a 6ft cypress fence to replace the existing fence surrounding the property. The new fence will be in the exact location as the original and will match the existing height.

**C. COA 18-12**

2920 E. 10<sup>th</sup> Street: The Garton Farm LHD

Petitioner: Bloomington Restorations, Inc.

Installation of four 30’x120’ high tunnel greenhouses, construction of a wash/pack house, and planting perennial fruit trees and shrubs on the SE corner of the Hinkle-Garton farmstead. Installation of underground electrical and water lines to connect to the garden facilities and construction of a gravel driveway on the rear of the property for access to the greenhouses.

**D. COA 18-13**

125 N. College Avenue: Courthouse Square

Petitioner: Amy Miller (Wagner Signs), on behalf of College Avenue, LLC

Installation of a new aluminum and acrylic backlit wall sign above 125 N. College Avenue. The illuminated channel letters will be mounted to the brick façade facing College Avenue. Installation of a second, unlit, aluminum panel sign on the side of the building facing 6<sup>th</sup> Street. The sign will be bolted to the brick façade.

**V. DEMOLITION DELAY**

**Commission Review**

**A. Demo Delay 18-04**

2428 S Rogers Street

Petitioner: Sam Williams

Partial Demolition – window replacement, installation of vinyl siding, and re-shingle.

**VI. NEW BUSINESS**

**VII. COURTESY REVIEW**

**VIII. OLD BUSINESS**

**IX. COMMISSIONER COMMENTS**

**X. PUBLIC COMMENTS**

**XI. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail, [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov)*

Next meeting date is Thursday, March 8, 2018 at 5:00 p.m. in the McCloskey Room

**Posted: 3/1/2018**

**Bloomington Historic Preservation Commission  
Showers City Hall  
McCloskey Room  
Thursday February 22, 2018  
5:00 P.M.  
MINUTES**

**I. CALL TO ORDER**

Chairman Jeff Goldin called meeting to order at 5:00pm.

**II. ROLL CALL**

**Commissioners**

John Saunders  
Doug Bruce  
Leslie Abshier  
Lee Sandweiss  
Jeff Goldin

**Advisory**

Deb Hutton  
Derek Richey

**Staff**

Rachel Ellenson  
Alison Kimmel  
Eric Sader  
Philippa Guthrie  
Jackie Scanlan

**Guests**

Brian Chelius  
Zach Dwiell  
Shania Dwiell  
Scott Hannon  
Wendy Rubin  
Susan Ferentinos  
Consuelo Lopez-Morillas  
Enrique Merino  
Ryan Strauser  
Matt Ellenwood

**III. APPROVAL OF MINUTES**

A. February 8, 2018

**Doug Bruce** made a motion to approve minutes. **Leslie Abshier** seconded. **Motion carried 5/0/0.**

#### IV. CERTIFICATES OF APPROPRIATENESS

##### **Commission Review**

##### **A. COA 18-06**

408 W. Howe Street: Greater Prospect Hill

Petitioner: Zach and Shaina Dwiel

Installation of 21 solar panels on the South and North faces of the roof. The North roof face panels will be tilted 20° to the South.

**Rachel Ellenson** gave presentation. See packet for details.

**Deb Hutton** asked why panels were not going to be placed on the east and west sides of the north/south gables. **Zach Dwiel** stated that gable does not get enough consistent sun to be cost efficient. **Shaina Dwiel** stated there is a tree that covers a lot of the gable as well.

**Leslie Abshier** asked if the neighborhood is okay with this. **Jeff Goldin** stated they are.

**Doug Bruce** stated he always supports solar panels because it promotes sustainability without having an effect on the historic integrity of the house.

**Leslie Abshier** stated she agreed with Doug.

**Shania Dwiel** asked the commission how much flexibility they would have with not mounting flush, but with a 20 degree angle.

**Leslie Abshier** made a motion to approve **COA-18-06** as the petitioner requested. **John Saunders** seconded. **Motion carried 5/0/0.**

##### **B. COA 18-07**

409 E. Vernon Drive: Matlock Heights

Petitioner: Margaret Steiner

Installation of a roof mounted 15' AM/FM omnidirectional radio antenna system.

**Rachel Ellenson** stated she will be speaking on behalf of the petitioner, who is blind.

**Rachel Ellenson** gave presentation. See packet for details.

**Jeff Goldin** asked if this was presented to the neighborhood. **Deb Hutton** stated it was and they received a lot of comments. **Rachel Ellenson** stated they were mostly supportive. Some neighbors had concerns as to why anybody would need something like this, but they understood it was not in the purview to ask about use.

**John Saunders** commented he can understand why the petitioner would want this antenna system. She probably listens to a lot of AM and short wave radio.

**Deb Hutton** asked if the commission could approve with the contingency the system comes down after the ownership changes. The Commission did not act on this request.

**Deb Hutton** stated the petitioner does a lot of her PhD research through radio.

**Doug Bruce** stated he trusts the neighborhood and is okay with it as long as they are.

**Leslie Abshier** stated as long as the neighborhood is fine with it and it is removable in the future, she is supportive.

**John Saunders** made a motion to approve **COA-18-07**. **Lee Sandweiss** seconded. **Motion carried 5/0/0.**

### **C. COA 18-08**

1315 E. 2<sup>nd</sup> Street: Elm Heights

Petitioner: Scott Hannon, on behalf of Wendy Rubin

Rehabilitation of secondary structure on the rear of the property which includes:

Replacement of overhead door, replacement of entry door, replacement of the 2 windows, wrapping the structure with vinyl siding, and replacing the concrete apron.

**Rachel Ellenson** gave presentation. See packet for details.

**Doug Bruce** asked if this was presented to the neighborhood. **Rachel Ellenson** stated that it was but she did not receive any feedback.

**Leslie Abshier** asked if it was original. **Rachel Ellenson** stated it is 1970's.

**Jeff Goldin** asked what the siding material is. **Scott Hannon** stated it is wood siding that is in bad need of repair.

**Doug Bruce** stated he is glad they are saving the structure and fixing it to match the house.

**Derek Richey** stated he is glad it is getting fixed rather than tearing it down.

**Jeff Goldin** stated he is not a fan of the vinyl, but not concerned enough to make a big deal of it.

**John Saunders** made a motion to approve **COA-18-08**. **Doug Bruce** seconded. **Motion carried 5/0/0.**

## **V. DEMOLITION DELAY**

### **Staff Review**

#### **A. Demo Delay 18-02**

927 N. Fairview Street

Petitioner: Jens Ksander

Partial demolition.

**Rachel Ellenson** gave presentation. See packet for details.

**Commission Review**

NONE

**VI. NEW BUSINESS**

**A. National Register Nomination Review**

Alfred C. Kinsey House, 1320 E. 1<sup>st</sup> Street

Petitioner: Susan Ferentinos, on behalf of Consuelo Lopez-Morillas and Enrique Merino

**Susan Ferentinos** commented we do have owner consent. This designation is sponsored by the National Parks Foundation.

**Rachel Ellenson** gave presentation. See packet for details.

**John Saunders** commented he thinks the designation is great.

**Deb Hutton** asked what the national designation entailed. **Rachel Ellenson** stated it is more of a prestigious title and gives the house more national exposure.

**Doug Bruce** commented he grew up about a block from the house. He has always loved this house and is glad this can happen with the grant and the owners' wishes.

**Lee Sandweiss** stated she is excited to see this happening.

**Derek Richey** stated he can't see any reason why the commission would say no.

**Jeff Goldin** stated he likes this designation because it also tells the story of the house, it doesn't only focus on the architecture and history.

**Consuelo Lopez-Morillas** commented they are only the second owners of the house.

**Doug Bruce** asked if the koi pond was still there. **Consuelo Lopez-Morillas** stated the structure of it is still there, but it is not a functioning pond.

**John Saunders** made a motion to support 1320 E 1<sup>st</sup> street moving to the National register. **Lee Sandweiss** seconded. **Motion carried 5/0/0.**

**VII. COURTESY REVIEW**

**A. 121 Kirkwood Avenue, TMC Bloomington Kirkwood Condo Project**

**Derek Richey** stated he is not a fan of the structure.

**Jeff Goldin** asked if there were any material changes. **Rachel Ellenson** stated all materials are the same as the first time the project came before the commission.

**Leslie Abshier** stated it looks much better with a story taken off the top. It looks better with the brick, but the glass at the top is not pleasing.

**Jeff Goldin** stated there is no conformity.

**Deb Hutton** stated it seems as if they looked down Kirkwood, rather than the courthouse square for design inspiration.

**Doug Bruce** stated there are some aspects of the building he likes, but he is not a fan of the glass either. The windows don't bother him. The glass facing the square is probably what bothers him the most.

**Lee Sandweiss** asked if the blade was structural. **Ryan Strauser**, the architect, stated the limestone in the middle is the backbone of the elevator shaft and stair tower. The glass going up the stair tower helps bring the vertical elements of the building out.

**Ryan Strauser** stated dropping down a level helped tie the building in to the rest of the area. The brick and the limestone seals are nods to the elements on other surrounding buildings.

**Deb Hutton** stated she appreciates the landscaping around the bottom to help soften the building. **Ryan Strauser** stated by doing so, they were able to add a couple of parking spots along Kirkwood as well.

**Lee Sandweiss** asked how many units will be in the building. **Ryan Strauser** stated there will be 16-18 units.

**Rachel Ellenson** asked why the façade was not aligned with the CVS building. **Ryan Strauser** stated according to the UDO you have to have some differentiation in the façade, therefore they treated the CVS building as part of that frontage, which is why they stepped it back.

**Derek Richey** stated he understands some of what they are doing is because of the UDO.

**B. 408 E 6<sup>th</sup> Street**

**Rachel Ellenson** gave presentation.

**Deb Hutton** asked if the width of the new structure was the same as the current box car books house. **Rachel Ellenson** stated it is the same, the schematic may just look larger. **Deb Hutton** stated the structures don't blend very well in her opinion.

**Leslie Abshier** asked if the commission had any say regarding the design of the back building. **Rachel Ellenson** stated it depends. If the front building is designated, then the commission will have purview over the design of the back building because they want to connect it. Until then, and unless it is connected to the front building, there is nothing the commission can say about the design of the back building.

**Leslie Abshier** asked if there was anything special about the boxcar books house to move forward with designation. **Derek Richey** commented he would be willing to research it.

**Doug Bruce** stated 6<sup>th</sup> street changed significantly after the University built the parking garage. He stated he is interested in what information can be found on the house.

**Jeff Goldin** stated there are still houses on the other side of the street that are all from the same era and give significant meaning to the area.

**Deb Hutton** asked if the plan was to attach the front building to the back building. **Matt Ellenwood** stated yes, the plan was to attach on the ground level.

**Derek Richey** asked if the plan for the proposed upper level was for apartments. **Matt Ellenwood** stated that was the plan. They hadn't hit the maximum density of the lot so they were seeing what was possible to do.

**John Saunders** stated he doesn't like any of it.

#### **VIII. OLD BUSINESS**

NONE

#### **IX. COMMISSIONER COMMENTS**

**Derek Richey** invited everyone to the BRI meeting at 6:30pm.

#### **X. PUBLIC COMMENTS**

NONE

#### **XI. ANNOUNCEMENTS**

**Rachel Ellenson** stated the Batman House is now locally designated. It went to council last night. She is still waiting on the BUEA grant funding. She reminded Commission of the state conference, as it would be a good opportunity that qualifies for continuing education. There are no new commission appointments yet. There is still a vacancy on the commission and two advisory positions open.

#### **XII. ADJOURNMENT**

Meeting was adjourned at 6:15pm.



## SUMMARY

COA 18-09 (Staff review)

115 N. College Avenue: Courthouse Square  
Petitioner: Leighla Taylor, on behalf of FASTSIGNS of Bloomington

Contributing

IHSSI #: 105-055-23035

c. 1931



*Background:* The building located at 115 N. College Avenue is a contributing, slightly altered Art Deco commercial building in good condition. It was constructed c. 1931 and is part of the Courthouse Square Local Historic District. IT is zoned CD-Commercial Downtown and is located within the Courthouse Square Overlay.

*Request:* Installation of a storefront sign above 115 N. College Avenue.

*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 property shall be avoided.

## ***Courthouse Square Local Historic District Design Guidelines***

### **4. Guidelines for Signage and Awnings**

#### **A. Signage General**

1. Care should be taken with the attachment of signage to historic buildings.
2. The scale of signage should be in proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.
5. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.
6. Signage which is out of scale, boxy, or detracts from the historic façade is discouraged.
7. Care should be taken to conceal the mechanics of any kind from the public right of way.

#### **B. Wall Signs**

1. Building mounted signage should be of a scale and design so as not to compete with the building's historic character.
2. Wall signs should be located above storefront windows and below second story windows.
3. Signs in other location will be reviewed on a case-by-case basis.

*Recommendations:* Staff approved a COA for this project on February 16, 2018. The proposed sign meets all of the design standards of the historic district, but does not meet the UDO standards for signage in the Courthouse Square overlay. Staff has been in contact with the petitioner's to notify them that the approved COA is invalid at this time under the proposed design and they will need to submit a second application with an updated, UDO compliant design.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

RECEIVED  
FEB 16 2018  
BY: RKE

Case Number: COA 18-09

Date Filed: February 16, 2018

Scheduled for Hearing: Staff approval

\* COA invalid because  
sign did not meet  
UDO standards

\*\*\*\*\*

Address of Historic Property: 115 N. College Ave. Bloomington, IN 47404

Petitioner's Name: FASTSIGNS of Bloomington (Leighla Taylor)

Petitioner's Address: 2454 S. Walnut Street. Bloomington, IN 47401

Phone Number/e-mail: 812-287-8179 / 2020@fastsigns.com

Owner's Name: George Huntington

Owner's Address: 115 N. College Ave. Bloomington, IN 47404

Phone Number/e-mail: 812-339-2200 / goodsforcooks@gmail.com

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff 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. \_\_\_\_\_

2. A description of the nature of the proposed modifications or new construction:  
Installation of a storefront sign above 115 N. College Avenue.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. A description of the materials used.  
1/2" thick acrylic cream colored letters and graphics adhered to the existing black wall surface. No  
new holes will be drilled into the historic fabric of the building.  
Sign height: 22"h x 279"w (42.78 square feet)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

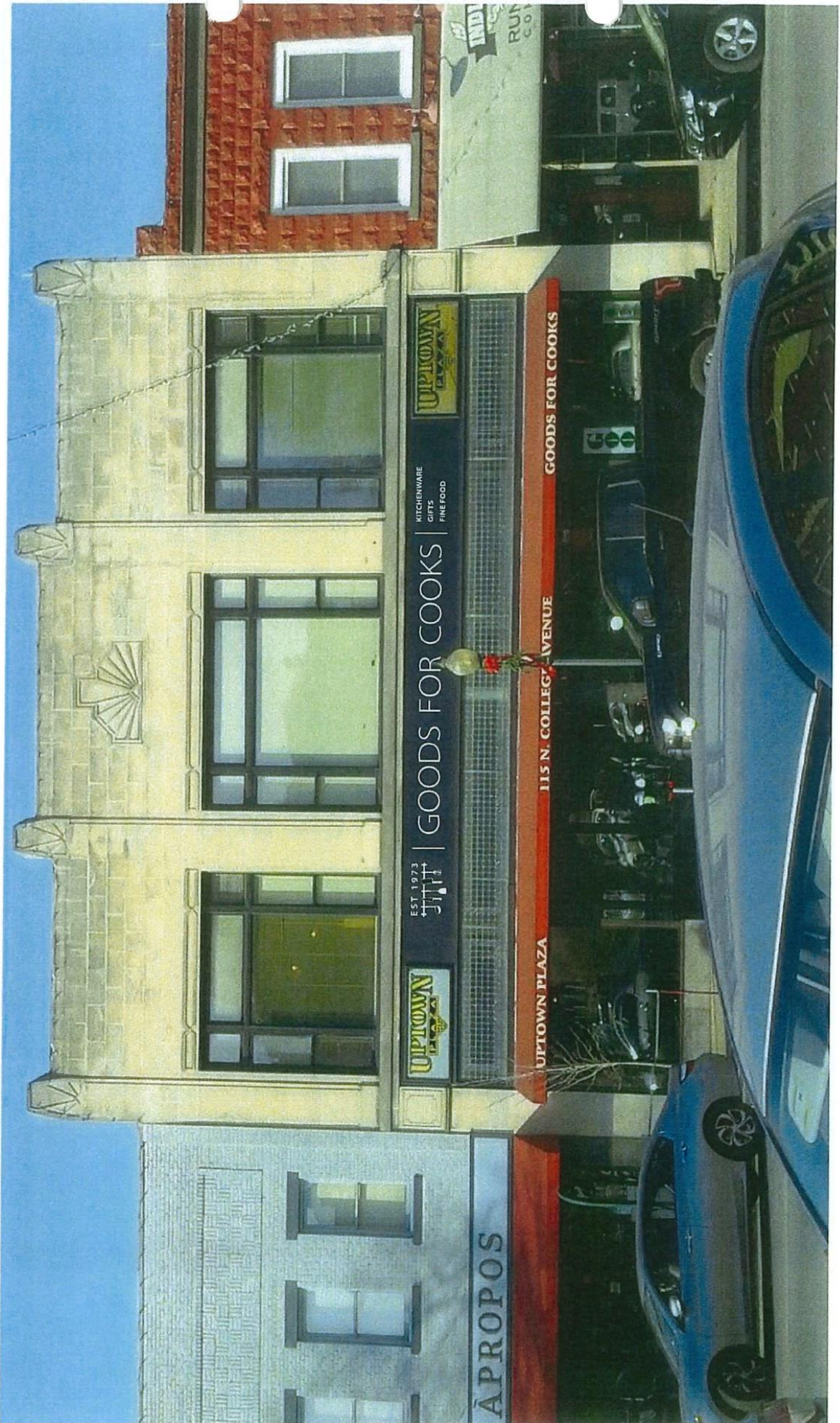
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If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development  
standard variance, please describe the use proposed and modification to the property which will result.

Proposed Signage: 22”h x 279”w (42.78 square feet)



Proposed signage would be ½” thick acrylic painted cream in color to compliment the stone building. Dimensional letters to be attached to the black wall surface using adhesive only – no holes drilled. Current Uptown Plaza signs on left and right sides would not be disturbed during the installation process.



## SUMMARY

COA 18-14 (Staff review)

123 S. Walnut Street: Courthouse Square  
Petitioner: Jared Thompson, on behalf of the Comedy Attic

Contributing

IHSSI #: 105-055-23009

c. 1895



*Background:* The building located at 123 S. Walnut Street is a contributing, severely altered commercial building in good condition. It was constructed c. 1895 and is part of the Courthouse Square Local Historic District. It is zoned CD-Commercial Downtown and is a part of the Courthouse Square Overlay.

*Request:* Replacement of existing signage on the South façade of the building with a backlit LED sign.

*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 property shall be avoided.

## ***Courthouse Square Local Historic District Design Guidelines***

### **4. Guidelines for Signage and Awnings**

#### **A. Signage General**

8. Care should be taken with the attachment of signage to historic buildings.
9. The scale of signage should be in proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
10. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
11. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.
12. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.
13. Signage which is out of scale, boxy, or detracts from the historic façade is discouraged.
14. Care should be taken to conceal the mechanics of any kind from the public right of way.

#### **B. Wall Signs**

4. Building mounted signage should be of a scale and design so as not to compete with the building's historic character.
5. Wall signs should be located above storefront windows and below second story windows.
6. Signs in other location will be reviewed on a case-by-case basis.

*Recommendations:* Staff approved a COA for this project on February 28, 2018. Staff feels that the sign is compatible with the existing signage on the site and with other signage seen throughout the historic district. Staff does not feel that the LED screen will detract from the overall historic integrity of the building and is compliant with the UDO standards for the Courthouse Square Overlay. The sign will be mounted to existing mounting structures and will not alter the historic fabric of the building.



APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

RECEIVED  
FEB 28 2018  
BY: RKE

Case Number: COA 18-14

Date Filed: February 28, 2018

Scheduled for Hearing: Staff

\*\*\*\*\*

Address of Historic Property: 123 S Walnut St

Petitioner's Name: The Comedy Attic

Petitioner's Address: 123 S Walnut St

Phone Number/e-mail: 812-219-2705 cell jthompson77@yahoo.com

Owner's Name: Jared Thompson

Owner's Address: 820 S High St

Phone Number/e-mail: 812-219-2705

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 the Wednesday 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. \_\_\_\_\_

2. A description of the nature of the proposed modifications or new construction:  
Sign replacement that fits existing dimensions.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. A description of the materials used.  
Plastic backlit LED sign.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

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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.

Existing sign: 6' x 10' non-lighted

Proposed sign: 16mm pixel pitch  
LED picture message board

53" x 63" cabinet size with 4' x 5' viewable area  
to fit inside existing sign dimensions.

Portion of remaining  
sign will be reconfigured  
to accomodate message  
board and internally lit  
with LED's



## SUMMARY

COA 18-10

202 E. 6<sup>th</sup> Street: Monroe County Carnegie Library LHD  
Petitioner: Monroe County Historical Society

Outstanding

IHSSI #: 105-055-34744

c. 1918, 1955



*Background:* The Monroe County Carnegie Library located at 202 E. 6<sup>th</sup> Street is a slightly altered, outstanding Beaux Arts structure constructed c. 1918. It is located within the Monroe County Carnegie Library Local Historic District and sits within the University Village Overlay. The property is zoned CD-Commercial Downtown.

*Request:* Amendment to COA 17-88: Replacement of existing shingle roof on the library addition with a metal roof prior to the installation of solar panels.

*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 property shall be avoided.

## *Roofs*

- Recommended
  - Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building.
  - Protecting and maintaining a roof by cleaning gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for indications of moisture due to leaks or condensation.
  - Evaluating the overall condition of the roof and roof features to determine whether more than protection and maintenance, such as repairs to roof features, will be necessary.
  - Repairing a roof by ensuring that the existing historic or compatible non-historic roof covering is sound and waterproof.
  - Replacing in kind an entire roof covering or feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. If the same kind of material is not feasible, then a compatible substitute material may be considered.
- Not Recommended
  - Removing or substantially changing roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
  - Removing a major portion of the historic roof or roofing material that is repairable, then rebuilding it with new material to achieve a more uniform or “improved” appearance.
  - Replacing an entire roof feature when repair of the historic roofing materials and limited replacement of deteriorated or missing components are feasible.
  - Using a substitute material for the replacement that does not convey the same appearance of the roof covering or the surviving components of the roof feature or that is physically or chemically incompatible.

*Recommendations:* Staff recommends approval of the petition to install a metal roof on the addition of the Monroe County Carnegie Library. Most of the roof surface will be covered with solar panels and will be minimally visible from the main public-right-of-ways. A metal roof will last longer than a shingle roof and will require less maintenance once the solar panels have been installed. Staff would recommend denial of the petition if there were no solar panels because metal is an incompatible material for the building and would detract from the overall historic appearance of the district. A plain metal roof would also detract from the historic feel of the surrounding buildings and the nearby Courthouse Square Local Historic District.

RECEIVED  
FEB 22 2018

BY: RKE

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 18-10

Date Filed: February 22, 2018

Scheduled for Hearing: March 8, 2018

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Address of Historic Property: 202 E. 6th St.

Petitioner's Name: Monroe County Historical Society

Petitioner's Address: 202 E. 6th St.

Phone Number/e-mail: 812-332-2517

Owner's Name: Monroe County Historical Society

Owner's Address: 202 E. 6th St.

Phone Number/e-mail: 812-332-2517

Instructions to Petitioners

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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. \_\_\_\_\_

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

Replace asphalt shingle roof of building addition with metal roof.

(note COA was approved for addition of solar panels in late 2017)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. A description of the materials used.

Metal roof in a dark color - expected to be a 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.

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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.

# CERTIFICATE OF APPROPRIATENESS

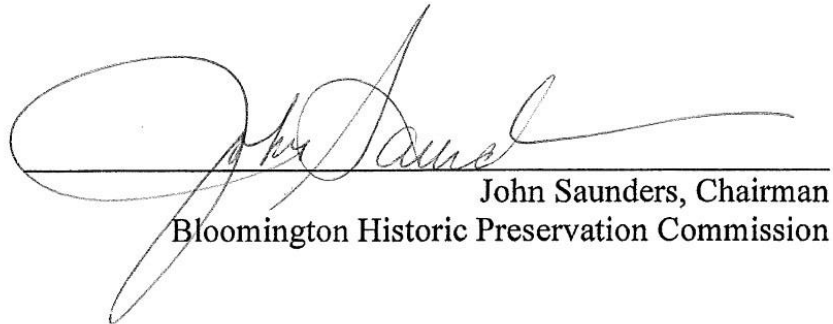
Issued by the  
Bloomington Historic Preservation Commission

**ADDRESS** 202 East 6th Street Bloomington, IN 47408

For the Following Work:

In-kind replacement of asphalt shingle roof on the library addition and installation of 120 solar collector panels on the S, E, and W faces of the addition roof.

A copy of the complete approved plans may be obtained from the City of Bloomington, 401 N. Morton, Department of Housing and Neighborhood Development under case number COA 17-88 . This Certificate is effective for two years following the date of issue. Exterior work outside of 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: December 14, 2017









## SUMMARY

COA 18-11

532 S. Ballantine Road: Elm Heights  
Petitioner: Mary Alice and Jim Rickert

No Attribute Data Found



*Background:* The house located at 532 S. Ballantine Road is a two story brick colonial revival structure located in Elm Heights Local Historic District in good condition. It was constructed c. 1935 and is zoned RC-Residential Core.

*Request:* Installation of a 6ft cypress fence to replace the existing fence surrounding the property. The new fence will be in the exact location as the original and will match the existing heights. Portions of the fence that are not currently wood will be replaced with the cypress fence. Installation of a sliding cypress wood gate in front of the driveway.

*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 property shall be avoided.

***Elm Heights Local Historic District Design Guidelines***

**Guidelines for Walls and Fences**

1. Installation or removal of walls or fences visible from the public right-of-way.
  - For new fences, use historically appropriate materials for Elm Heights, which, depending on the type and style of architecture, may include iron, stone, brick, or wood.
  - New retaining walls should be appropriate in height to the grade of the yard. Rear yard concrete block retaining walls may be considered depending on position, visibility, and design.
  - Install new walls or fences so the total heights does not obscure the primary façade of the building.
  - Installation of rear yard fences should begin no farther forward than a point midway between the front and rear facades of the house.
  - Consideration is given for fences that pertain to special needs, children, and dogs. Temporary seasonal fences for gardening are permitted and do not require a COA.
2. Reconstruction or repair of historic walls and fences.
  - Consult with staff for proper materials and methods.

*Recommendations:* Staff recommends approving the project as proposed. The existing fence is too deteriorated to be restored and is not original to the property. The use of cypress wood is compatible with the historic district design guidelines and the increased height of the fence on portions of the lot where shorter fencing currently exists will not detract from the historic integrity of the house and will not obscure the primary façade.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

RECEIVED  
FEB 23 2018  
BY: BKE

Case Number: COA 18-11

Date Filed: February 23, 2018

Scheduled for Hearing: March 8, 2018

\*\*\*\*\*

Address of Historic Property: 532 S. Ballantine

Petitioner's Name: Mary Alice and Jim Rickett

Petitioner's Address: 532 S. Ballantine

Phone Number/e-mail: mrickett1123@gmail.com / (812) 335-1195

Owner's Name: Mary Alice and Jim Rickett

Owner's Address: 532 S. Ballantine

Phone Number/e-mail: mrickett1123@gmail.com / (812) 335-1195

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. Elm Heights Lots 63 & 64

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

The cedar fence that surrounds our property is rotting and falling down. The gate on the fence for our driveway rotted and fell off 5 years ago. In addition, the fence on the north side of our yard is 3 different types of fence: short picket, painted green cedar w/wire, and a chain linked section. We want to replace the entire fence with a new cypress fence. It will be a simple, arts and crafts style.

3. A description of the materials used.

Cypress

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.

New fence will go in existing fence spot.

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.

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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.







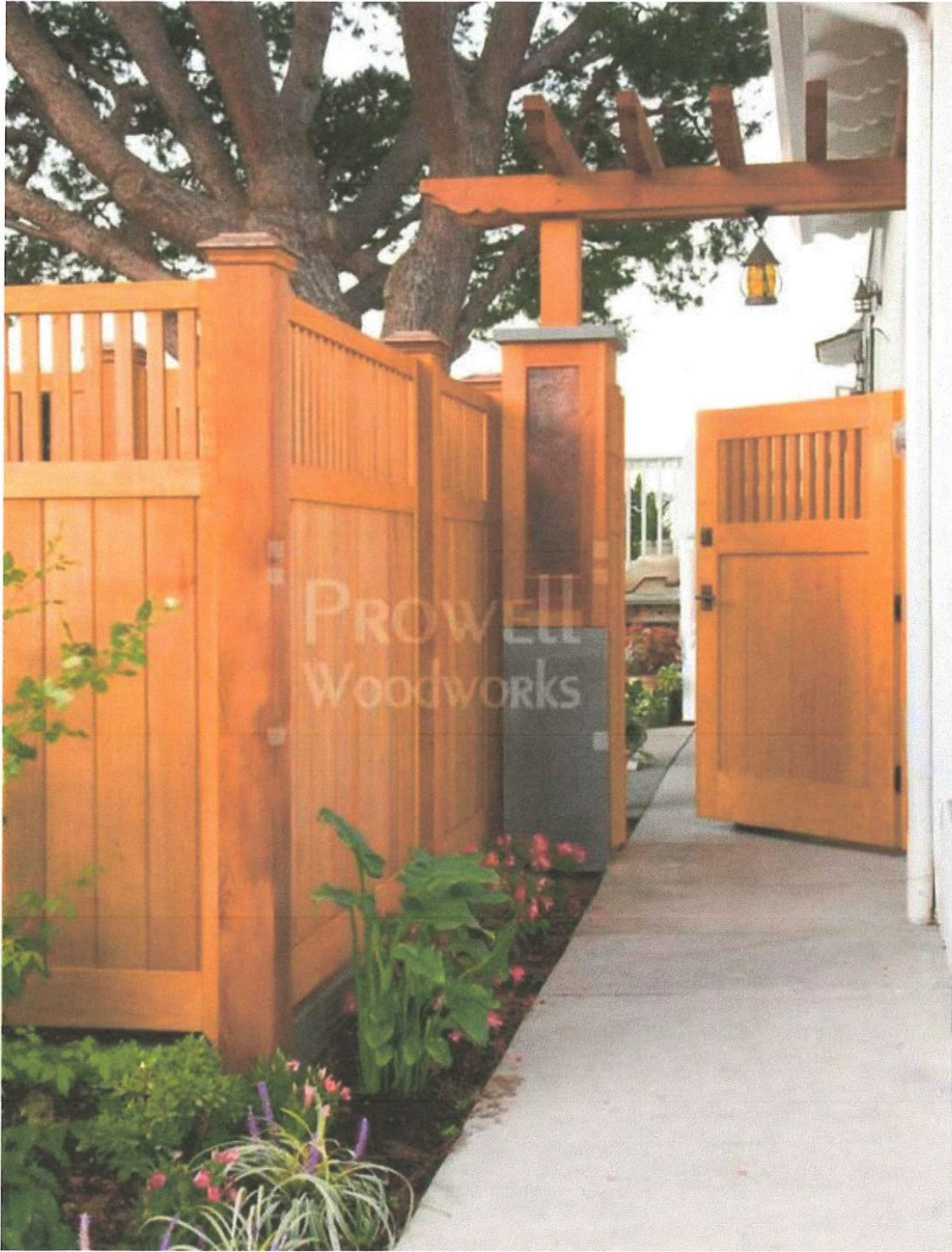












← will not have this

fence style →

## SUMMARY

COA 18-12

2920 E. 10<sup>th</sup> Street: The Garton Farm LHD  
Petitioner: Bloomington Restorations, Inc.

Outstanding

IHSSI #: 105-639-34581

c. 1892



*Background:* The house located at 2920 E. 10<sup>th</sup> Street is an unaltered Queen Anne farmhouse and is a part of the larger farmstead known as the Garton Farm Local Historic District. The main house was constructed c. 1892 and is zoned RE-Residential Estate.

*Request:* Installation of four 30'x120' high tunnel greenhouses, construction of a wash/pack house, and planting perennial fruit trees and shrubs on the SE corner of the Hinkle-Garton farmstead property. Installation of underground electrical and water lines to connect to the garden facilities and construction of a gravel driveway on the rear of the property for access to the greenhouses. This project is a partnership with the IU Campus Farm.



*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 property shall be avoided.

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 walls, fences, or steps; circulation systems, such as walks, paths or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; decorative elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site.
  - Retaining the historic relationship between buildings and the landscape.
  - Protecting and maintaining buildings and site features are providing proper drainage to ensure that water does not erode foundation walls, drain toward the building, or damage or erode the landscape.
  - Minimizing disturbance of the terrain around buildings or elsewhere on the site, thereby reducing the possibility of destroying or damaging important landscape features, archaeological resources, other cultural or religious features, or burial grounds.
  - Surveying and documenting areas where the terrain will be altered to determine the potential impact to important landscape features, archaeological resources, other cultural or religious features, or burial grounds.
  - Protecting buildings and landscape features when working on the site.
  - Designing and installing a new feature on a site when the historic feature is completely missing. This could include missing outbuildings, terraces, drives, foundation plantings, specimen trees, and gardens. The design may be an accurate restoration based on documentary and physical evidence, but only when the feature to be replaced coexisted with the features currently on the site. Or, it may be a new design that is compatible with the historic character of the building and site.
  - Designing new onsite features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and are compatible with the historic character of the property.
  - Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserved the historic relationship between the building or buildings and the landscape.
  - Locating an irrigation system needed for a new or continuing use of the site where it will not cause damage to historic buildings.

- Not Recommended
  - Failing to ensure that site drainage is adequate so that building and site features are damaged or destroyed; or, alternatively, changing the site grading so that water does not drain properly.
  - Using heavy machinery or equipment in areas where it may disturb or damage important landscape features, archaeological resources, other cultural or religious features, or burial grounds.
  - Failing to survey the building site prior to beginning work, which may result in damage or loss of important landscape features, archaeological resources, other cultural or religious features, or burial grounds.
  - Leaving known site features or archaeological material unprotected so that it is damaged during rehabilitation work.
  - Failing to protect building and landscape features during work on the site or failing to repair damaged or deteriorated site features.
  - Adding conjectural landscape features to the site (such as period reproduction light fixtures, fences, fountain, or vegetation) that are historically inappropriate, thereby creating an inaccurate appearance of the site.
  - Creating an inaccurate appearance because the replacement for the missing feature is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature did not coexist with the features currently on the site.
  - Introducing a new feature, including plant material, that is visually incompatible with the site or that alters or destroys the historic site patterns or use.
  - Introducing new construction on the building site which is visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features, such as replacing a lawn with paved parking areas or removing mature trees to widen a driveway.
  - Locating an irrigation system needed for a new or continuing use of the site where it will damage historic buildings.

*Recommendations:* Staff recommends approving the project as proposed. Staff feels that the construction of the new pack house and installation of the four greenhouses will not detract from the historic integrity of the primary viewscape of the property. The new construction will be visible from Pete Ellis Drive but as minimally as possible. Staff feels the partnership with the IU Campus Farm will bring the farmstead closer to how it originally functioned as a working farm and the introduction of the new site use is not a permanent alteration making the design of the building and greenhouses more compatible because they can be removed in the future. Staff is also supportive of the installation of the electrical and water lines for the new structures because they will be buried underground.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

RECEIVED  
FEB 26 2018

BY: RICE

Case Number: COA 18-12

Date Filed: February 26, 2018

Scheduled for Hearing: Commission - March 8, 2018

\*\*\*\*\*

Address of Historic Property: 2920 E Tenth St, Bloomington, IN 47408

Petitioner's Name: Bloomington Restorations, Inc.

Petitioner's Address: same

Phone Number/e-mail: 812-336-0909 bri@bloomingtonrestorations.org

Owner's Name: Bloomington Restorations, Inc.

Owner's Address: same

Phone Number/e-mail: same

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. see attachment
  
2. A description of the nature of the proposed modifications or new construction:  
The IU Campus Farm seeks to erect temporary high tunnels (greenhouses) and a temporary wash/pack house.  
There would also be a gravel drive as shown on the attached plans. The improvements would be located  
at the southeast corner of the farmstead, and downhill from the farmstead structures, so the viewshed impact  
would be limited. There would be no alteration to the historic structures.
  
3. A description of the materials used.  
The wash/pack house would be set on top of gravel with posts in the ground. The wash/pack house would have  
vertical wood board exterior.
  
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.

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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.

Legal Description: Hinkle-Garton Farmstead

A part of the Southwest quarter of Section 35, Township 9 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Commencing at a P.K. nail found marking the northwest corner of said quarter section, said corner being on the centerline of State Road 45; Thence South 01 degree 13 minutes 30 seconds East 21.43; Thence South 89 degrees 53 minutes 32 seconds East 319.63 feet to a stone fence post found and the Point of Beginning;

Thence continuing South 89 degrees 53 minutes 32 seconds East 11.76 feet; Thence North 89 degrees 16 minutes 34 seconds East 488.82 feet; Thence North 89 degrees 46 minutes 44 seconds East 153.74 feet to a 5/8 inch diameter rebar with a cap engraved "Bynum Fanyo 890006" (called "monument" for the remainder of the description) set; Thence 85 degrees 45 minutes 33 seconds East 138.96 feet to a monument set; Thence South 89 degrees 32 minutes 52 seconds East 189.98 feet to a monument set; Thence South 03 degrees 16 minutes 01 second West 81.39 feet to a monument set; Thence South 11 degrees 45 minutes 02 seconds West 528.27 feet to a monument set on the north right-of-way line of the Illinois Central Railroad; Thence on and along said line North 78 degrees 04 minutes 44 seconds West 376.69 feet; Thence North 78 degrees 00 minutes 18 seconds West 293.58 feet; Thence 78 degrees 08 minutes 05 seconds West 210.36 feet to a monument set; Thence North 01 degree 13 minutes 30 seconds West 421.50 feet to the Point of Beginning containing within said bounds 11.08 ACRES be the same more or less but subject to all rights-of-way and easements of records according to a survey by Douglas R Curry, Registered Surveyor No. 890006 in June of 2004.





















**IU Campus Farm  
Site Plan for High Tunnels  
10/24/2017**

# Overview

- Site Plan Diagram
- Perennial Fruit Trees
- High Tunnel
- Portable Wash Station







# High Tunnel



# High Tunnel

Provide materials to construct (1) 30'x120' Hoophouses (High Tunnels) as follows:  
House kit (31 bows, 4' on center) – Allied Gator-shield galvanized steel tubing

1.660" diameter - 13 gauge ground posts

1.660" diameter - 14 gauge bows

1.315" diameter - 17 gauge – purlins and wind braces

Cross brace package – 29 bows, triple gusseted (1.315" dia. - 17 gauge, every interior bow)

Wind bracing in every corner (12 diagonal braces in total)

Poly-lock package:

Double aluminum quick-lock (@ hip) w/ cam inserts

End bow and end-wall aluminum wire-lock channel and wiggle-wire

Durable woven poly roll-up ventilation curtains (both sides):

(2) 5:1 gearing roll-up operators, (4) baffled end panels (provide poly overlap at roll-up panel ends), Roll-bar cradles and Wind ropes individually tied every 12'

Poly cover(s) – Ginegar 5-layer 6-mil 4-year. Clear over SunClim film (IR and diffusion properties)

End walls: (a double purpose end wall configuration maximizes utility by placing year-round

"people access" at the main entry end, and (2) 8'x8' equipment access doors at both ends)

1.5" square steel assemblies, laid out to accommodate ventilation and door openings

1.1-mil woven end-wall covers with (2) Velcro door openings (8'x8')

Hinged door: (1) 1 3/8"x3'-0"x6'-8" foam core solid entry door with latch set

End wall ventilation

(2) 45" aluminum end-wall louvers (with our unique DC low energy use motors and low-voltage t-stat – wired through the conduit and ready for your electrical connection)

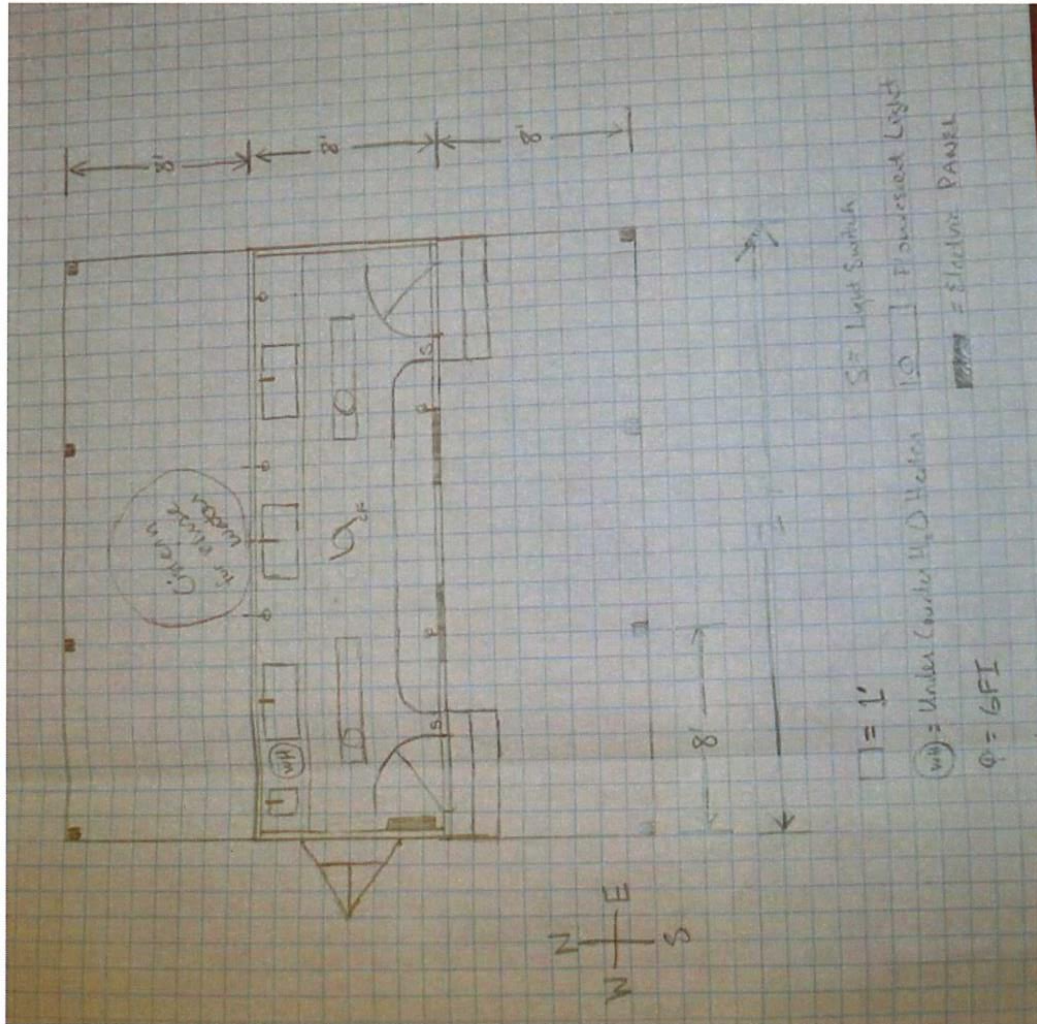
End-to-end conduit system – 1" pvc and fittings - for louvers and misc. electrical functions

Baseboards - 2x10 SPF (untreated – meets organic certification criteria)

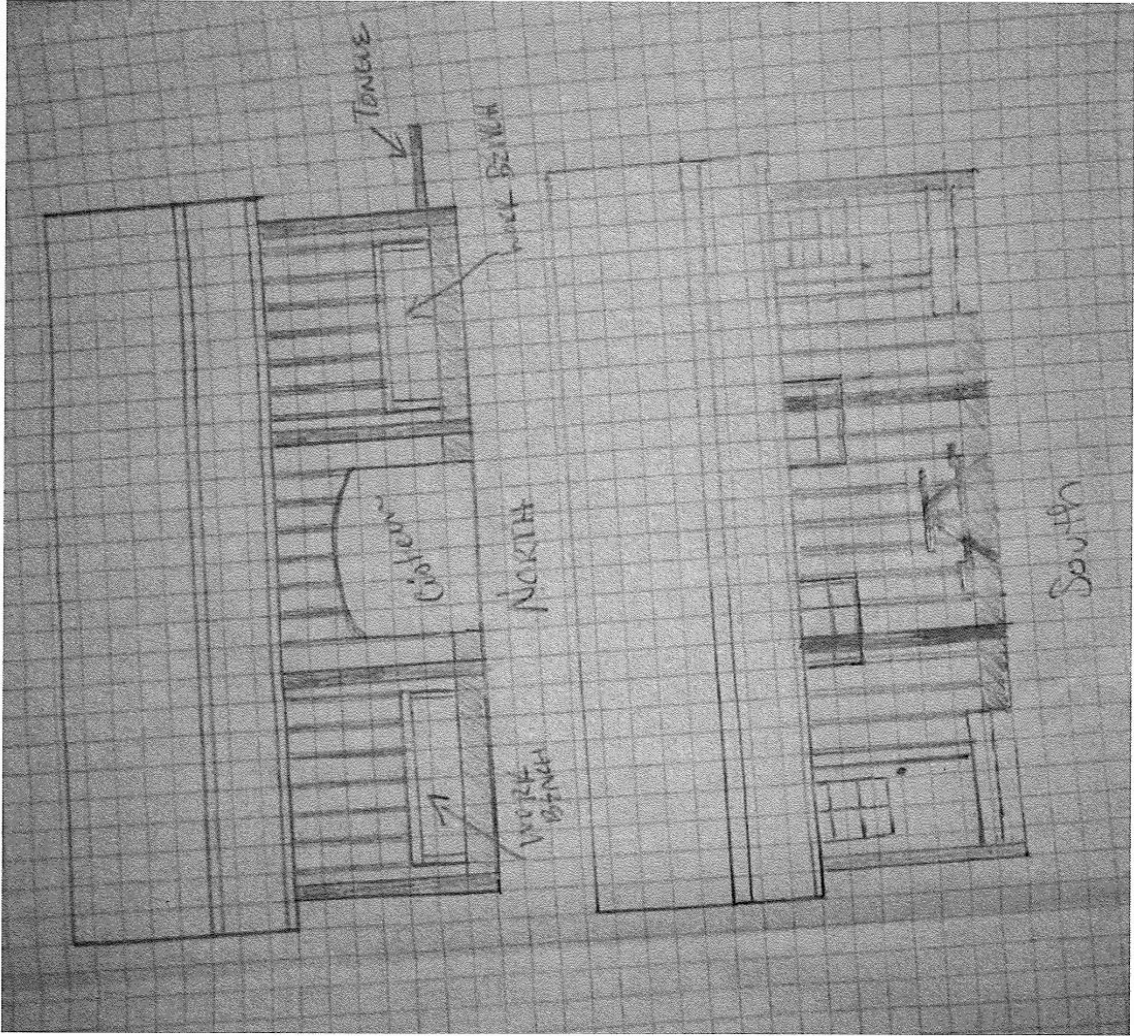
**Additional items: 12V solar system**

# Wash-Pack House: Option A

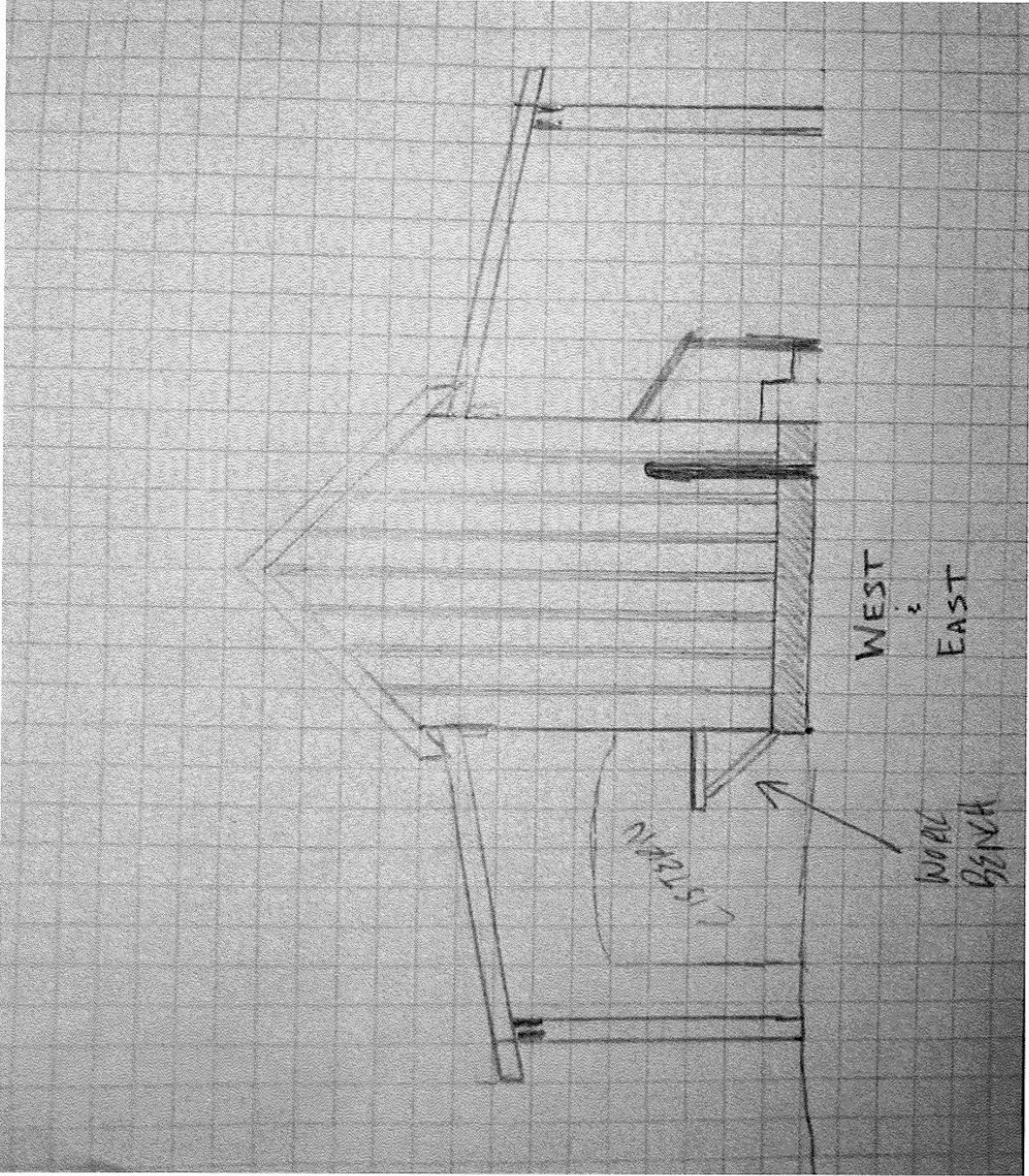
We propose a 8'x24' wash/pack house with gabled roof except it will have board and batten siding, 2 windows and 2 access doors. The shelter will provide space for washing/packing of produce. Two 24'x8' covered porches will be located on both the north and south side of the structure to provide covered space for overflow work and worker meeting/break space.



# Wash-Pack House: Option A



# Wash-Pack House: Option A



## SUMMARY

COA 18-13

125 N. College Avenue: Courthouse Square  
Petitioner: Amy Miller (Wagner Signs), on behalf of College Avenue, LLC

Notable

IHSSI #: 105-055-23034

c. 1893



*Background:* The commercial building located at 125 N. College Avenue is a slightly altered, Italianate storefront that was constructed c. 1893. It is located within the Courthouse Square Local Historic District, is located within the Courthouse Square Overlay, and is zoned CD-Commercial Downtown.

*Request:* Installation of a new aluminum and acrylic backlit wall sign above 125 N. College Avenue. The illuminated channel letters will be mounted to the brick façade facing College Avenue. Installation of a second, unlit, aluminum panel sign on the side of the building facing 6<sup>th</sup> Street. The sign will be bolted to the brick façade.



*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 property shall be avoided.

***Courthouse Square Local Historic District Design Guidelines***

4. Guidelines for Signage and Awnings

A. Signage General

15. Care should be taken with the attachment of signage to historic buildings.
16. The scale of signage should be in proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
17. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
18. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.
19. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.
20. Signage which is out of scale, boxy, or detracts from the historic façade is discouraged.
21. Care should be taken to conceal the mechanics of any kind from the public right of way.

B. Wall Signs

7. Building mounted signage should be of a scale and design so as not to compete with the building's historic character.
8. Wall signs should be located above storefront windows and below second story windows.
9. Signs in other location will be reviewed on a case-by-case basis.

*Recommendations:* Staff recommends approving the project because it meets both UDO standards for the Courthouse Square Overlay and the historic district design guidelines. However, Staff has been in contact with the petitioner regarding the installation of the main façade signage into the existing wooden frame so the new bolts do not need to be put into historic fabric and the petitioner is unsure of the property owners intentions to use the wooden frame. Staff also recommends relocating the sign facing W 6<sup>th</sup> Street to avoid bolting the sign into the historic fabric of the building. If this is not possible, Staff recommends using existing mounting structures if they are available or bolting the sign into the mortar joints of the wall.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

RECEIVED  
FEB 27 2018  
BY: RKE

Case Number: COA 18-13

Date Filed: February 27, 2018

Scheduled for Hearing: Commission - March 8, 2018

\*\*\*\*\*

Address of Historic Property: 125 N College Ave

Petitioner's Name: Amy Miller with Wagner Signs

Petitioner's Address: 2802 E. Troy Ave Indpls IN 46203

Phone Number/e-mail: 317.788.0202 office@wagner-signs.com

Owner's Name: College Avenue LLC, c/o Abodes Inc.

Owner's Address: Tamara Pellack /

Phone Number/e-mail: 812.333.3333

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. 013-21400-25 College Avenue Unit 125

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

Illuminated Channel Letters stud mount to  
the front exterior brick facade.

A non-illuminated panel sign mounted  
to the side exterior brick facade.

3. A description of the materials used.

Illuminated Channel Letters are formed aluminum  
letters with translucent acrylic faces.

The flat panel sign is aluminum with a  
thin aluminum frame - non-illuminated.

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.

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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.



**WAGNER SIGNS**  
A TRADITION OF EXPERT SOLUTIONS

2802 E Troy Avenue / Indianapolis IN 46203  
 o 317.788.0202 f 317.788.1579  
 Sales@Wagner-Signs.com  
 www.Wagner-Signs.com

**To Whom It May Concern:**

Social Cantina

125 N College Avenue

College Avenue LLC, c/o Abodes, Inc.

**As the owner of this property, I give Wagner Signs permission to  
 apply for sign permitting & Historical certificate of appropriateness (when necessary),  
 and erect new signage at this property address.**

*T. Pollack*

owner's Agent

2/26/17

Tamara Pollack

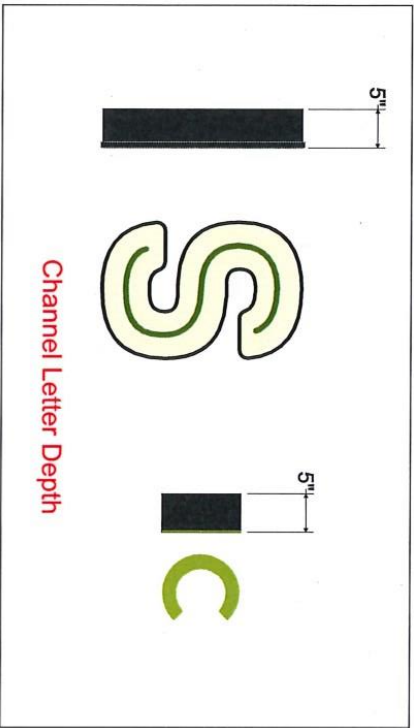
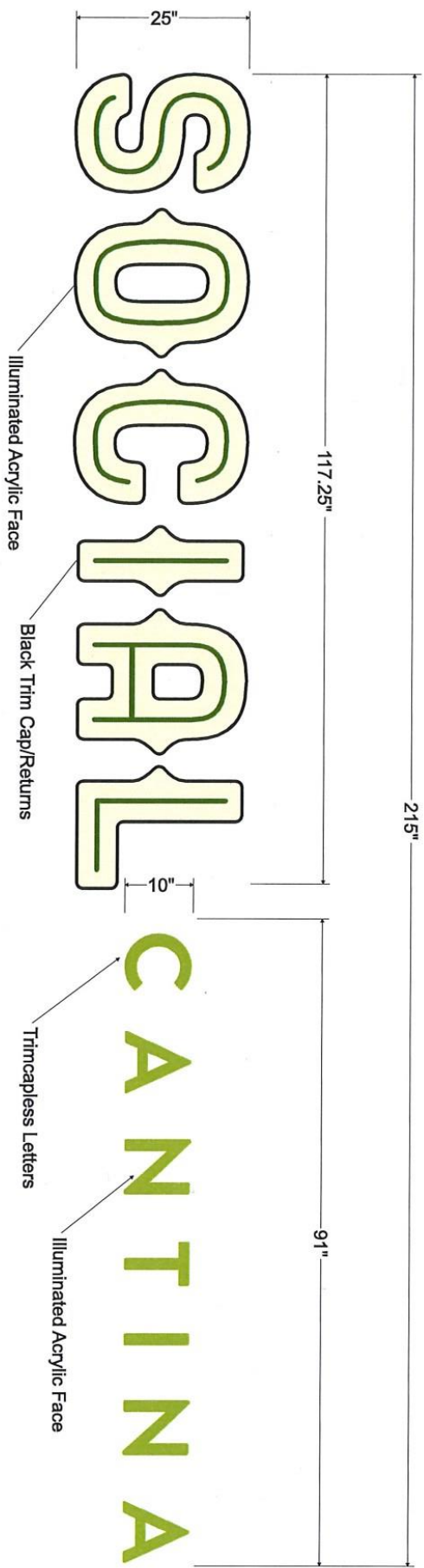
812-333-3333

15375 - The Social Cantina : Illuminated Channel Letters (1)  
 Date: 2/23/17



2802 E. Troy Ave.  
 Indianapolis, IN 46203  
 317-788-0202 (Office)  
 317-788-1579 (Fax)

DTF



1/2" = 1'

- Quantity: 1
- Finished Size: 215" w x 25" h
- Product: Illuminated Channel Letters
- Trimcap / Returns: Black
- Sides: 1-sided
- Substrate: Translucent Acrylic Faces
- Mount: Stud Mount to Exterior Brick Facade

Sign Location: 125 North College Ave, Bloomington, IN 47403

All designs & proofs are property of Wagner Signs & are not to be posted, recreated, or duplicated without a written release. Client is responsible for approval of final design & specifications including accuracy of spelling, numerals & grammar, prior to production. Please note: the colors shown are only a close representation of the final product.

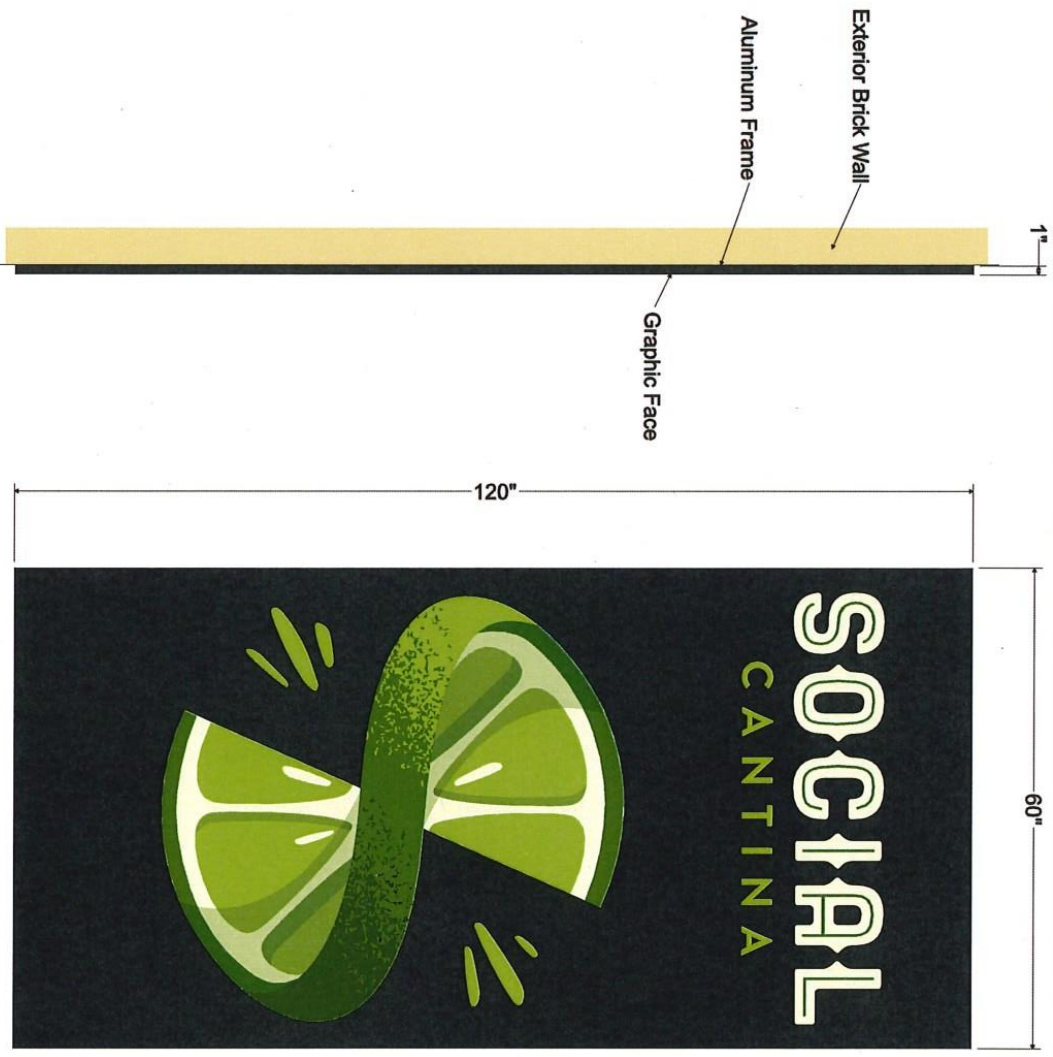
15375 - The Social Cantina : Non-Illuminated Flat Panel (2)

Date: 2/23/17



2802 E. Troy Ave.  
Indianapolis, IN 46203  
317-788-0202 (Office)  
317-788-1579 (Fax)

**DTF**



Quantity:

1

Finished Size: 60"W x 120"H

Product: Non-Illuminated Flat Panel

Laminate: Gloss

Sides: 1-sided

Substrate: Aluminum Panel

Mount: Flush Mount to Exterior Brick Facade

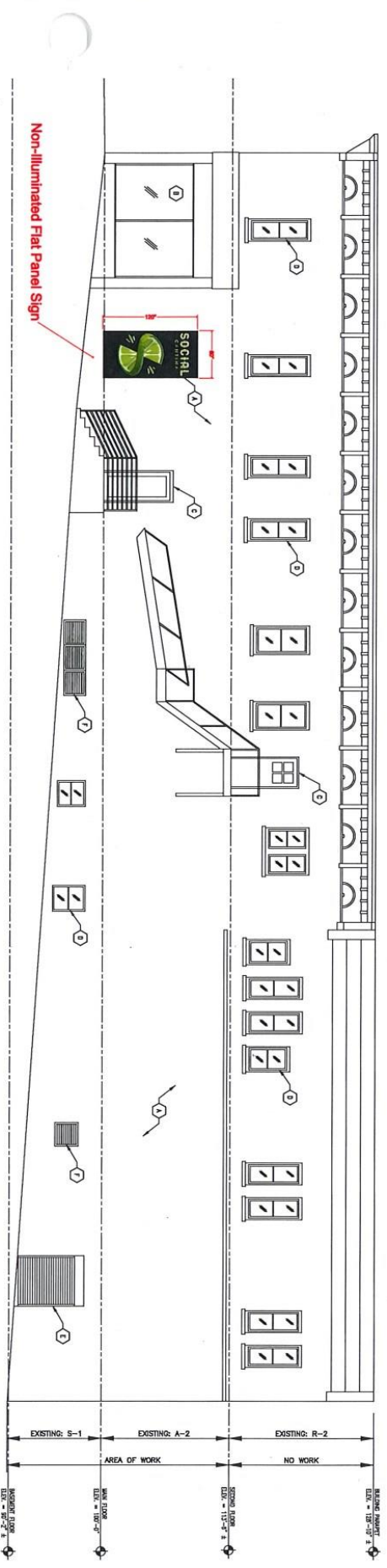
1/2" = 1'

Sign Location: 125 North College Ave, Bloomington, IN 47403

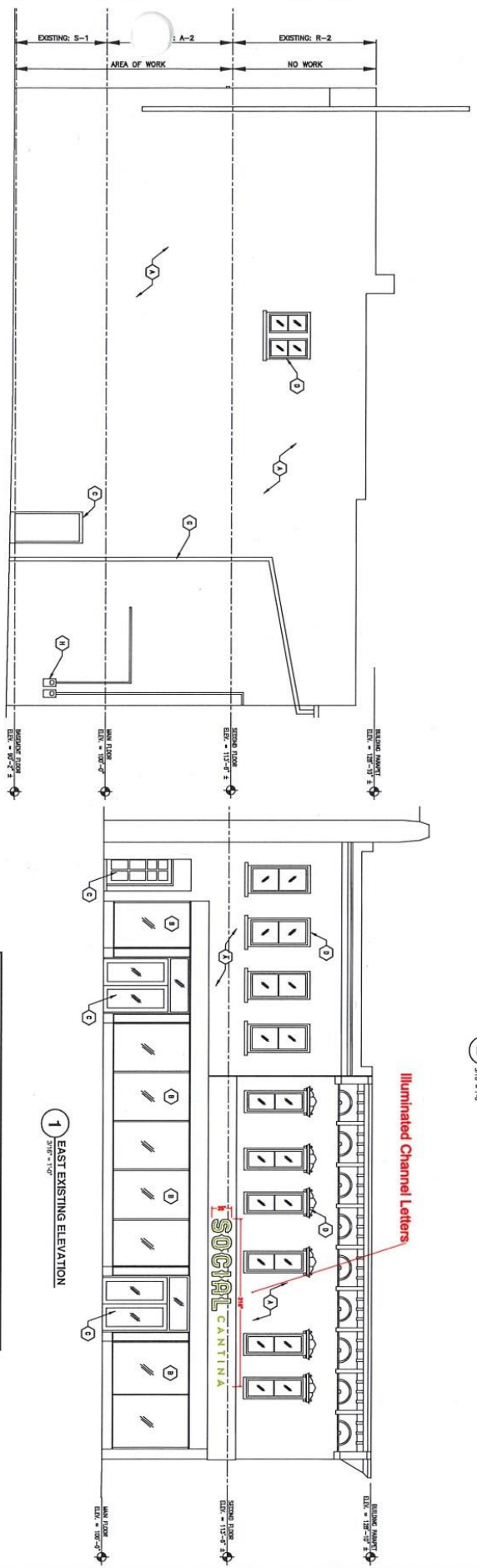
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**2 NORTH EXISTING ELEVATION**  
 SIZE = 1/8" = 1'-0"



**1 EAST EXISTING ELEVATION**  
 SIZE = 1/8" = 1'-0"

**3 WEST EXISTING ELEVATION**  
 SIZE = 1/8" = 1'-0"

**ELEVATION KEYNOTES:**

(A) EXISTING WINDOW FROM EXTERIOR HALL	(E) EXISTING DOOR, BELL UP DOOR
(1) EXISTING SPOKE FROM WINDOW	(F) EXISTING MECHANICAL EXHAUST SYSTEMS
(2) EXISTING BUILDING DOOR	(G) EXISTING DOOR SPOKE
(3) EXISTING BUILDING WINDOW	(H) EXISTING MECHANICAL



1000 E. 10th Ave.  
 Indianapolis, IN 46202  
 317.246.5000  
 www.wagnersigns.com

**AE201**  
 SHEET NO.  
 EXTERIOR ELEVATIONS

PROJECT NO.	2017
DATE	02/22/2018
DRAWN BY	D. MULLIKAN
CHECKED BY	D. BRUCE
SCALE	

A RENOVATION TO THE BAKEHOUSE BUILDING FOR:  
**SOCIAL CANTINA**  
 125 NORTH COLLEGE AVENUE  
 BLOOMINGTON, INDIANA 47403

REVISIONS	
PERMIT SET	02/22/2018

**TLABOR BRUCE**  
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## SUMMARY

### Demolition Delay 18-04

2428 S. Rogers Street  
Petitioner: Sam Williams

Notable

IHSSI #: 105-055-60314

c. 1930



*Background:* The house located at 2428 S. Rogers Street is a slightly altered California Bungalow that was constructed c. 1930. The house is in good condition and is rated notable in the SHAARD.

*Request:* Partial demolition – window replacement, installation of vinyl siding, and re-shingle.

*Guidelines:* According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application for the time it is forwarded to the Commission for review. Commission staff received the application on February 21, 2018. The BHPC may thus employ demolition delay for 90 days from the 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 Designation to the property.

*Recommendations:* Staff recommends releasing the demolition delay review period for 2428 S. Rogers Street. The house is located in a neighborhood that has very few contributing structures and Staff does not feel that the structure deserves stand alone designation. The house does not represent a significant broader pattern of architectural history in Bloomington and it does not represent significant architectural integrity because portions of the exterior have already been altered.