

**Bloomington Historic Preservation Commission
Shows City Hall
McCloskey Room
Thursday March 22, 2018
5:00 P.M.
Agenda**

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

A. March 8, 2018

- IV. CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 18-15

400 North Walnut Street: The Elks Lodge 446 LHD

Petitioner: Bloomington Elks Lodge #446

Replacement of broken window pane on the second floor with 1” thick insulated annealed glass pane to match existing windows non-original window panes.

Commission Review

A. COA 18-16

917 W. Howe Street: Greater Prospect Hill

Petitioner: Grey Larsen and Cindy Kallet

Demolition of existing shed on the rear of the property and construction of a new shed with the same dimensions and design.

B. COA 18-17

512 S. Hawthorne Drive: Elm Heights

Petitioner: Barre Klapper, on behalf of Mark Roseman and Roberta Pergher

Replacement of existing screened porch on the rear of the house with a new 2-car garage with storage bay and a new screened porch, deck, and green roof above. Replacement of the existing metal garage door in the original garage opening with a set of 3 patio doors.

- V. DEMOLITION DELAY**

A. Demo Delay 18-05

711 North Lincoln Street

Petitioner: Chad Vencel

Partial demolition – installation of two top-hinged roof windows in the existing roof surface.

B. Demo Delay 18-06

711 West 9th Street
Petitioner: Charles Reafsnyder
Full demolition

C. Demo Delay 18-07

506 South High Street
Petitioner: Jim Rosenbarger
Partial demolition – rear 1-story addition

D. Demo Delay 18-08

605 South Fess Street
Petitioner: Jim Miller
Partial demolition – replacement of flat roof with a pitched roof

E. Demo Delay 18-09

717 North Maple Street
Petitioner: Michael Kee
Full demolition

- 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

Next meeting date is Thursday March 22, 2018 at 5:00 p.m. in the McCloskey Room

Posted: 3/15/2018

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday March 08, 2018
5:00 P.M.
MINUTES**

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners

Leslie Abshier – arrived 5:04pm
Flavia Burrell
Sam DeSollar
Jeff Goldin
Lee Sandweiss
John Saunders
Chris Sturbaum – arrived at 5:10pm

Advisory

Deb Hutton
Derek Richey

Staff

Daniel Bixler
Rachel Ellenson
Philippa Guthrie
Eric Sader
Jackie Scanlan

Guests

Susan Dyar
Ryan J. McDonald
Charles Reafsnyder
Mary Alice Rickert
Tom Wagner
Thomas Westgard
Linda Williams
Lea Woodard
Steve Wyatt

III. APPROVAL OF MINUTES

A. February 22, 2018

John Saunders made a motion to approve minutes. **Lee Sandweiss** seconded. **Motion carried 3/0/2 (Yes/No/Abstain).**

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.

Rachel Ellenson gave presentation. See packet for details.

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.

Rachel Ellenson gave presentation. See packet for details.

Commission Review

A. COA 18-10

202 E. 6th Street: Monroe Carnegie Library LHD
Petitioner: Monroe County Historical Society
Replacement of existing shingle roof on the library addition with a metal roof prior to the installation of solar panels.

Rachel Ellenson gave presentation. See packet for details.

Susan Dyar, petition representative, stated the metal roof choice was made on financial and longevity grounds.

John Saunders stated a preference for asphalt, but understands the rationale and thinks this is a good choice. He thought it would probably go unnoticed.

Lee Sandweiss asked about the color choice and whether the roof would be matte or shiny.

Susan Dyar stated it would be dark green to match the soffit, gutters and trim. She was not certain if the roof was matte or shiny.

Sam DeSollar asked about the roof profile. **Susan Dyar** stated it would have 1” standing seams all round. **Sam DeSollar** cited manufacturing information provided that states there will be 16” spacing between standing seams, non-smooth slight bubble between sheets and the hips and ridge has a 6” bump up.

Deb Hutton pointed out this will all be covered by solar panels.

Flavia Burrell clarified that the addition will have a green roof and the main building will be shingled. The main building was not included in this request.

Susan Dyar stated they would return to the Commission when they were ready to work on the main building.

Chris Sturbaum asked for information about the solar panels. **Susan Dyar** stated there would be 120 panels on the front, back and “long” sides of the building.

Chris Sturbaum asked if a similar plan for the older building was being considered given that staff had indicated they would not be supportive of a comparable request.

Susan Dyar stated there has been no discussion at present to place solar panels on the older structure. However there was concern about leaking from an asphalt roof expressed by Historical Society Board members.

Flavia Burrell commented that there would not be a cohesive appearance between the two structures.

John Saunders supported the plan on the basis of the cost, longevity and solar panel.

Deb Hutton stated she understood why they were doing this. She requested they keep in mind the color issue between the two buildings when they address the older building.

Chris Sturbaum stated he considers these as two separate buildings, but making it clear that he would not be supportive of a similar request for the main building.

Sam DeSollar had no problem with the plan given the stated rationale, but also concurred with Chris Sturbaum concerning the older structure.

Derek Richey agreed with Sam DeSollar’s comment about there being two distinct buildings and not being able to see most of the roof. He reiterated the objection to a comparable request for the older building.

Jeff Goldin concurred with the consensus of support for the motion with the explicit understanding that there would not be support on a similar proposal for the older structure.

Sam DeSollar made a motion to approve **COA-18-10** as the petitioner requested. **Chris Sturbaum** seconded. **Motion carried 7/0/0.**

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 of 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.

Rachel Ellenson gave presentation. See packet for details.

Mary Alice Rickert, petitioner, stated that the fence is actually 5½' and completely rotted away in places.

Thomas Westgard, petitioner representative, communicated that the petitioner has been in consultation with the Planning and Transportation Department since the replacement fence would have to be 5½'.

John Saunders asked if the fence would be stained or natural color.

Deb Hutton asked if the front of the house would be fenced.

Mary Alice Rickert said there is a small section of fence on Ballantine

Thomas Westgard said they would place a 4' fence on the north side of the property. The fence starts off the house 25' due south, then extends west 75' where it meets the alley. Then extends along alley to the property line on the north. There will be a gate at the northeast corner. South face of the house is a front according to the UDO, the fence requiring replacement is considered a lawful non-conforming use and must be done as a repair per the Planning and Transportation Department.

Chris Sturbaum appreciated the fact that the petitioner is using open spacing on the fence considering it more conducive to neighborly appearance. He is presently considering an amendment in Common Council to require this.

Tom Wagner, under Public Comment, said the fence looks good to him.

Jackie Scanlon said it doesn't meet code since it's taller than 4' and was grandfathered. The petitioner submitted a plan to 'repair' the fence and staff is determining whether the plan could be approved as a repair, which would allow them to keep the current height and location. If the fence is determined to not meet the repair definition and is a replacement, they will need to build a 4 foot fence at that location or request a variance from the Board of Zoning Appeals.

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Flavia Burrell commented it is a sensible design and paying attention to adjacent properties.

Chris Sturbaum encouraged other Commissioners to be on record concerning the last 2' remaining open. This is a matter under consideration in the UDO review on how to treat secondary facade.

Lee Sandweiss said it's a real improvement over what was there.

Leslie Abshier likes the natural look and compatibility with the house. She went on record to support the open fencing.

Derek Richey commented it will serve as an example of how to reform some rules that don't make sense.

Jeff Goldin supports this change and agrees with Chris about the open fencing.

Thomas Westgard stated the top is actually 16” not 2’. They will not build over 5½’. His research shows this house is a John Lincoln Nichols house

Sam DeSollar made a motion to approve **COA-18-11** with the caveat that it remains at 5½’ tall. **Flavia Burrell** seconded. **Motion carried 7/0/0.**

C. COA 18-12

2920 E. 10th Street: The Garton Farm LHD

Petitioner: Bloomington Restoration, 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 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.

Rachel Ellenson gave presentation. See packet for details. There is an amendment that the wash-pack house may need to be put on a foundation.

John Saunders asked why use the plastic hoops for the buildings as opposed to a more permanent structure.

Steve Wyatt stated it’s not meant to be permanent.

Lea Woodard stated that it is being leased from IU.

Jeff Goldin noted the cost of permanent would be substantial to remove if implemented.

Deb Hutton asked how partially permanent the wash house is meant to be and is it meant to be compatible with an 1890 farm shed look.

Lea Woodard said it is meant to be temporary, but will be made with wood. It has yet to be determined if it will need to have a foundation.

Deb Hutton asked if there are any plans for more natural landscape measures.

Steve Wyatt said the soil is being remediated by Soil and Water Conservation with a model project. It has since improved a considerable amount. The rest of the field would be utilized with row crops.

Sam DeSollar asked about roof slope, roof material, painting, and wood trim board where the foundation is and if there are other options being explored. Neither **Steve Wyatt** nor **Lea Woodard** knew specifics on the roof. The wood trim is meant to cover where the foundation would be. There are no other options being put forth. Sam suggested they be careful on the wood they choose if they are not going to paint.

Flavia Burrell supports the idea of temporary structure especially when funds are hard to obtain.

John Saunders asked what would happen to the food grown. **Lea Woodard** said it will primarily be used in the Dining Halls.

Deb Hutton stated this is a great idea. She supports temporary building but cautions against neglecting upkeep on the basis of the structure being temporary.

Chris Sturbaum concurred and reiterated his support for using corrugated metal for the roof.

Lee Sandweiss expressed her pleasure that this is going to be utilized as a farm again.

Jackie Scanlan asked that it be clear that approval is made with or without the foundations for wash pack houses.

Sam DeSollar made a motion to approve **COA-18-12** with caveat that the wash pack house can either have or not have a foundation and the advice that a corrugated metal roof be used. **Leslie Abshier** seconded. **Motion carried 7/0/0.**

C. 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 6th Street. The sign will be bolted to the brick façade.

Rachel Ellenson gave presentation. See packet for details.

Tom Wagner, petitioner's representative, said he had no information concerning the awning on the building.

Deb Hutton asked if anyone knew what was behind the wooden sign frame and how long it had been used.

Tom Wagner had a guess but was not certain.

Rachel Ellenson stated she would need to do further research to determine this. It has been used on the square for a long time.

John Saunders asked if this is the only sign on the Square to be backlit. There is at least one approved by the Board.

Flavia Burrell stated she would prefer not to have signage on 6th Street.

Chris Sturbaum was thrilled it was opening up again.

Lee Sandweiss agreed, stating it has been tastefully done.

Leslie Abshier expressed her support, also noting that if there were to be additional changes or work, the petitioner would have to come back before the Commission.

Derek Richey stated it's a good project, looking almost as it did in the 1920s.

John Saunders made a motion to approve **COA-18-13**. **Sam DeSollar** seconded. **Motion carried 7/0/0.**

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.

Rachel Ellenson gave presentation. See packet for details.

John Saunders expressed his displeasure with vinyl siding because of the potential to markedly alter the features of the house.

Chris Sturbaum asked if the petitioner considered painting. He expressed the view that painting and small repairs would enhance the value of this house.

Derek Richey encouraged the petitioner to maintain the original materials and features of the house.

Jeff Goldin reiterated the views expressed. He also encouraged the petitioner use 4 over 1 windows to maintain that look.

Sam DeSollar made a motion to release the permit for **2428 S. Rogers Street, Demo Delay 18-04**. **John Saunders** seconded. **Motion carried 7/0/0.**

VI. NEW BUSINESS

NONE

VII. COURTESY REVIEW

NONE

VIII. OLD BUSINESS

NONE

IX. COMMISSIONER COMMENTS

NONE

X. PUBLIC COMMENTS

NONE

XI. ANNOUNCEMENTS

NONE

XII. ADJOURNMENT

Meeting was adjourned at 6:29pm.

SUMMARY

COA 18-15 (Staff Review)

400 N. Walnut Street: The Elks Lodge 446 LHD
Petitioner: Bloomington Elks Lodge #446

Notable

IHSSI #: 105-055-34820

c. 1935



Background: The building located at 400 N. Walnut Street is a notable, slightly altered art moderne building in good condition. It was constructed c. 1935 and is a locally designated building in the Elks Lodge 446 Local Historic district. It is zoned CD-Commercial Downtown and is located within the Downtown Edges Overlay District.

Request: Replacement of broken windows pane on the second floor with 1” thick insulated annealed glass pane to match existing windows non-original window panes.

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.

Secretary of the Interior's Standards for Rehabilitation – Windows

- Recommended
 - Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building.
 - Protecting and maintaining the wood or metal which comprises the window jamb, sash, and trim through appropriate treatments, such as cleaning, paint removal, and reapplication of protective coating systems.
 - Protecting and retaining historic glass when replacing putty or repairing other components of the window.
 - Evaluating the overall condition of the windows to determine whether more than protection and maintenance, such as repairs, to windows and window features, will be necessary.
 - Installing new glass to replace broken glass which has the same visual characteristics as the historic glass.
 - Replacing in kind an entire window 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 using the same kind of material is not feasible, then a compatible substitute material may be considered.
 - Using low-e glass with the least visible tint in new or replacement windows.
 - Replacing incompatible, non-historic windows with new windows that are compatible with the historic character of the building; or reinstating windows in openings that have been filled in.
- Not Recommended
 - Removing or substantially changing windows and window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
 - Replacing windows solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.
 - Failing to protect the historic glass when making window repairs.
 - Replacing an entire window when repair of the window and limited replacement of deteriorated or missing components are feasible.
 - Using substitute material for the replacement that does not convey the same appearance of the surviving components of the window or that is physically incompatible.
 - Using low-e glass with a dark tint in new or replacement windows, thereby negatively impacting the historic character of the building.
 - Installing replacement windows made from other materials that are not the same as the material of the original windows if they would have a noticeably different appearance from the remaining historic windows.

Recommendations: Staff approved COA 18-15 on March 1, 2018. Staff feels that care is being taken to repair the broken window instead of replacing the entire thing and Staff is supportive of the type of material proposed for the new window pane. Staff is supportive of the petitioner's request because the broken window is not original and the replacement of the pane will not detract from the overall historic integrity of the building.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAR 01 2018
BY: RKE

Case Number: COA 18-15

Date Filed: March 1, 2018

Scheduled for Hearing: Staff

Address of Historic Property: 400 North Walnut Street, Bloomington

Petitioner's Name: Bloomington Elks Lodge #446

Petitioner's Address: PO Box 97, 400 North Walnut Street, Bloomington, IN

Phone Number/e-mail: 812-322-4034 (Trustee) mbstarry@gmail.com

Owner's Name: same

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. _____

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

Replace Broken Window Glass on South Side of Second Floor window.

The Elks is considering replacing all the existing glass in the windows on the second floor -- over time, as each section will be in excess of \$1500 per window opening (7 windows on this level) -- all the existing windows were installed sometime late 1960, early 1970 and are not original to the structure. The double panes have failed and the energy efficiency is no longer working. We would like permission to replace as funds become available.

3. A description of the materials used.

See Attached quote.

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.



T R Thickstun Glass Company

6560 S Old State Rd 37
 Bloomington, IN 47401
 812-824-4263

Estimate

Date	Estimate #
2/15/2018	1027

Name / Address
Elks Club Attn: Melissa

Project

Description	Qty	U/M	Rate	Total
1" Insulating Glass with Annealed Glass 1 @ 46 x 36	11.5	sqft	12.00	138.00T
Labor to Install	3	hr	60.00	180.00

Subtotal		\$318.00
Sales Tax (0.0%)		\$0.00
Total		\$318.00

SUMMARY

COA 18-16

917 W. Howe Street: Greater Prospect Hill
Petitioner: Grey Larson and Cindy Kallet

Contributing

IHSSI #: 105-055-54163

c. 1905



Background: The building located at 917 W. Howe Street is a contributing, slightly altered pyramid roof cottage in good condition. It was constructed c. 1905 and is located in the Greater Prospect Hill Local Historic District. The property is zoned RC-Residential Core.

Request: Demolition of existing shed on the rear of the property and construction of a new shed with the same dimensions and design. Staff has been in contact with the petitioner regarding the type of proposed windows and doors, and the petitioner is proposing 2 vinyl double-hung windows to match the style of the house on the West side of the structure, one standard fiberglass door on the West side of the structure, and a pair of wooden double doors on the North side of the structure to match the existing door design. The existing chimney will not be replicated.

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.

Greater Prospect Hill Local Historic District Design Guidelines

Criteria for Demolition

- The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.
- 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.
- 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.
- The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.
- With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The HPC may ask interested individuals or organizations for assistance in seeking alternative to demolition. The process for this is described in Title 8 "Historic Preservation and Protection."

Guidelines for New Construction

- Accessory Structures
 - All accessory structure greater than 80 square feet within the boundaries of the Greater Prospect Hill Historic District.
 - Recommended: 1.) New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structure and of material consistent with the historic neighborhood pattern, 2.) New structures should be placed, where possible, in a subordinate position to the primary building on a lot.

Recommendations: Staff recommends approving the project. Staff feels that the construction of a new shed with the same design and dimensions is a good alternative to a prefab shed and the structural integrity of the existing shed appears to be too deteriorated in order to use the existing structure. Staff is supportive of the use of board and batten siding, along with a shingle roof to match the existing roof in form and material.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAR 07 2018
BY: RKE

Case Number: COA 18-16

Date Filed: 3/7/18

Scheduled for Hearing: march 22, 2018

Address of Historic Property: 917 W. Howe St., Bloomington, IN 47403

Petitioner's Name: Grey Larsen and Cindy Kallet

Petitioner's Address: 917 W. Howe St., Bloomington, IN 47403

Phone Number/e-mail: (812) 325-1501 cindy@cindykallet.com

Owner's Name: Grey Larsen + Cynthia Kallet

Owner's Address: 917 W. Howe St., Bloomington, IN 47403

Phone Number/e-mail: (812) 325-1501 / (812) 325-8337

cindy@cindykallet.com / grey@greylarsen.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 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. 015-25520-00 Weavers Lot 14

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

We will be tearing down the existing structure and building a new one of the same dimensions and design. The setbacks from both alleyways are currently 4'. We propose to shift that to 6' in from each alleyway. (More is not possible due to the location of geothermal loops in the backyard.)

3. A description of the materials used.

Structure will be on a concrete tube foundation, with standard wood framing. It will have electricity but no plumbing, and will be unheated. The exterior will be board and batten with asphalt shingles or metal roofing.

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.

Monroe County, IN

917 W Howe ST, Bloomington, IN 47403-2236
53-08-05-111-011.000-009



shed

Parcel Information

Parcel Number: 53-08-05-111-011.000-009
Alt Parcel Number: 015-25520-00
Property Address: 917 W Howe ST
Bloomington, IN 47403-2236
Neighborhood: 1515 Trending 2006 - F/A
Property Class: 1 Family Dwell - Platted Lot
Owner Name: Larsen, Grey E. & Kallet, Cynthia
Owner Address: 917 W Howe St
Bloomington, IN 47403
Legal Description: 015-25520-00 Weavers Lot 14

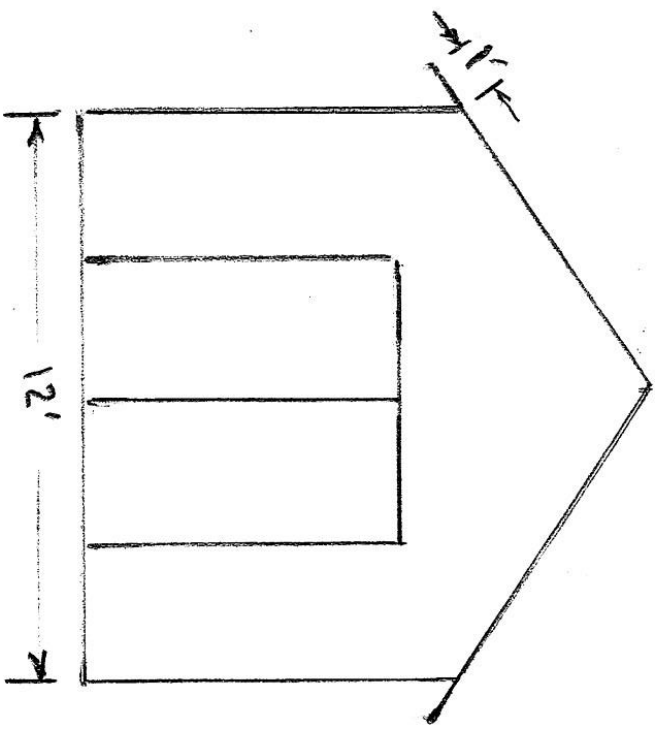
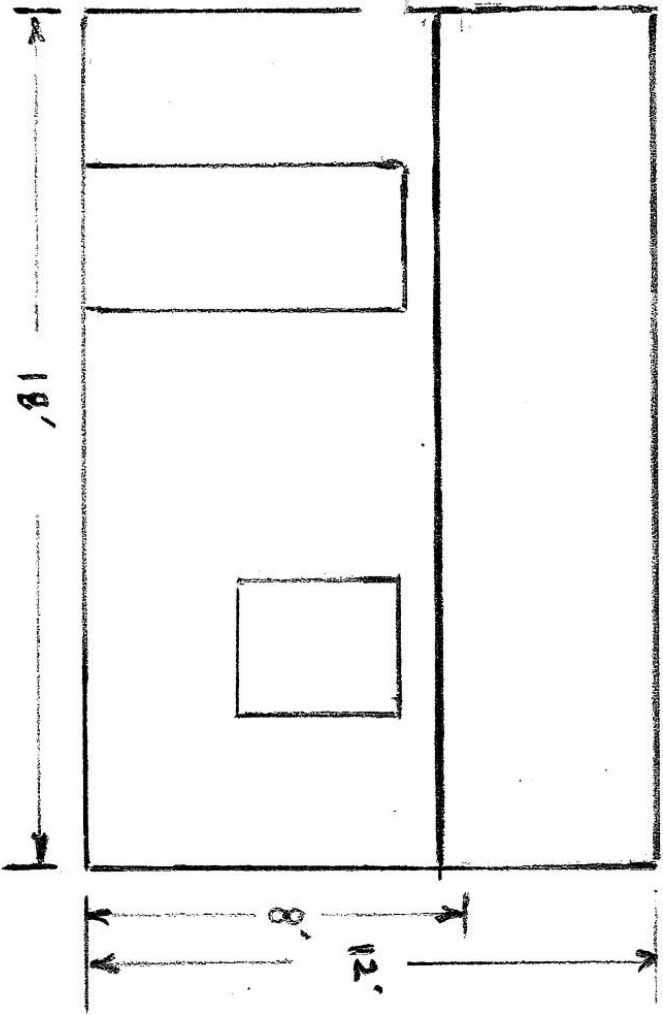
Taxing District

Township: PERRY TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
F	None	62x132

TOOL SHED 917 W. HOWEST.
SCALE: 1' = 1/4"



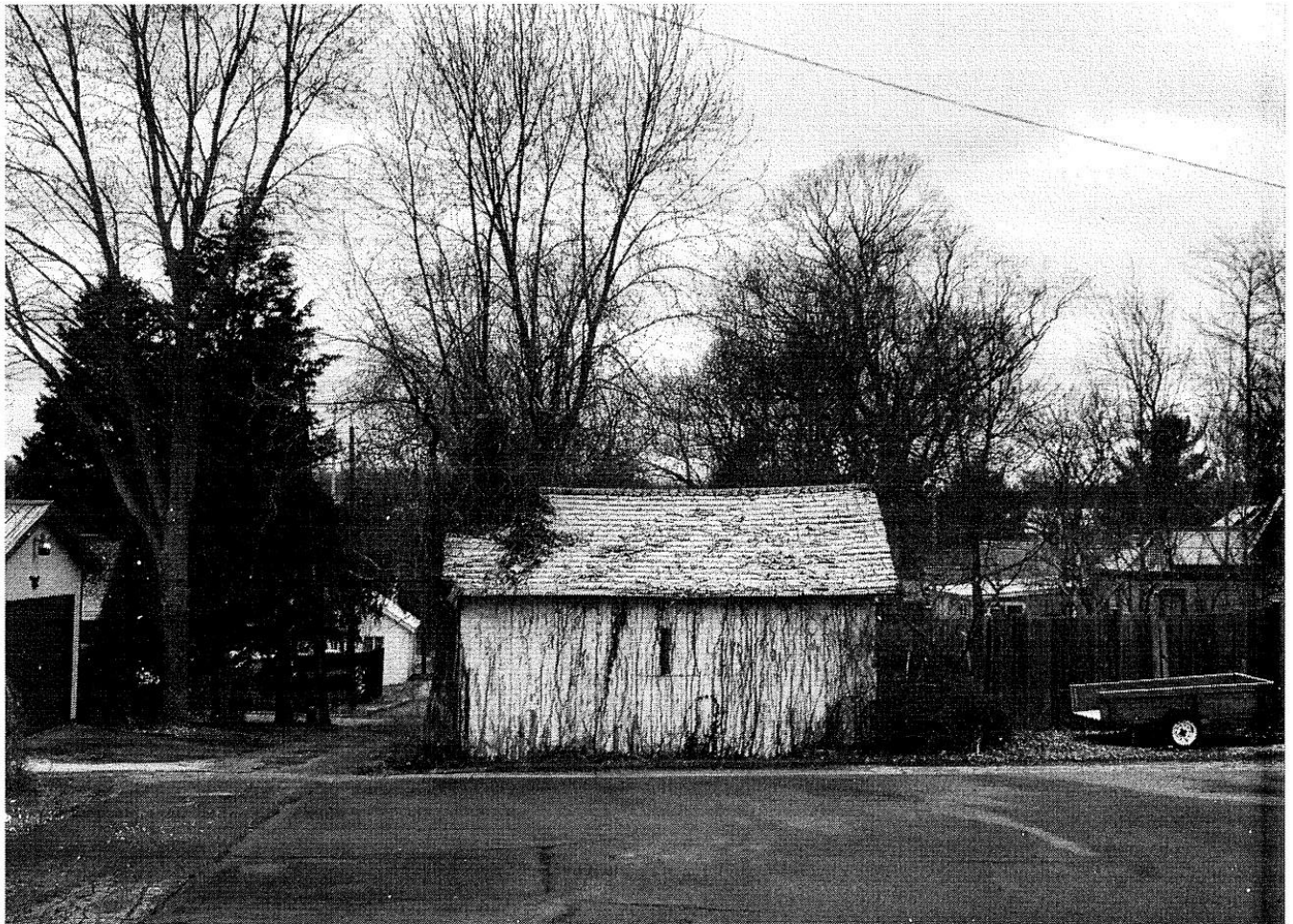
216 sq. ft.

917 W. Howe St. Existing Shed



YARD VIEW LOOKING EAST

917 W. Howe St Existing Shed



from Church parking lot,
looking west

917 W. Howe St. Existing Sled



Looking North from Alley

917 W. Howe St. Existing shed



Looking South

SUMMARY

COA 18-17

512 S. Hawthorne Drive: Elm Heights
Petitioner: Barre Klapper, on behalf of Mark Roseman and Roberta Pergher

No attribute data found



Background: The house located at 512 S. Hawthorne is a dutch colonial house that was constructed c. 1920 and is in good condition. It is located in the Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Replacement of existing screened porch on the rear of the house with a new 2-car garage with storage bay and a new screened porch, deck, and green roof above. Replacement of the existing metal garage door in the original opening with a set of 3 patio doors.

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 Additions and New Construction

- Construction of new buildings and structures.
 - Design new houses and other structures to be compatible with, but distinguishable from, surrounding historic buildings.

- New construction should echo setback, orientation, and spatial rhythms of surrounding properties.
- Roof shape, size of window and door openings, and building materials should be primarily compatible with any structure already on the property and secondarily with surrounding contributing properties.
- Design new building so that the overall character of the site is retained, including its topography, any desirable historic features, and mature trees.
- Construction of additions.
 - Locate additions so as not to obscure the primary façade of the historic building.
 - Retain significant building elements and site features, and minimize the loss of historic materials and details.
 - Size and scale of additions should not visually overpower the historic building or significantly change the proportion of the original built mass to open space.
 - Select exterior surface materials and architectural details for additions that are complementary to the existing buildings in terms of composition, module, texture, pattern, and detail.
 - Additions should be self-supporting, distinguishable from the original historic building, and constructed so that they can be removed without harming the building's original structure.
 - Protect historic features and large trees from immediate and delayed damage due to construction activities.
 - Sensitive areas around historic features and mature trees should be roped off before demolition or construction begins.
 - Landscaping in a sustainable manner is highly desirable within the historic district, including retaining large trees and minimizing ground disturbance to protect critical root zones.

Guidelines for Patios, Terraces, and Decks

- The removal or construction of patios, terraces, or decks.
 - New patios or terraces should avoid disturbance of a property's character-defining features and be subordinate to the scale and mass of the home.
 - Appropriately scaled, landscaped, and constructed patio seating areas may be permitted in front of the primary façade of the house with permission of the BHPC.
 - Employ materials appropriate to the neighborhood, such as stone, brick, or materials suggested by the style of the house, when constructing any additions.
 - Decks should be constructed well behind the primary façade. Although wood is the preferred building material, some composite decking materials may be considered.
 - All new construction should be self-supporting, not anchored into masonry foundations, and be removable without destroying historic materials.

Garages and Service Buildings

- Changes to, or construction of, garages or service buildings.
 - New construction and additions should follow section 5.1, Additions and New Construction.
 - Avoid the choice of pre-manufactured shed or service building that is uncharacteristic of the surrounding neighborhood. They may be considered if sufficiently screened from view.
 - New structure should be sited with regard for the historic orientation of the house and with care for their impact on the site.

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

Relocation and Demolition

- Demolition of all primary, secondary, and accessory structures, including contributing walls and fences – valid reasons to grant a demolition or relocation. The condition of a building or structure resulting from neglect shall not be considered grounds for demolition.
 - The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, or structural instability.
 - Upon further consideration by the Commission, the historic or architectural significance of the structure is such that it does not contribute to the historic character of the district.
 - The demolition is necessary to allow development that, 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.
 - The structure is accidentally damaged by storm, tornado, fire, flood, or other natural disaster. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.
 - The structure or property cannot be put to any reasonable economically beneficial use without the approval of the demolition.

Recommendations: Staff recommends approval of the project, without the construction of the second garage bay. Staff is hesitant to support the removal of original historic materials, but the proposed design of the addition is compatible to the house and with the design of the existing screened porch. Staff also feels that the construction of the new porch and garage is ultimately removable in the future and does not detract from the overall historic integrity of the structure. Staff feels the garage design and patio is compatible with other porches in the neighborhood, and because the proposed structure is on the rear of the house, will be minimally visible from public right of ways. Staff is supportive of the existing garage door replacement because the door is not original. Staff does not approve of the construction of the second garage bay because it will extend the footprint of the building to almost double the width of the entire structure on the South side of the building. Staff has been made aware that the garage on the neighboring property is two bays, so if the second garage bay is necessary for the project, Staff feels that the proposed design is compatible with the historic house.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 18-17

Date Filed: march 14, 2018

Scheduled for Hearing: march 22, 2018

Address of Historic Property: 512. S. Hawthorne Drive

Petitioner's Name: Barre Klapper, Springpoint Architects pc

Petitioner's Address: 213 S. Rogers Street, Bloomington, IN 47404

Phone Number/e-mail: 812.322.4491

Owner's Name: Mark Roseman & Roberta Pergher

Owner's Address: 512 S. Hawthorne Drive

Phone Number/e-mail: 812-320-7466 marrosem@indiana.edu; rpergher@indiana.edu

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. 015-18370-00 Elm Heights, Pt L53, pt L60, pt L61

2. A description of the nature of the proposed modifications or new construction:
The proposed project includes the replacement of the existing, screened porch with a new 2-car garage with storage bay and a new screened porch, deck and green roof above. The
existing, insulated metal garage door in the original garage door opening will also be replaced
with a set of (3) patio doors.

3. A description of the materials used.
Basement level garage: wood-frame construction with brick veneer exterior, limestone coping
Garage doors: metal garage door like Clopay Grand Harbor series
Hinged garage door: fiberglass 1/2-lite door like Pella entry door, smooth, painted
Patio doors in original garage door opening: metal clad wood doors like Pella 450 series with
simulated divided lites
Screened porch, all railings & stairs: wood frame with boral trim, painted
Roof deck: cumeru wood deck tile system on pedestal system
Green roof: extensive, green roof tray system with sedum
Green roof: extensive, green roof tray system with sedum

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.

City of Bloomington
Certificate of Appropriateness for 512 S. Hawthorne Drive
March 14, 2018



East elevation



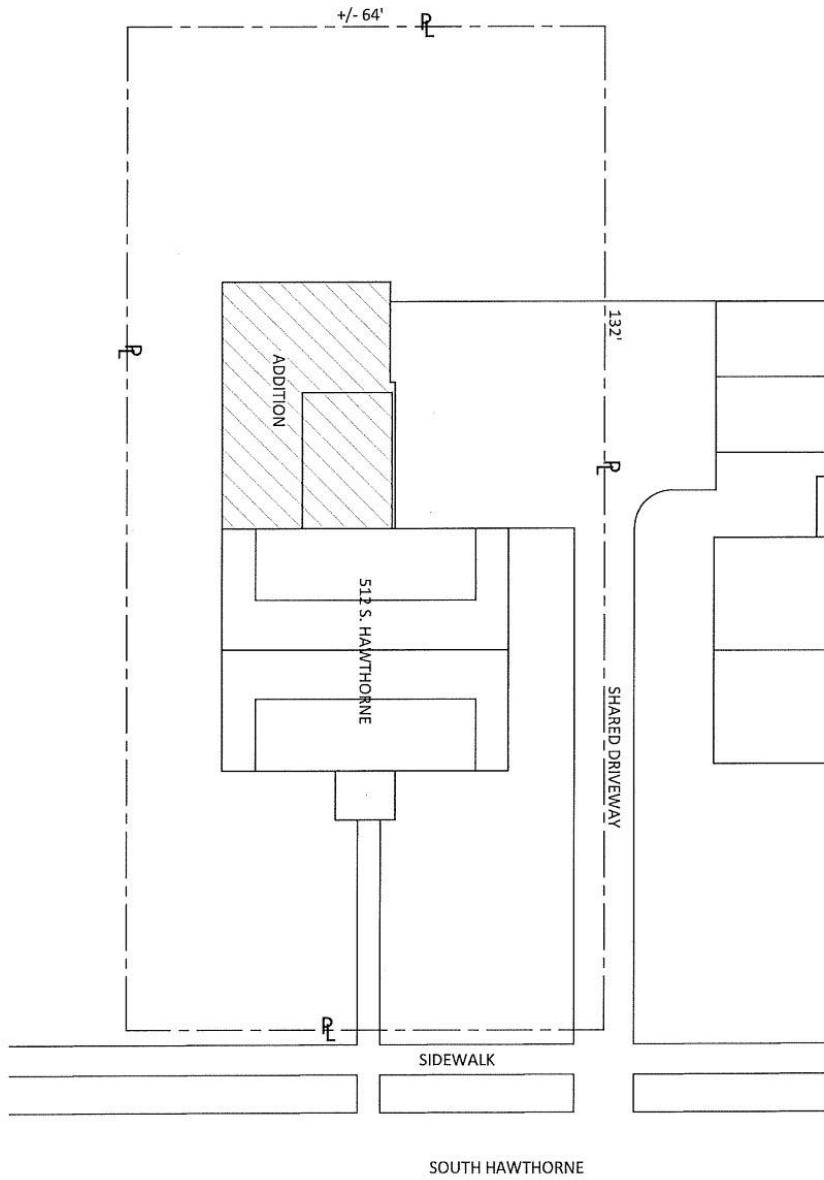
West elevation – screened porch and garage door to be replaced



South elevation



Looking south at backyard



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

1

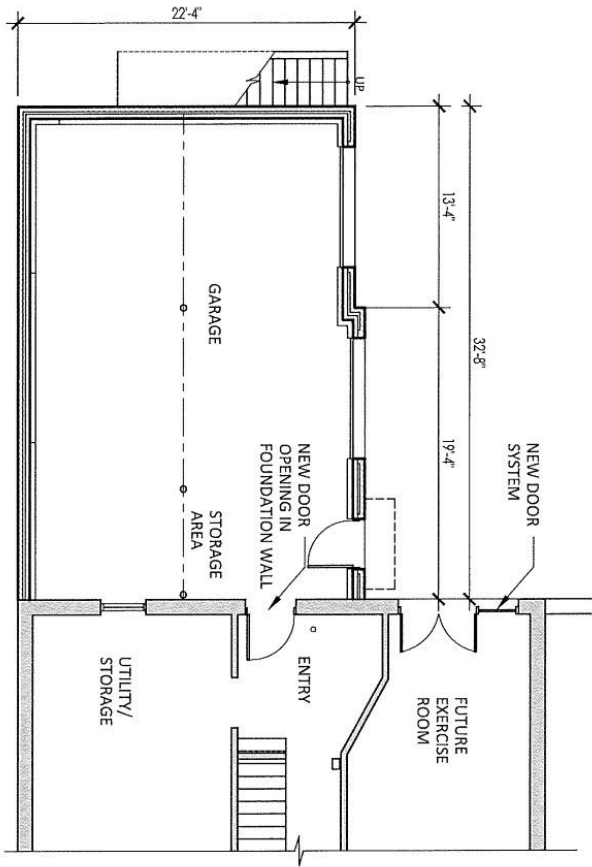
PROJECT: 148
 SITE PLANS
 CLIENT: ROSEMAN PERGHER

PROJECT ARCHITECT: J. G. ROSEMAN
 PROJECT DATE: 03.14.2018
 REVISION DATE:

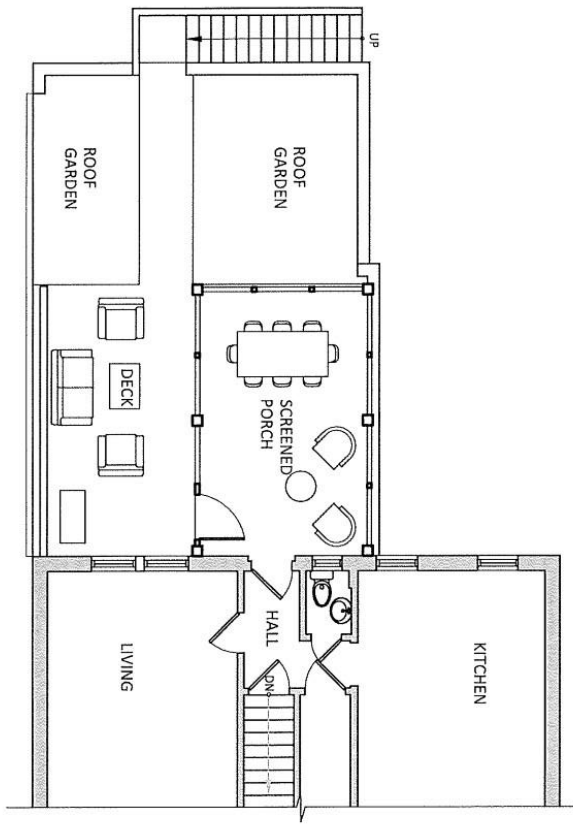
ROSEMAN PERGHER RESIDENCE
 GARAGE ADDITION

512 S. HAWTHORNE DRIVE BLOOMINGTON, IN

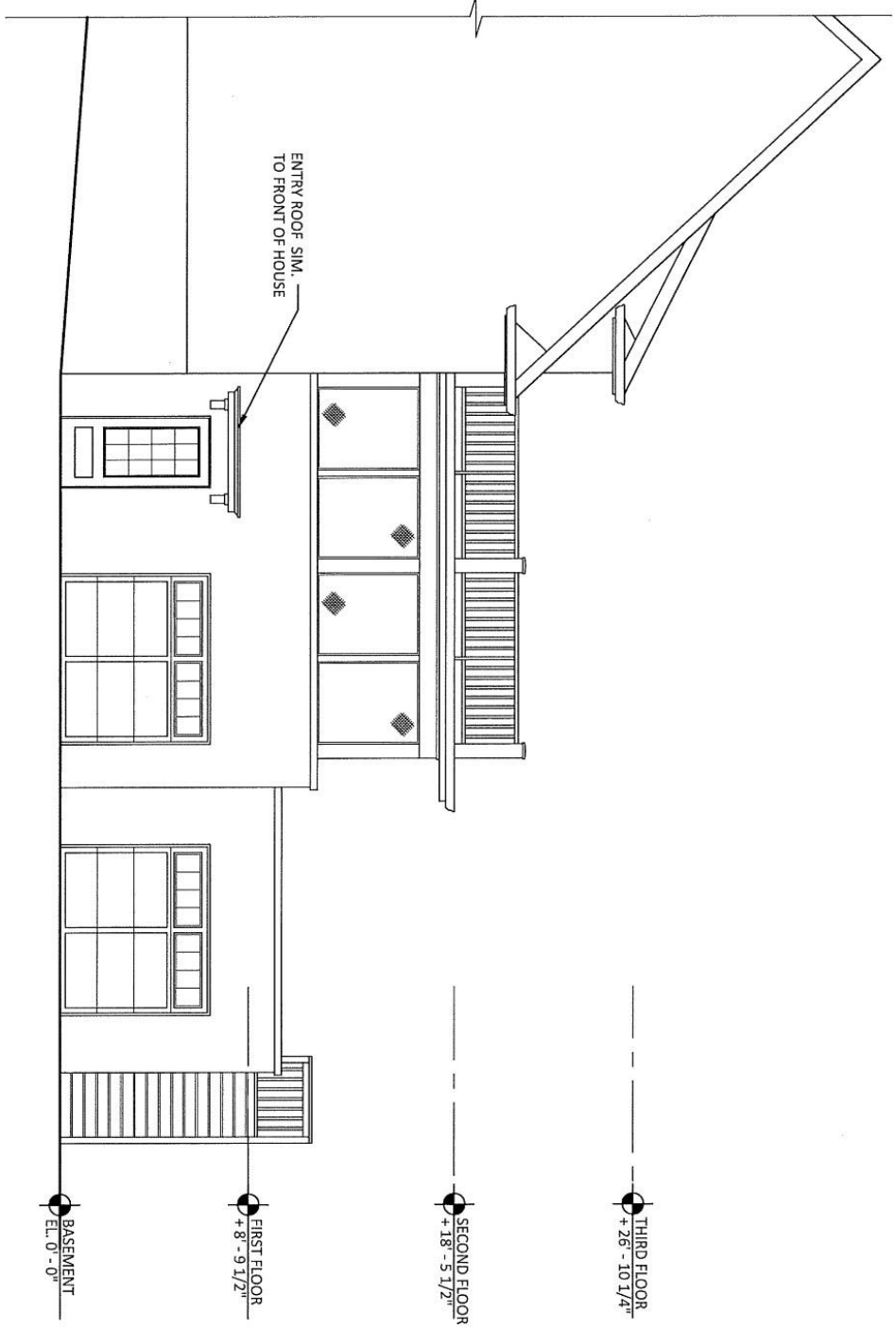
springpoint ARCHITECTS
 2920 EAST 10TH STREET
 BLOOMINGTON, INDIANA 47408
 812.318.2930
 www.springpointarchitects.com



A
 BASEMENT LEVEL
GARAGE PLAN
 SCALE: 1/8" = 1'-0"
 NORTH



B
 1ST FLOOR LEVEL
PORCH / DECK PLAN
 SCALE: 1/8" = 1'-0"
 NORTH



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

3

PROJECT NO. 17-05
 RESIDENTIAL
 03.11.2018
 PROJECT NAME
 ROSEMAN PERGHER RESIDENCE GARAGE ADDITION
 ARCHITECT
 SPRINGPOINT ARCHITECTS, PC
 2310 EAST 10TH STREET
 BLOOMINGTON, INDIANA 47408
 812.319.2930
 www.springpointarchitects.com

**ROSEMAN PERGHER RESIDENCE
 GARAGE ADDITION**

512 S. HAWTHORNE DRIVE BLOOMINGTON, IN

springpoint
 ARCHITECTS, PC
 2310 EAST 10TH STREET
 BLOOMINGTON, INDIANA 47408
 812.319.2930
 www.springpointarchitects.com



A WEST ELEVATION
 SCALE: 3/16" = 1'-0"
 NORTH

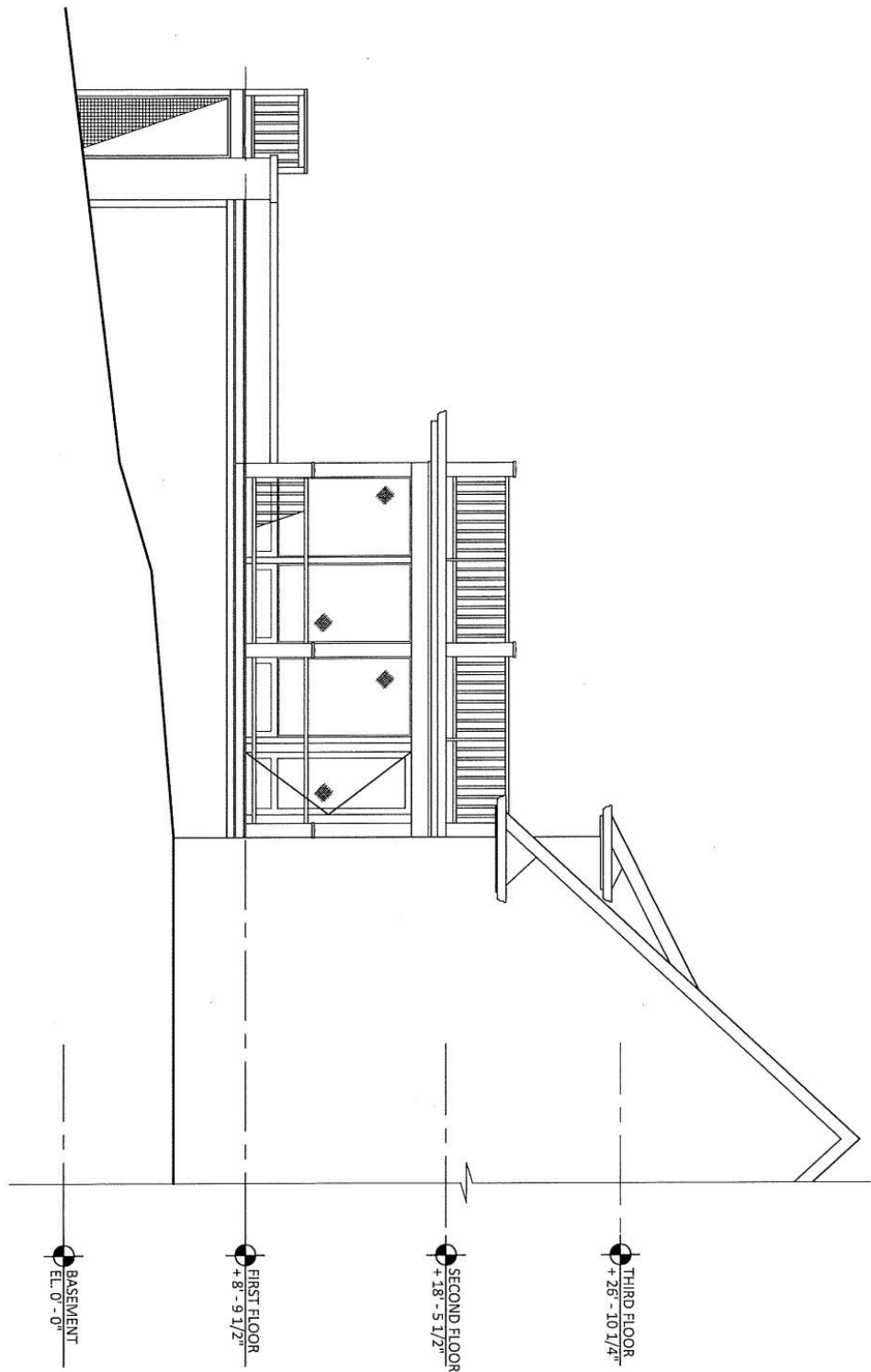
**ROSEMAN PERGHER RESIDENCE
 GARAGE ADDITION**

512 S. HAWTHORNE DRIVE BLOOMINGTON, IN

PROJECT NO. 17465
 PROJECT DATE: 03.14.2018
 DRAWING DATE:

PROJECT NO. 17465
 PROJECT DATE: 03.14.2018
 DRAWING DATE:

springpoint
 ARCHITECTS-
 2500 EAST 10TH STREET
 BLOOMINGTON, INDIANA 47408
 812.318.2930
 www.springpointarchitects.com



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

● BASEMENT EL. 0' - 0"
 ● FIRST FLOOR +8' - 9 1/2"
 ● SECOND FLOOR +18' - 5 1/2"
 ● THIRD FLOOR +26' - 10 1/4"

5

PROJECT NO. 17-85
 PROJECT NAME ROSEMAN PERGHER RESIDENCE
 ARCHITECT DATE 03.14.2018
 PROJECT ARCHITECT SPRINGPOINT ARCHITECTS

ROSEMAN PERGHER RESIDENCE
GARAGE ADDITION
 512 S. HAWTHORNE DRIVE BLOOMINGTON, IN

springpoint
 ARCHITECTS
 2210 EAST 10TH STREET
 BLOOMINGTON, INDIANA 47408
 812.318.2930
 www.springpointarchitects.com

SUMMARY

Demolition Delay 18-05

711 North Lincoln Street
Petitioner: Chad Vencel

Contributing

IHSSI #: 105-055-31094

c. 1910

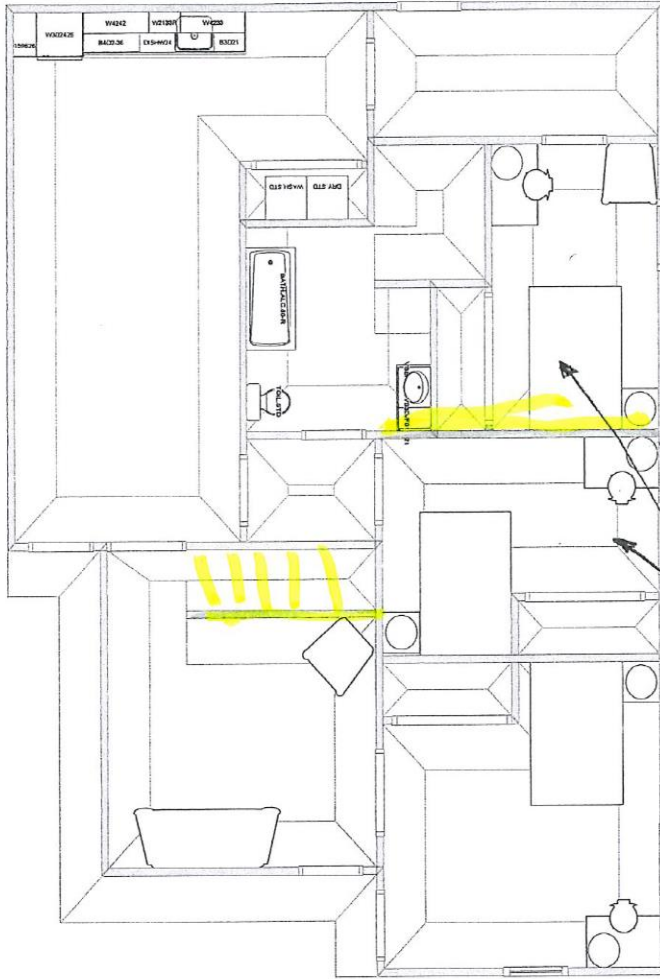


Background: The house located at 711 N. Lincoln Street is a slightly altered, pyramid roof cottage. It was constructed c. 1910 and is in excellent condition. The house is rated contributing and is zoned RM-Residential Multifamily.

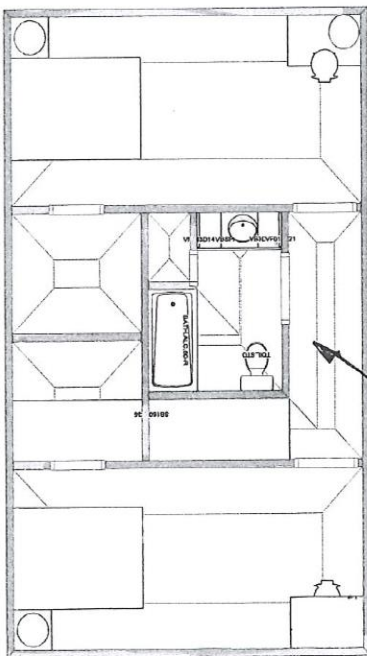
Request: Partial demolition – installation of two top-hinged roof windows on the north and west sides of the house.

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 receive the application on March 2, 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 711 N. Lincoln Street. The installation of the two roof mounted windows will be minimally invasive to the historic fabric of the building and will not be visible from the main public right of way.



498 SF
ADDING WALL TO
TUB ROOM



590 SF
ADDITION
FINISHED ATTIC

498 SF
590 SF
1098 SF TOTAL

All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.

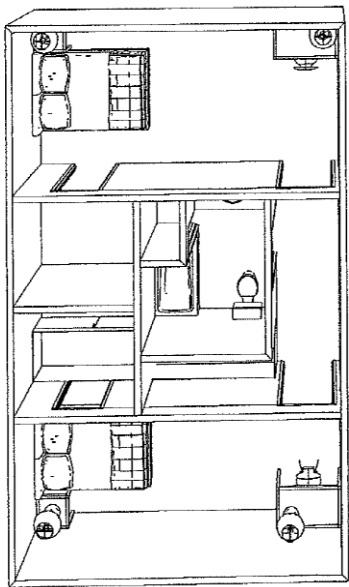
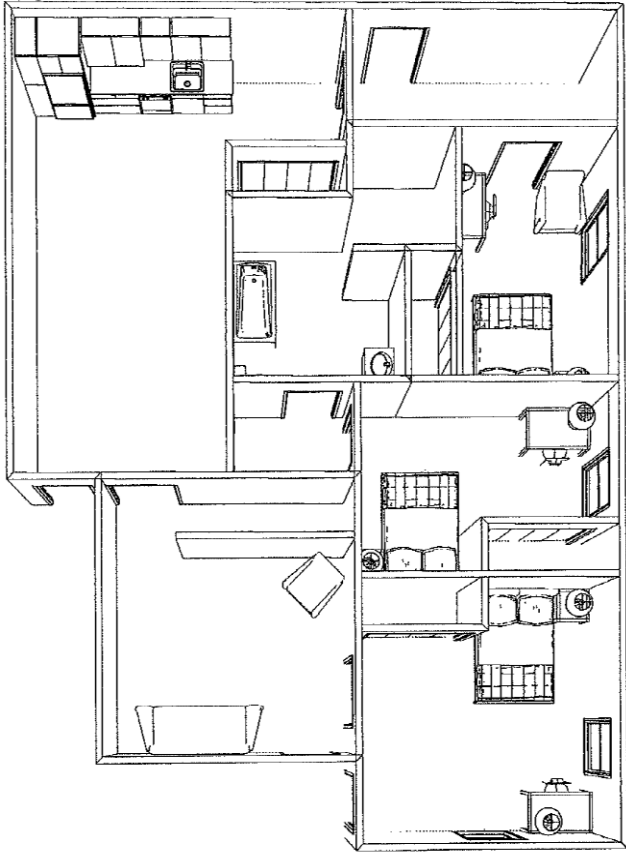
2020

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 12/28/2017
Printed: 2/15/2018

711,north.lincon.1

All (no dims) | Drawing #: 1 | No Scale.



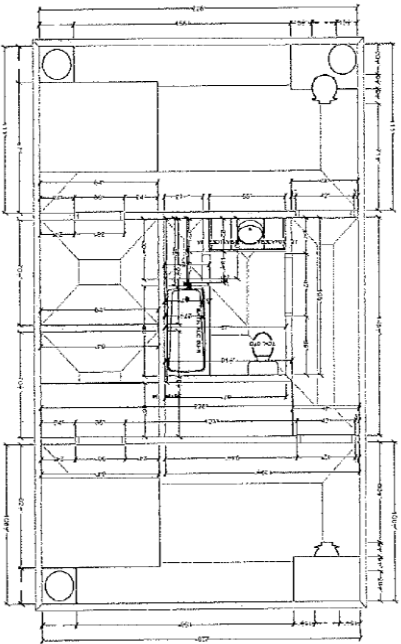
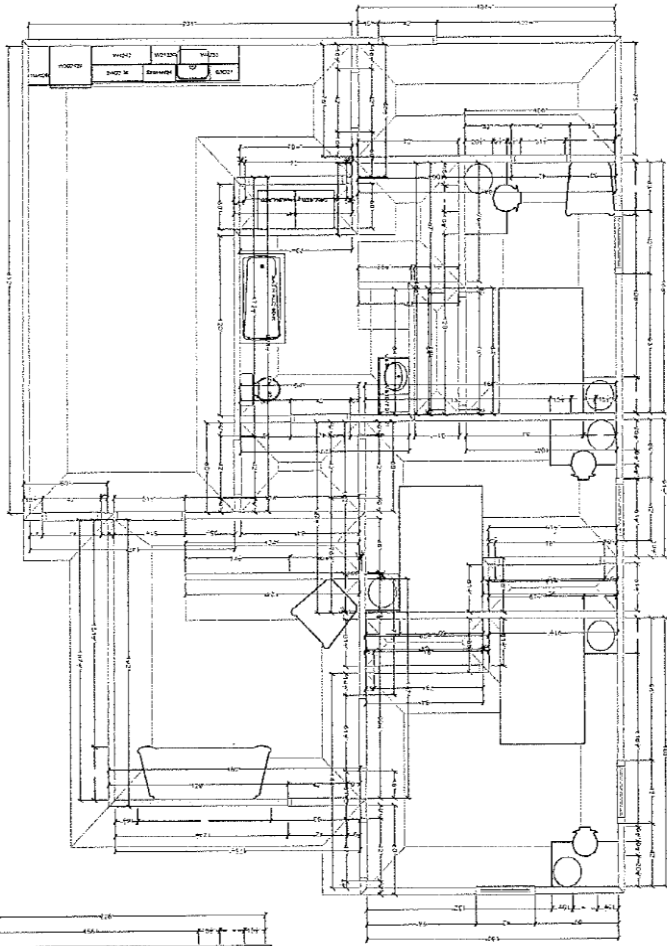
Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

Designed: 12/28/2017
 Printed: 2/15/2018

711_north.lincon.1

All (no dims) | Drawing #: 1



All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.

2020

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 12/28/2017
 Printed: 2/15/2018

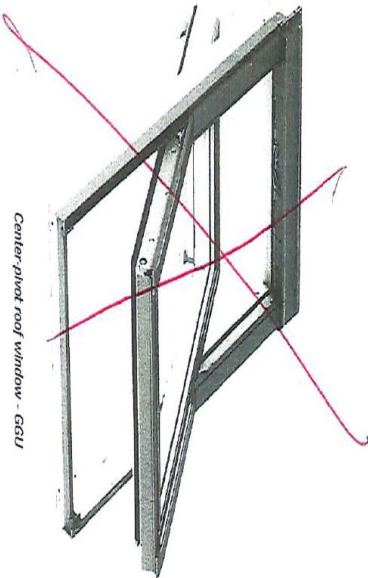
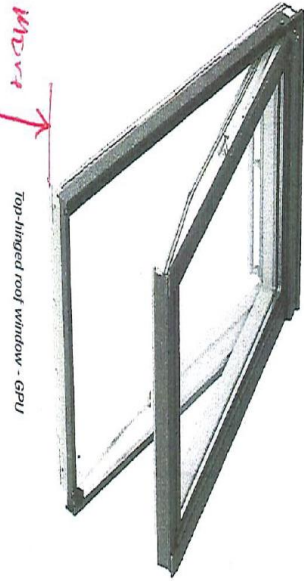
711,north.lincon.1

All

Drawing #: 1 No Scale.

Roof windows

Top-hinged roof window - GPU
 Center-pivot roof window - GPU



TAP Hinged Roof Window
 Meet egress

Benefits:

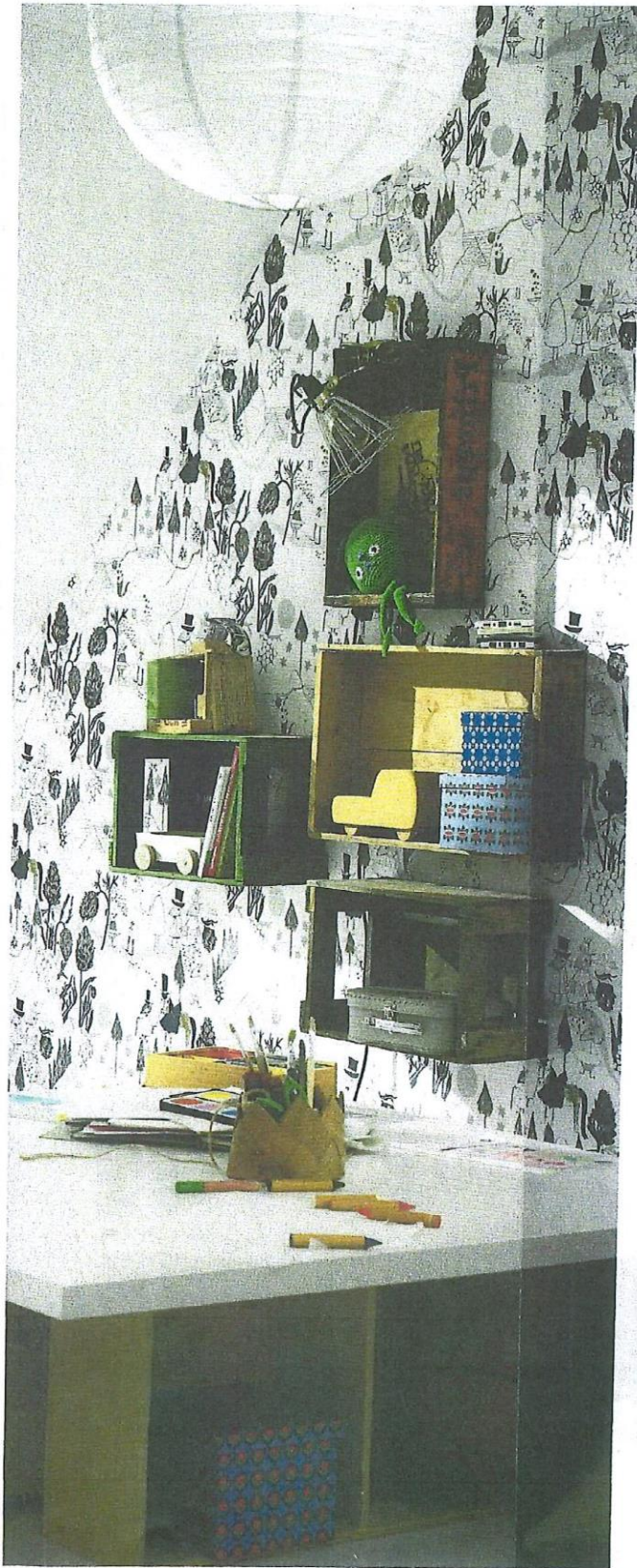
- Enjoy panoramic views while increasing your energy efficiency and natural ventilation.
- Greatly increase the amount of natural light in your rooms.
- Convenient bottom operation - the perfect choice for loft conversions with windows in easy reach.

- GPU roof windows are only available for special order.
- Easy to open and quick to close with the top control bar. (GPU only)
- Low installation allows for more flexibility and better views.

Meets Egress

Size code GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU	GPU
CK02	CK04	CK06	FK04	FK06	TK08	MK04	MK06	MK08	MK10	PK06	PK08	PK10	SK06	SK08	UK04	UK08				
22 1/4 x 31 1/8	22 1/4 x 39	22 1/4 x 46 7/8	26 1/2 x 39	26 1/2 x 46 7/8	26 7/8 x 55 1/2	31 1/4 x 39	31 1/4 x 46 7/8	31 1/2 x 55 1/2	31 1/2 x 63 1/2	37 5/8 x 46 7/8	37 5/8 x 55 1/2	37 3/4 x 63 1/2	45 1/4 x 46 7/8	45 1/4 x 55 1/2	53 1/4 x 39	53 1/4 x 55 1/2				
Rough opening (W-in. x H-in.)																				

Please reference the price list for a full description of all sizes and glass options.



GPU - Top Hinged Roof Windows



Natural ventilation with a closed window

Let fresh air into your home without having to worry about security or bad weather, even when you are away or sleeping. Pull the unique top control bar once and you will allow fresh, filtered air to enter through the ventilation flap.



White Polyurethane

Perfect for contemporary interiors and white ceilings. The polyurethane molding has no visible joints, and therefore ensures a moisture resistant finish that requires less maintenance than lacquered natural pine.



More access to the outdoors

All of our roof windows make it easier to gain access to the outdoors.









SUMMARY

Demolition Delay 18-06

711 W. 9th Street
Petitioner: Charles Reafsnyder

Contributing

IHSSI #: 105-055-26004

c. 1925



Background: The house located at 711 W. 9th Street is a contributing bungalow in good condition. It was constructed c. 1925 and is zoned RC-Residential Core.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit applications from the time it is forwarded to the Commission for review. Commission staff received the application on March 1, 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 permit for the property. Although the house certainly warrants consideration for inclusion in a larger historic district, Staff does not feel the structure warrants stand-alone designation. The house does not represent significant architectural integrity because portions of the exterior have already been altered.

SUMMARY

Demolition Delay 18-07

506 S. High Street
Petitioner: Jim Rosenbarger

Outstanding

IHSSI #: 105-055-61361

c. 1917



Background: The house located at 506 S. High Street is an unaltered dormer front bungalow in good condition. It was constructed c. 1917 and is zoned RC-Residential Core.

Request: Partial demolition – construction of an addition on the northwest corner of the house that will involve addition of a one-story addition and a door into the existing house.

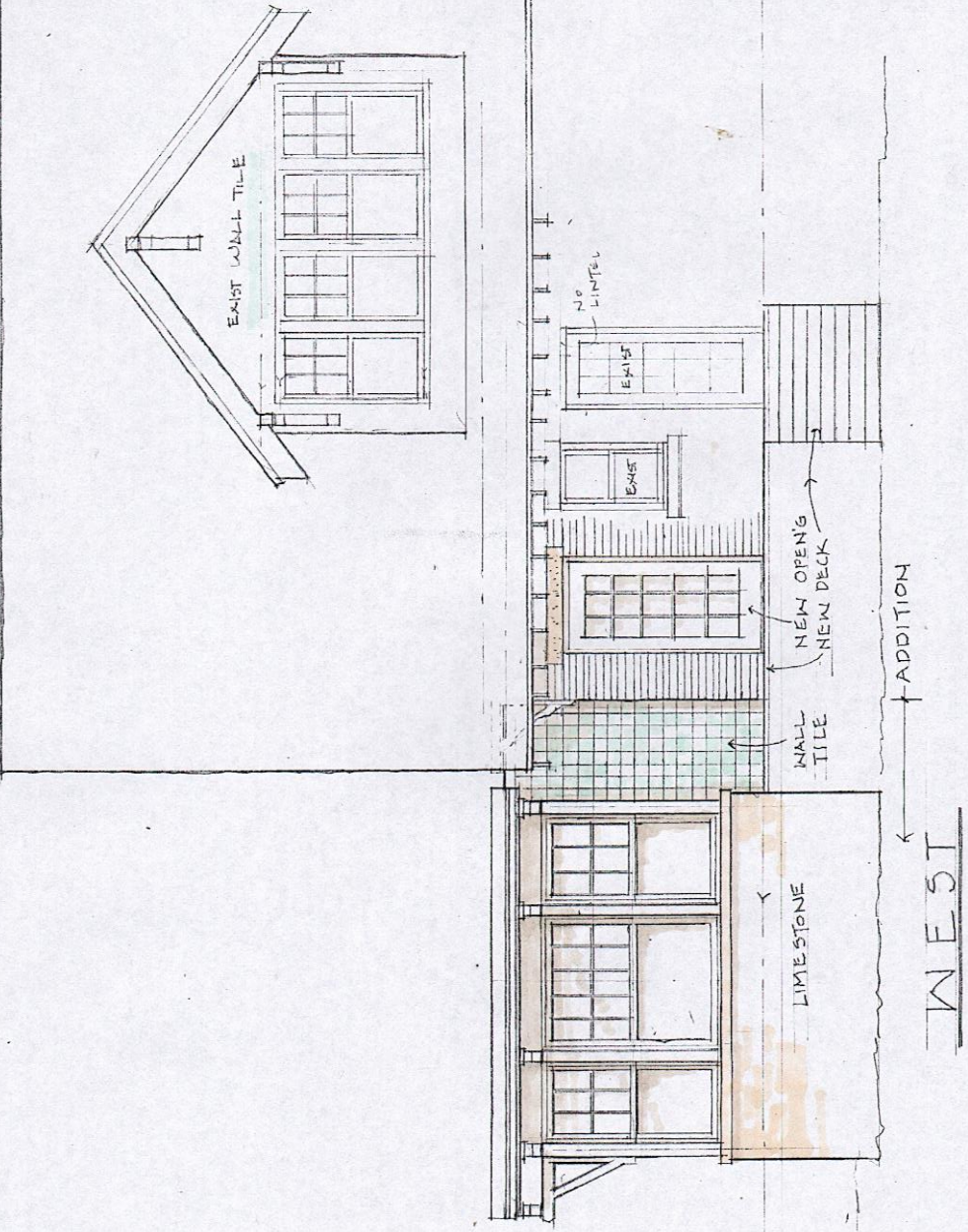
Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit applications from the time it is forwarded to the Commission for review. Commission staff received the application on March 7, 2018. The BHPC may thus employ demolition delay for 90 days from the 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.

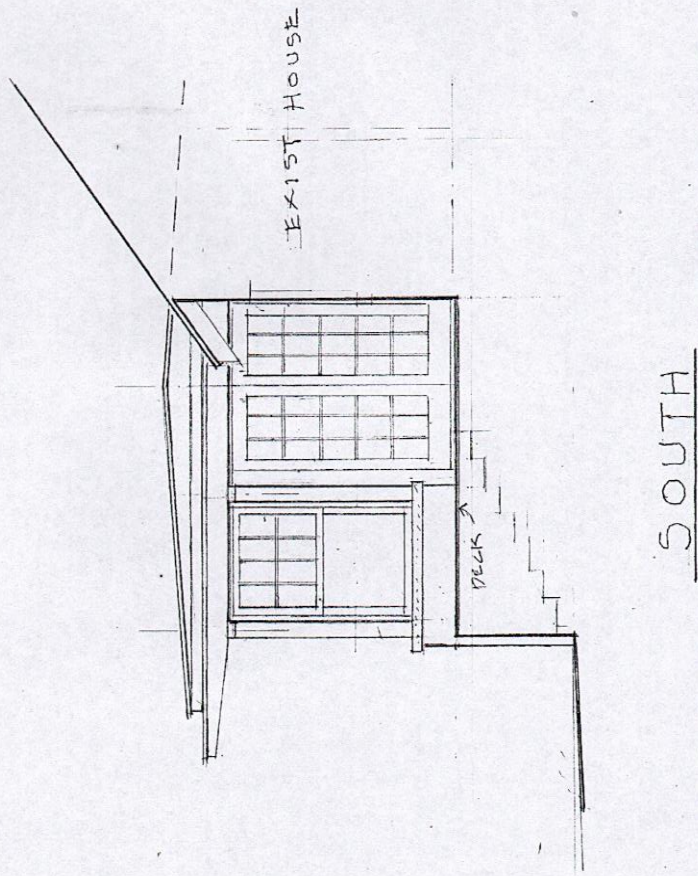
Recommendations: Staff recommends a move for local historic designation of the property at 506 S. High Street. The house warrants stand-alone designation for its association as the house of Ralph Rogers, one of Bloomington's earliest businessmen and entrepreneurs who co-founded the Bloomington Crushed Stone Company in 1908. The company was later renamed Rogers Group, Inc. and has been a Bloomington business for over 100 years. Staff feels that the proposed design of the addition will be compatible with the house if the demolition delay waiting period is released and there is not a move for designation.

32

MACKAY ADDITION
506 S. HIGH STREET
J. ROSENBERGER ARCHITECT
812-334-8932



MACKAY ADDITION
506 S. HIGH STREET
J. ROSENBERGER ARCHITECT
812-334-8932

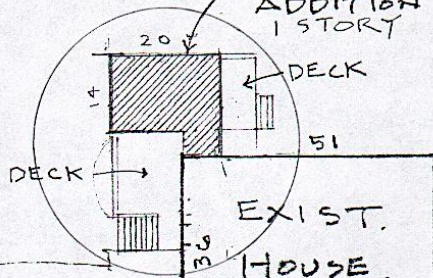


E. HUNTER AVE

150

210

PROPOSED
ADDITION
1 STORY



HIGH ST

EXIST
GARAGE

DRIVE

EXIST.
HOUSE

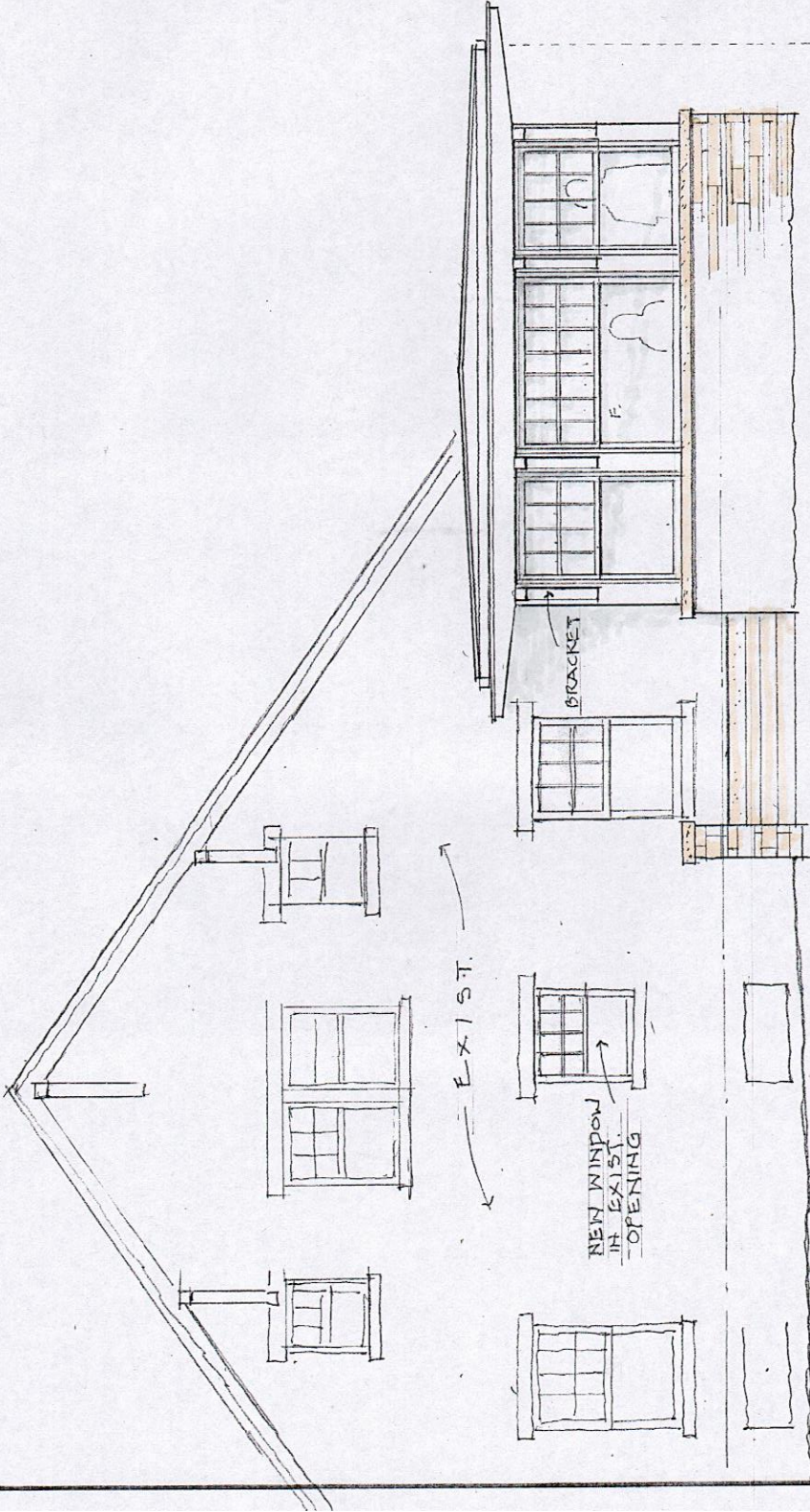
SITE
PLAN

1"=1'-0"
FROM MON.
CO. G.1.5
3-6-18



MACKAY ADDITION
506 S. HIGH STREET
J. ROSENBERGER ARCHITECT
812-334-8932

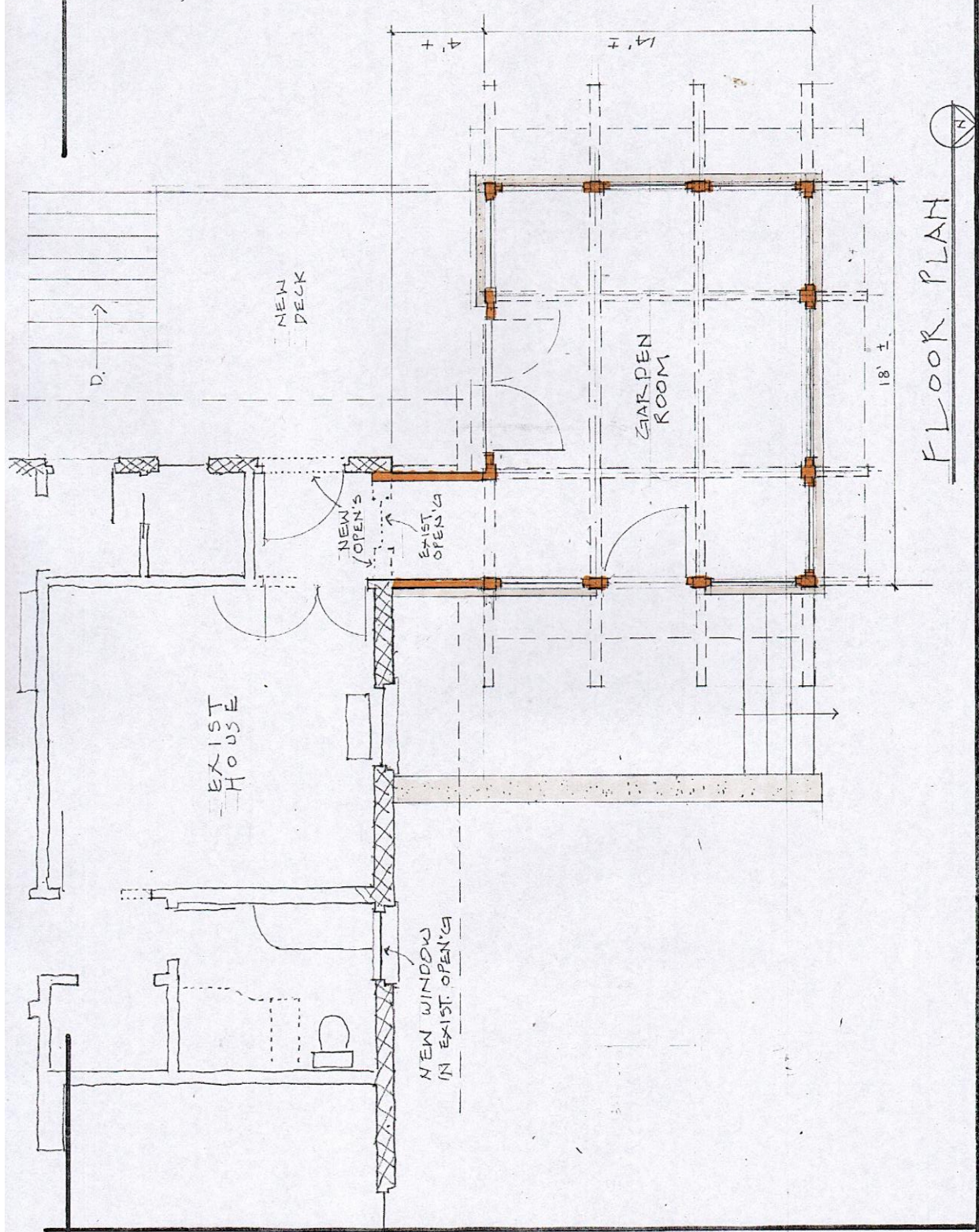
MACKAY ADDITION
506 S. HIGH STREET
J. ROSENBERGER ARCHITECT
812-334-8932



NORTH

MACKAY ADDITION
506 S. HIGH STREET
J. ROSENBERGER ARCHITECT
812-334-8932

3-14-18



FLOOR PLAN

SUMMARY

COA 18-08

605 S. Fess Street
Petitioner: Jim Miller

Notable

IHSSI #: 105-055-49008

c. 1925



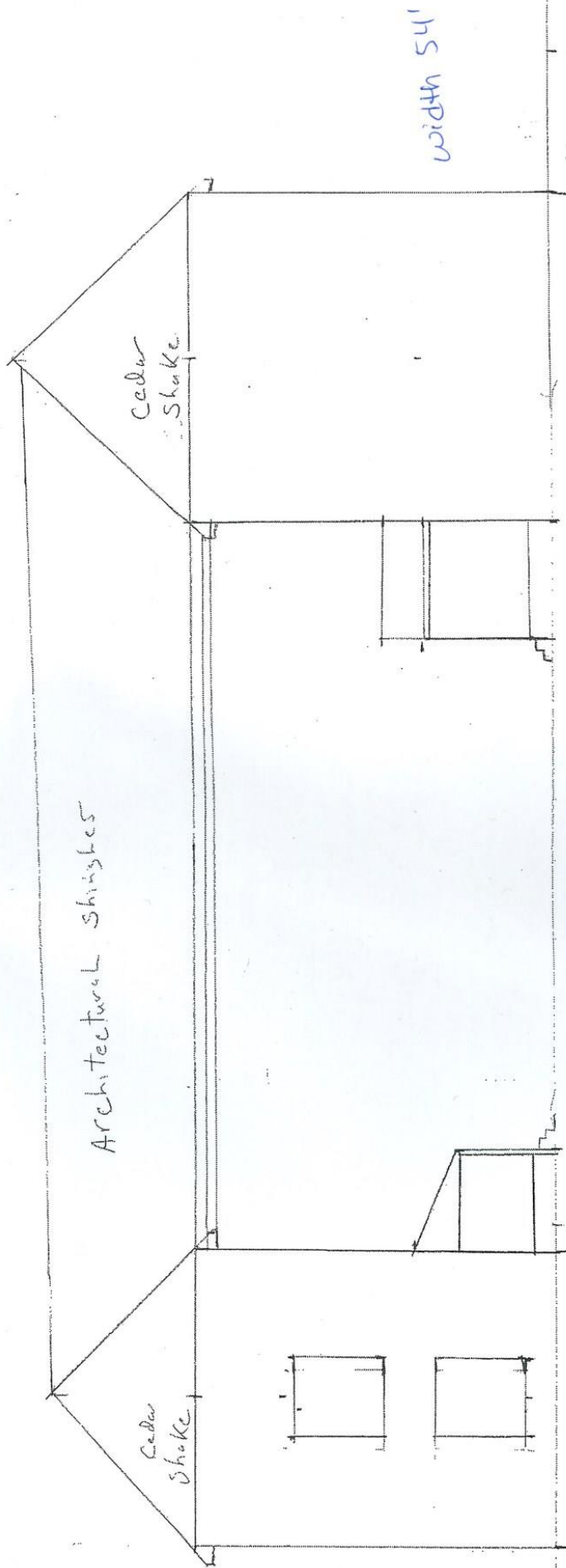
Background: The apartment complex located at 605 S. Fess Street is a notable, unaltered mission / Spanish colonial revival building that was construed c. 1925 and is in good condition. The property is zoned RH-Residential High Density.

Request: Partial demolition – construction of a pitched gabled roof.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit applications from the time it is forwarded to the Commission for review. Commission staff received the application on March 7, 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 a move for local historic designation of the property at 605 S. Fess Street. The proposed alterations to the building will dramatically alter the Spanish colonial revival appearance of the building and it will severely detract from the overall historic integrity of the structure. Staff has been in contact with representatives from the Elm Heights Neighborhood Association and they are supportive of a move for local historic designation.

PROPOSED



1/8 scale

2nd Street Elevation

605 S Fess

- 110' -

SUMMARY

Demolition Delay 18-09

717 N. Maple Street
Petitioner: Michael Kee

No attribute data found



Background: The house located at 717 N. Maple Street is a gabled-ell house that was constructed c. 1920. It is zoned RC-Residential Core.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit applications from the time it is forwarded to the Commission for review. Commission staff received the application on March 12, 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 waiting period for the property at 717 N. Maple Street. Although the property would certainly warrant inclusion in a larger district, none have been proposed at this time, and Staff does not feel the property deserves stand-alone designation.