**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**
**Showers City Hall**
**McCloskey Room**
**Thursday, January 26, 2017**
**5:00 P.M.**
**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

**A.** January 12, 2017

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA-17-03**

811 W. 3rd St.: Greater Prospect Hill
Petitioner: Springpoint Architects
Removal of non-original brick porch walls and replacing it with a historically appropriate wooden railing.

**Commission Review**

**A. COA-17-01**

**Continued from January 12, 2017**

925 E. University St.: Elm Heights
Petitioner: Matheu Architects
Request to add a second floor dormer to the front façade, replace front picture window with Marvin double-hung painted metal clad windows to match existing, and restore garage door with an overhead garage door.

**B. COA-17-02**

**Continued from January 12, 2017**

204 N. Walnut St. (Princess Theater): Courthouse Square
Petitioner: Logan Hunter
Request to remove existing awning, reinstall window grids, infill the existing doors on box office, install two wall mounted gas lanterns, and install theater curtains behind pilasters.

**C. COA-17-03**

122 S. College Ave.: Courthouse Square
Petitioner: Susan Su
Request to restore wood storefront system and remove non-historic storefront system.

**V. DEMOLITION DELAY**

**A. Demo Delay 17-01**

613 N. Lincoln St.
Petitioner: Marc Cornett
Partial demolition.

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

A. BHPC 2017 Election of Officers

**VIII. COMMISSIONERS' COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XI. 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, January 26, 2017 at 5:00 p.m. in the McCloskey Room

**Posted: January 5, 2017, 2016**

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**
**Showers City Hall**
**McCloskey Room**
**Thursday, January 12, 2017 5:00 P.M.**
**AMENDED AGENDA**

## I. CALL TO ORDER

Meeting was called to order by Chairman, John Saunders at 5:01 pm.

## II. ROLL CALL

Commissioners
Marjorie Hudgins
Jeannine Butler
Jeff Goldin
Lee Sandweiss
Marleen Newman
Sam DeSollar
Chris Sturbaum – arrived at 5:07 pm
John Saunders

Advisory
Duncan Campbell

Staff
Alison Kimmel – HAND
Doris Sims – HAND
Bethany Emenhiser – HAND
Philippa Guthrie – Legal

Guests
Nicholas Carder – Stansy & Horn IGP
Doug Bruce – Tabor/Bruce Architects
Tegan Baiocchi – GAI consultants
Anne Bono – Chamber of Commerce
Steve Wyatt - BRI
Christine Matheu – Matheu Architects
Logan Hunter – Alchemy Bar & Restaurant
Brian Chelius – Carmin Parker
Matt Ellenwood – Princess Theater
Mary Catherine Carmichael

Tariq Kahn
Dave Harstad
Eric Sandweiss
Jan Sorby
Marilyn Hartman

## III. APPROVAL OF MINUTES

A. December 8, 2016

**Jeff Goldin** made a motion to approve minutes from December 8, 2016. **Sam DeSollar** seconded. **Motion carried 7/0/0 (Yes/No/Abstain)**

Public Comments on the Moose Lodge moved to the beginning of the meeting.
**Doug Bruce** explained he wanted to receive feedback from the commission and public for plans at 201 S. College Avenue.

**Jeff Goldin** asked if they would be the same footprint. **Doug Bruce** stated that would be ideal, but he thinks they should be stepped back.

**Jeannine Butler** asked if all additions would be apartments. **Doug Bruce** explained 2 levels would be commercial and the other 2 levels would be apartments.

**Jeff Goldin** asked if any changes were going to be made to the original building. **Doug Bruce** explained he wouldn't think so, possibly new windows.

**Jeannine Butler** asked **Bethany Emenhiser** if there was a designation of the building. **Bethany Emenhiser** stated it would come through as a demolition delay case. The building is not necessarily a popular style, but it is unique to Bloomington.

**Sam DeSollar** commented this building is going to require an incredibly sensitive design for the addition so that it does not over-power and relates to the building.

**Chris Sturbaum** stated he isn't sure the building is ready for anything on top of it, let's wait for a design and see.

## IV. CERTIFICATES OF APPROPRIATENESS

**Staff Review**
**A. COA-16-77**
510 S. Hawthorne Dr.: Elm Heights
Petitioner: Stephanie Biehn
Removal of two intrusive trees on either side of the house that have potential to impact the primary structure.

**Bethany Emenhiser** gave presentation. See packet for details.

**B. COA-16-78**
1005 E. Hunter Ave.: Elm Heights
Petitioner: Robert and Jody Wintsch

Removal of two non-native trees.

**Bethany Emenhiser** gave presentation. See packet for details.

**C. COA-16-79**
635 S. Woodlawn Ave.: Elm Heights
Petitioner: Max Kennerk- Jefferson Electric
Installation of 30 Panasonic HIT 325 flush mounted, matte finish solar panels on west roof pitch.

**Bethany Emenhiser** gave presentation. See packet for details.

**Commission Review**
**A. COA-17-01**
925 E. University St.: Elm Heights
Petitioner: Matheu Architects
Request to add a second floor dormer to the front façade, replace front picture window with Marvin double-hung painted metal clad windows to match existing, and restore garage door with an overhead garage door.

**Bethany Emenhiser** gave presentation. See packet for details.

**Christine Matheu** commented that the house has no specific type because it has characteristics of multiple styles. She stated that the picture window should be replaced by double hung windows since the rest of the windows are double hung. The dormer is made to add light and fresh air to the second floor. She stated that she did look into small dormers, but they did would not provide the light and airflow to the center of the second floor.

**Chris Sturbaum** asked if there is overhang on the dormer. **Christine Matheu** stated there is no overhang, it is aligned with the front stone wall.

**Marjorie Hudgins** asked if it was possible to put the dormer on the back of the house. **Christine Matheu** stated there is already one on the back of the house.

**Lee Sandweiss** asked what room is going to be upstairs where the dormer is. **Christine Matheu** said it has plans to be a study and possibly a room for a care-giver.

**Marlene Newman** asked if a shed dormer was considered. **Christine Matheu** explained the house would look odd from the side since there is already a shed dormer on the back of the house. **Marlene Newman** asked if the pitch of the dormer could be reduced. **Christine Matheu** stated it would be odd to not have the same pitch as the rest of the roof.

**Sam DeSollar** asked if the vent at the top is going to be whole-house fan. **Christine Matheu** stated there are already vents on the sides. Sam also suggested a shed dormer. **Sam DeSollar** asked what the new garage door would be. **Christine Matheu** stated it would be a paneled garage door.

**Chris Sturbaum** stated the dormer should be moved up and recessed to scale down the size. **Christine Matheu** stated that would create a 5 foot sill and create a window that the owners cannot look out of.

**Marjorie Hudgins** commented four windows on the dormer seems overwhelming.

**Jeannine Butler** commented there are multiple items to look at on this house. The door needs to be like the original. She does not like the casement windows, they take away from the house. She is not a fan of the dormer.

**Jeff Goldin** commented the dormer is overwhelming. He is okay with replacing the picture window and the replacement of the garage and front doors are okay with him.

**Lee Sandweiss** stated she was okay with the dormer, but does agree it should be set back.

**Marlene Newman** stated she would take the four panels off the top of the dormer.

**Sam DeSollar** stated this house is odd in the way that the Elm Heights guidelines were not specifically written for a home like this, therefore it is hard to apply them. He appreciates the architect trying to clean this house up.

**Duncan Campbell** commented he understands why the conversation has gone its path. The neighborhood guidelines need to be considered, not what the commission likes and doesn't like.

**Chris Sturbaum** commented he liked the flexibility of design this house offers.

**Bethany Emenhiser** suggested tabling this decision until the next meeting so the architect can re-design the drawing.

**Mary Catherine-Carmichael** stated she lives adjacent to this house and is in strong favor of adding a dormer. She knew the man who built the house well and he built it based on what he liked, not after a specific style of home, which is why the house looks the way it does. She is in favor of changing the front door, the picture window, and garage door. The changes will be improvements for the neighborhood. The house has always been out of place with the rest of the neighborhood.

**Nicholas Carder** commented the integrity of the commission is important to everyone. Adding additions to homes or replacing items because they are different is not a reason to change it. These homes are unique to Bloomington.

**Marlene Newman** commented changes can be made as long as they can be restored to their original state or removed.

**Chris Sturbaum** made a motion to table the decision until the next meeting. **Marjorie Hudgins** seconded. **Motion carried 7/1/0 (Yes/No/Abstain)**

**B. COA-17-02**
204 N. Walnut St. (Princess Theater): Courthouse Square
Petitioner: Logan Hunter
Request to remove existing awning, reinstall window grids, infill the existing doors on box office, install two wall mounted gas lanterns, and install theater curtains behind pilasters.

**Bethany Emenhiser** gave presentation. See packet for details.

**Matt Ellenwood** commented they met with BRI and walked through plans for the theater. He commented they are not proposing gas lanterns, they want to use an oil based lantern. They are

waiting for the approval from the fire marshal. The building would have minimal signage and would be an upscale restaurant/bar. The front of the building would have no signage added. He commented they would like lighting to be added to the vestibule. Concrete would be poured to taper onto the sidewalk and a railing installed for outdoor seating; details would need to be finalized with planning.

**Bethany Emenhiser** commented the reason BRI is involved is because BRI has an easement on the façade.

**Duncan Campbell** commented that to his understanding BRI owned the front facade of the building. An agreement for plans would need to be made before anything was submitted to planning. He commented they would need to be advised from counsel.

**Jeannine Butler** commented she was confused why the commission is reviewing it if BRI owns it.

**Philippa Guthrie** commented BRI doesn't own it, they own rights to the façade.

**Sam DeSollar** commented to pay attention to what floor material is being used and be very careful when attaching anything to the terra cotta.

**Jeff Goldin** made a motion to table until next meeting. **Sam DeSollar** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

**V. DEMOLITION DELAY**

**VI. NEW BUSINESS**

**A.** BHPC 2017 Election of Officers

A nominating committee was put together. The committee consists of John Saunders, Marlene Newman, and Sam DeSollar.

**B.** Matlock Heights Conservation District vote results

The vote was tallied by Bethany Emenhiser and Philippa Guthrie. A majority was needed to oppose the elevation of the conservation district. 71% of property owners voted. 53 voted "No" and 27 voted "Yes." They needed 57 votes "No" to stay conservation. Matlock Heights will become full historic on February 20, 2017.

**C.** Local Historic Designation Public Hearing: 1033 S. Ballantine Rd.

**Bethany Emenhiser** gave presentation. See packet for details.

**Eric Sandweiss** commented the house should be seen as a prime example or model of the time period. He would like to see the integrity of the home kept.

**Sam DeSollar** asked how locally designating the house would protect the house overall.

**Lee Sandweiss** commented it has a double lot, it is on a dead end street, and it is a 20 minute walk from campus. It is prime real estate for the house to be replaced with something bigger for students.

**Chris Sturbaum** commented he is thrilled when people offer their homes for local designation. It allows people to enjoy it in the future.

**Chris Sturbaum** made a motion to recommend local historic designation of 1033 S. Ballantine Rd. to the Common Council and forward on the Staff report and map included in the packet. **Jeff Goldin** seconded. **Motion carried 7/0/0 (Yes/No/Abstain)**

**D.** Consulting Grant – 204 N. Walnut St. Princess Theater

**Chris Sturbaum** made a motion to approve consulting grant. **Jeff Goldin** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

## VII. OLD BUSINESS

**A.** Historic Resurvey Bid Review

**Steve Wyatt** gave presentation. Steve spoke of BRI's background and credentials. He explained the timeline and methodology of the project.

**Marjorie Hudgins** asked if Nancy Hiestand's role would be paid or voluntary and how that would affect the budget. **Steve Wyatt** commented she offered to do it voluntarily but he thinks she needs to be paid for her work.

**Chris Sturbaum** asked what other people would be on foot working on the project. **Steve Wyatt** commented the majority of the work would be himself, with the help of Nancy Hiestand.

**Jeannine Butler** asked how Steve was going to have time to do the project when he has a full time job with BRI. **Steve Wyatt** explained he was employed part-time, therefore he has time in his schedule.

**Sam DeSollar** asked **Steve Wyatt** to explain his methodology. **Steve Wyatt** commented the methodology was fairly straight forward and "cookie-cutter" as long as there is knowledge of house characteristics and styles.

**John Saunders** asked how many homes would be looked at. **Steve Wyatt** stated he did not know for sure. The list submitted included county homes as well which was around 6,000 homes.

**Tegan Baiocchi** introduced herself as the project architectural historian for GAI and the Indiana liaison. She spoke of GAI's background and credentials. Tegan explained GAI's methodology including the fieldwork, desktop work, and timeline.

**Jeff Goldin** asked if she would visit each property live. **Tegan Baiocchi** explained she would not. A lot of the properties would have a preliminary assessment on desktop, some homes would require a windshield survey, and some would be on looked at on foot.

**John Saunders** asked if the time frame would be one year. **Tegan Baiocchi** stated yes.

Both parties for BRI and GAI left the room for public comments and deliberation.

**Jan Sorby** introduced herself as a board member of BRI. She stated her opinion why BRI would be the most qualified group to do the resurvey. She reiterated the idea that having a local group complete the resurvey would be beneficial because they are familiar with the properties.

**Marilyn Hartman** asked if property owners would be notified if the status of their property changes during the resurvey. She also wanted to thank the commission and contributing parties for their time already put in for this resurvey.

**Brian Chelius** also thanked the commission and contributing parties for their time.

**Dave Harstad** commented on the difference between the data collection and policy making part of the project. There has been a concern from the public about who we hire to do the project. Both parties are qualified, the low bid does matter as tax payers. He stated that for some reason people think that outsiders can do a better job than a local group can and he did not see that thought process for this project. He could not think of a better group than BRI to complete the project.

**Jeannine** and **Jeff Goldin** stated they were disappointed with both presentations. Each party seemed unprepared.

**Chris Sturbaum** stated he has confidence in Steve to complete the project thoroughly.

**Lee Sandweiss** stated she had always thought of BRI as a serious contender when reviewing the proposals.

**Sam DeSollar** stated he thinks both parties are qualified. They will both be looking at state mandated criteria, not creating it.

**John Saunders** stated he would prefer BRI.

**Chris Sturbaum** made a motion to approve BRI as the consultant. **Lee Sandweiss** seconded. **Motion carried 4/1/3 (Yes/No/Abstain)**

## VIII. COMMISSIONERS' COMMENTS

**NONE**

## XI. PUBLIC COMMENTS

**NONE**

## X. ANNOUNCEMENTS

**NONE**

## XI. ADJOURNMENT

Meeting was adjourned by John Saunders at 7:37 pm.

**STAFF ISSUED PERMITS REPORT** **January 26, 2017**

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**Certificates of Appropriateness: Staff Review**

**A. COA-17-03**
811 W. 3rd St.: Greater Prospect Hill
Petitioner: Stephanie Biehn
Contributing, c. 1900, Pyramidal roof cottage
Removal of non-original brick porch walls and replacing it with a historically appropriate wooden railing.

**SUMMARY**

Request to add a second floor dormer to the front façade, replace front picture window with Marvin double-hung painted metal clad windows to match existing, and restore garage door with an overhead garage door.

**COA-17-01**

925 E. University St.: Elm Heights
Petitioner: Matheu Architects

**Contributing** **105-055-51264** **House;** Ranch, c. 1950

**New drawings submitted and attached to this report. New comments submitted by Staff and included below.**

The proposed drawings show the removal of the original fixed shutters, which are a character defining feature of this era of house. Per the Elm Heights Design Guidelines, "Removal of any window or door or its unique features outlined above and visible from the public right-of-way."

Three options were submitted for a revised plan of the proposed second story dormer.

-Option A is a scaled down version of the originally proposed dormer. The roof bridge extends from the existing roof ridge, providing a steeply high pitched roof. It uses board and batten to match the recessed porch material and has a vent to match the gable end vents in the

original house. It has a band of four double-hung windows.
-Option B is shed roof with board and batten to match the recessed porch material. It has a band of four double-hung windows.
-Option C is gabled roof dormer that expands the whole width of the recessed porch. The pitch of the gabled roof is low-pitched. The material is board and batten to match the recessed porch material. It has a band of four double-hung windows.

Per the Elm Heights Design Guidelines, "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." Per the Elm Heights design guidelines and the Secretary of Interior Standards, the second story addition is not a recommended treatment and will diminish the historic character of this style of house.

This house is a mid-century small house that blends the post-WWII minimal traditional style and ranch style. Character defining features of these styles and this house include minimal architectural details, varied or asymmetrical window placement and type, rarely without dormers, a large picture window, and recessed entry. The character defining features that make this a contributing house are the large picture window, roof without dormers, recessed entry, mix of window type, and fixed shutters. This petition is proposing removing four of those character defining features. Staff is not supportive of the picture window removal, shutter removal or the second story dormer and feels it will no longer be a contributing resource.

**Background**
This is a c. 1950, slightly altered Ranch house in good condition. It is zoned Residential Core (RC) and is a single family home. This property had the garage entrance changed under COA-38-15. The property is located in the Elm Heights historic district.

**Request**
This is a request to add a second floor dormer to the front fa9ade, replace front picture window with Marvin double-hung painted metal clad windows to match existing, install a new front door and restore garage door with an overhead garage door.

**Applicable Design Guidelines or Standards Sections**
Secretary of Interior Standards for Rehabilitation:

> Standard 2: "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."
>
> Standard 5: "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved."
>
> Standard 9: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size,

scale, and architectural features to protect the historic integrity of the property and its environment."

Elm Heights Historic District Design Guidelines: Section 4.5 Windows and Doors

II. Restoration, replacement, or **installation of new windows or doors** and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.

- Replace missing elements based on accurate documentation of the original.
- **Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.**
- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
- **Inappropriate treatments of windows and doors**, particularly in the primary facades, include:
  a) creation of new window or door openings
  **b) changes in the scale or proportion of existing openings**
  **c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors**
  **d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.**
- Install shutters only when they are appropriate to the building style and are supported by evidence of previous existence. Proportion the shutters so they give the appearance of being able to cover the window openings, even though they may be fixed in place.
- Install awnings of canvas or another compatible material. Fiberglass or plastic should generally be avoided; however, metal may be appropriate on some later-era homes.

-Section 5.1: Additions and New Construction

II. Construction of additions.

- **Locate additions so as not to obscure the primary facade 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 building 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

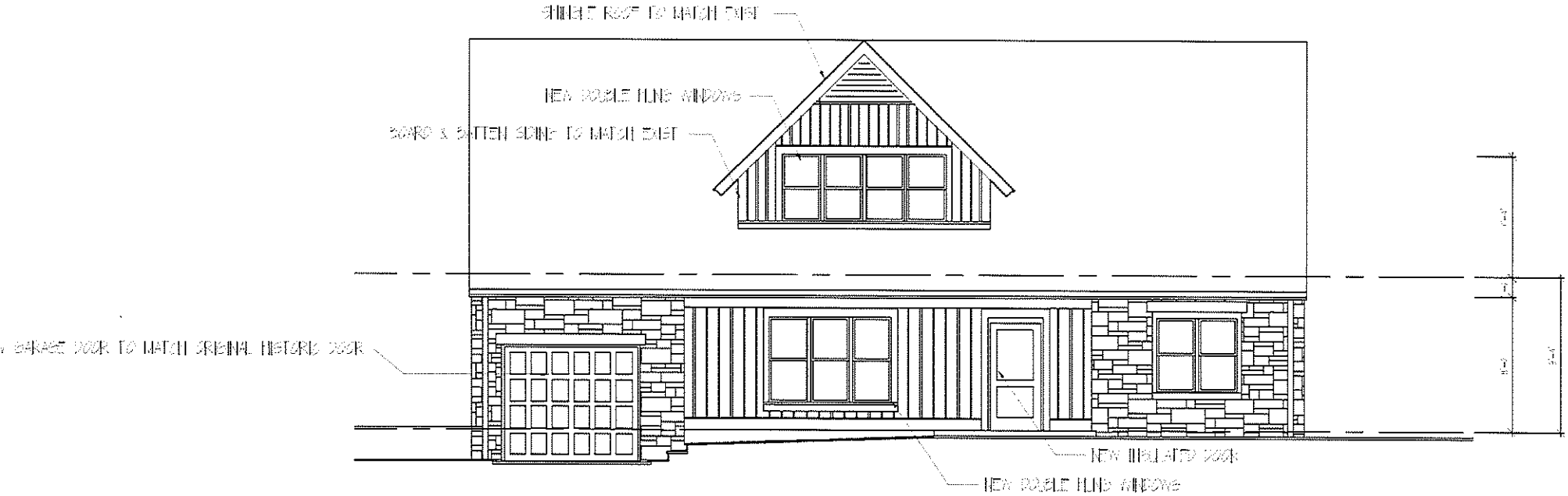
-Section 5.3: Garages and Service Buildings

II. Changes to, or construction of, garages or service buildings.

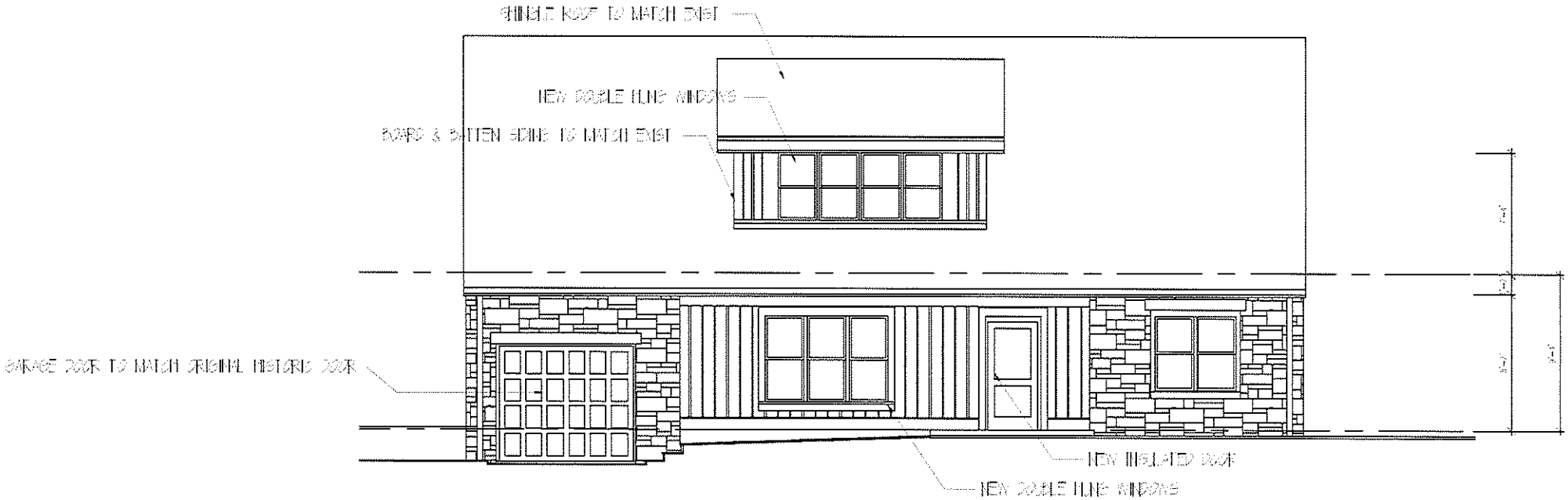
**Recommendation**

Per the Elm Heights design guidelines, the change to the garage in restoring the opening to a functional garage is appropriate. The picture window removal and installation of double-hung windows is a change "in the scale or proportion of existing openings," which is an inappropriate treatment of windows to the primary facade per the Elm Heights design guidelines. The front door, as shown in the drawing, is not consistent with the style of this house. Per the Elm Heights design guidelines and the Secretary of Interior Standards, the second story addition is not a recommended treatment and will diminish the historic character of this style of house.

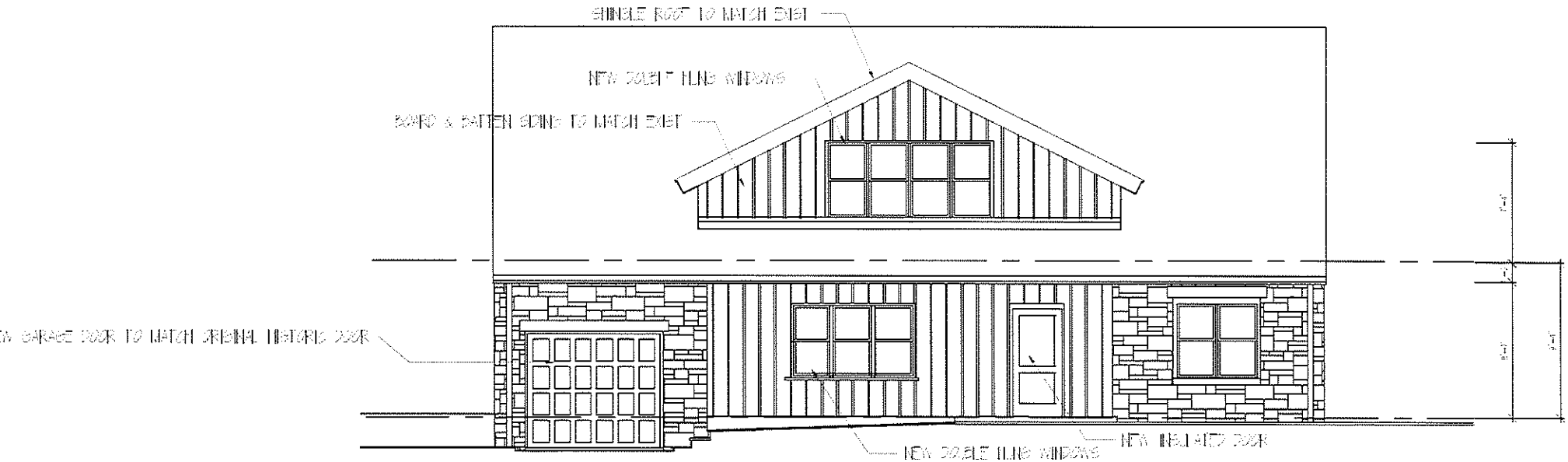
This property just came onto the survey as contributing in the 2015 survey as a c.1950, ranch. Although it doesn't fit the Elm Heights period of significance, it is a good example of the continuing timeline of the neighborhood and of a 1950s ranch style house. The proposed changes will so significantly alter the character that it will no longer be contributing. Staff is supportive of the garage door. The front door is already a replacement, but the drawings show a front door that would not follow the characteristics of the house. Staff is not supportive of the second story Chalet style addition. Something more appropriate to the era would be Cape Cod windows to give a more Minimal Traditional feel, rather than try and imitate another era.




1 SOUTH ELEVATION - OPTION A
SCALE 1/4" = 1'-0"




1 SOUTH ELEVATION OPTION B
SCALE 1/4" = 1'-0"




1 SOUTH ELEVATION - OPTION 2
SCALE 1/4" = 1'-0"

**APPLICATION FORM**
**CERTIFICATE OF APPROPRIATENESS**

**Case Number:** COA-17-01

**Date Filed:** 12/29/16

**Scheduled for Hearing:** 1/12/17

RECEIVED
DEC 29 2016
BY: BME

**********

**Address of Historic Property:** 925 E. University Street, Bloomington, IN

**Petitioner's Name:** Matheu Architects, PC

**Petitioner's Address:** 205 N. College Ave., Bloomington, IN 47404

**Phone Number/e-mail:** cmatheu@cmatheuarchitect.com

**Owner's Name:** Maurice & Camille Garnier

**Owner's Address:** 820 S. Park Ave., Bloomington, IN 47401

**Phone Number/e-mail:** 812-339-7888

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. Reference attached Plot Plan Seminary Lot L99 015-29940-00

2. A description of the nature of the proposed modifications or new construction:
1. Addition of a second floor dormer to provide natural south light and fresh air to the second floor;
2. Change first floor fixed picture window to operable windows to provide fresh air to the first floor.

3. A description of the materials used.
1. Windows: Marvin double-hung painted metal clad wood windows to match style of existing windows;
2. Roofing: Asphalt shingle roofing to match existing roofing;
3. Siding and Trim: Hardi plank or similar to match siding on north side of house.

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.

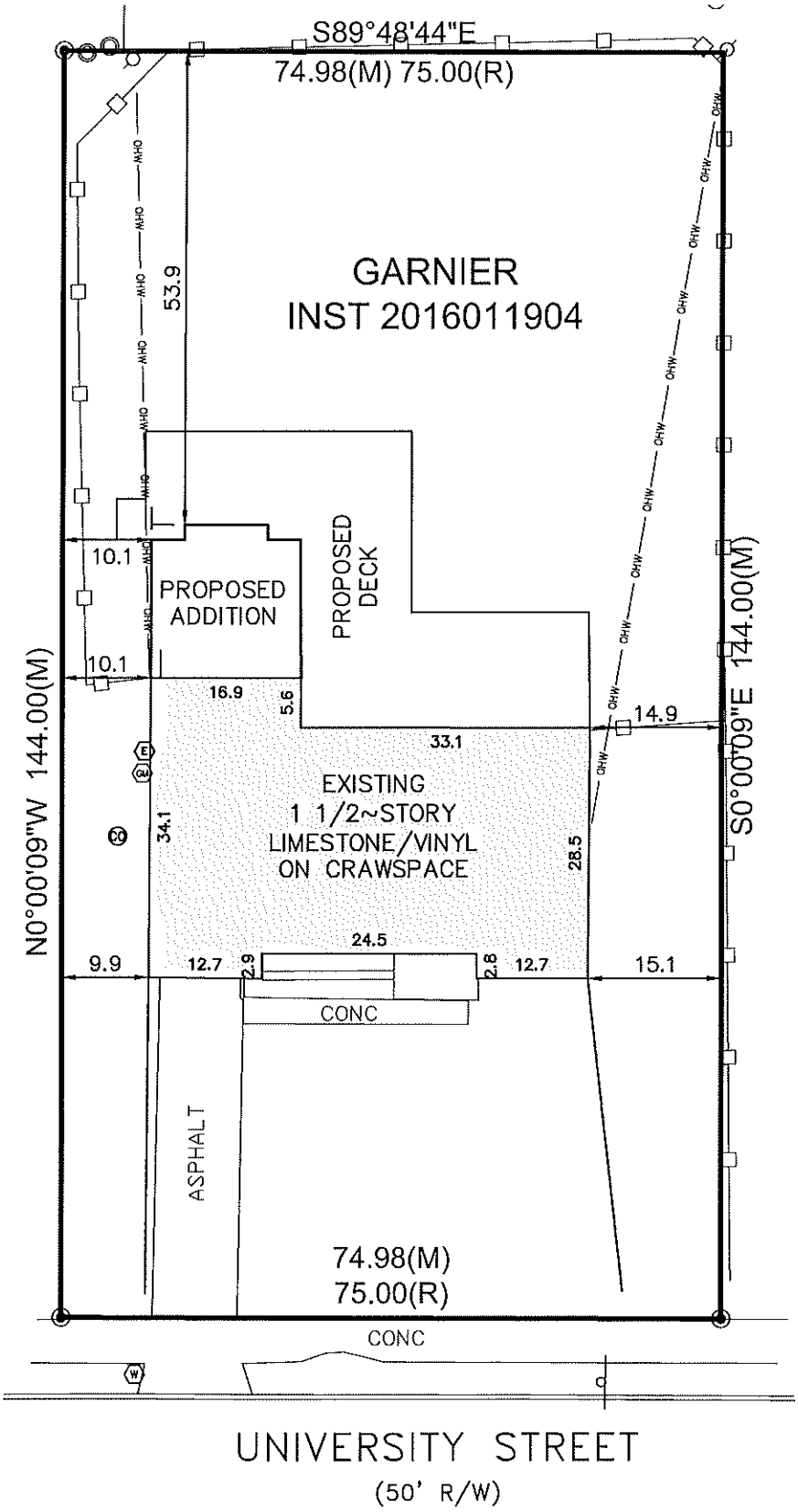
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

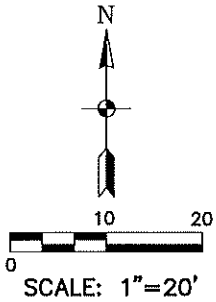
**********

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.

# PLOT PLAN

925 E UNIVERSITY ST
BLOOMINGTON, INDIANA

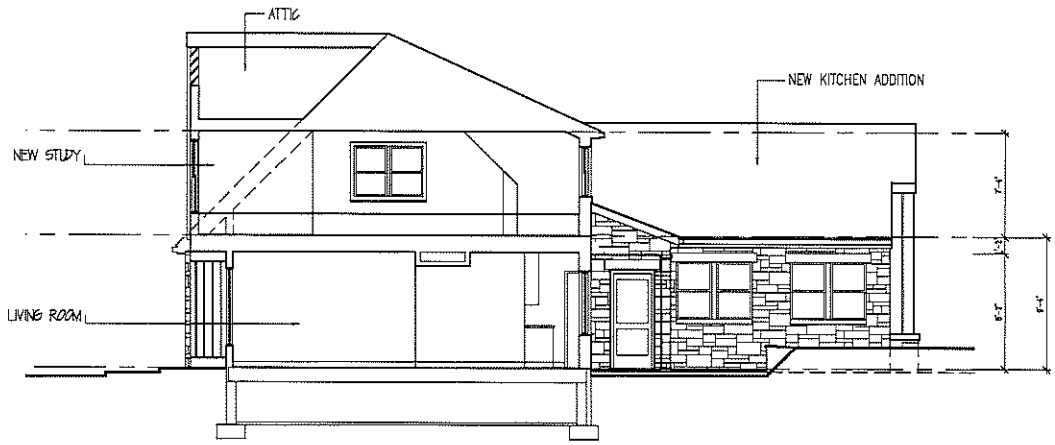


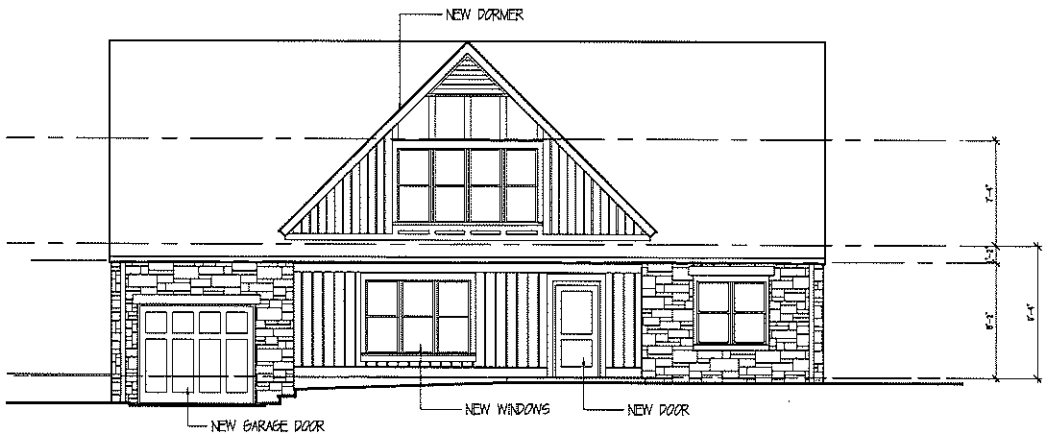


Smith Brehob & Associates, Inc.
453 S. Clarizz Boulevard
Bloomington, Indiana, 47401
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web: http://smithbrehob.com

Job: 5426
Date: 11/4/16




2 BUILDING SECTION A-A – OPTION 'B'
SCALE: 1/4" = 1'-0"




1 SOUTH ELEVATION – OPTION 'B'
SCALE: 1/4" = 1'-0"

CERTIFIED

Matheu Architects, PC
205 N. College Ave.
Suite 010
Bloomington
IN 47404
Tele: 812.339.1235
Fax: 812.339.1238

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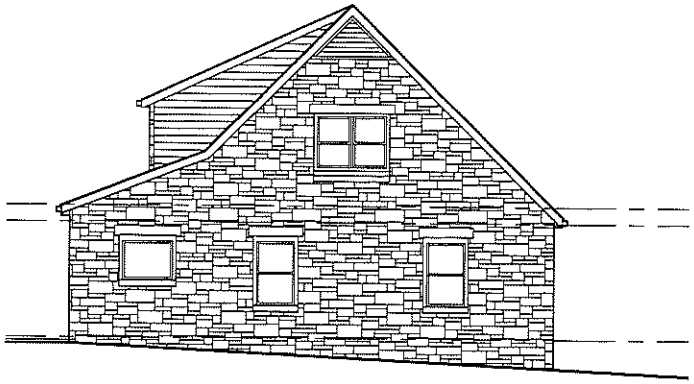
HOUSE ADDITION & RENOVATION
FOR CAMILLE & MAURICE GARNER
925 EAST UNIVERSITY STREET
BLOOMINGTON – INDIANA

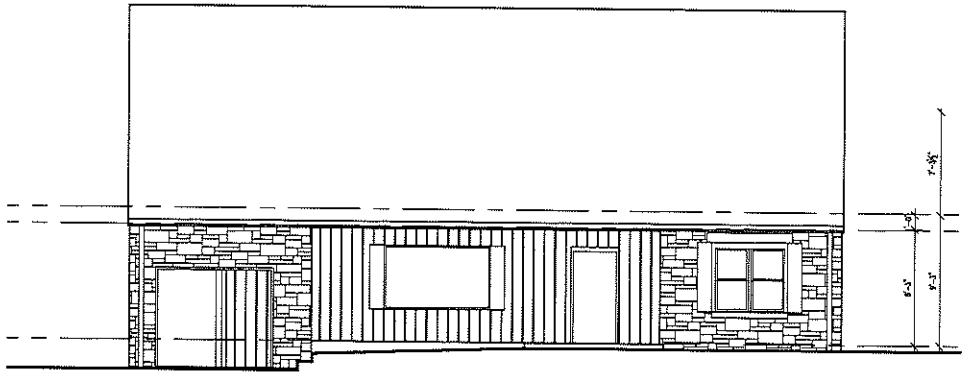
ARCHITECT'S PROJECT NO.: 1615
DATE: OCTOBER 7, 2016

SOUTH ELEVATION
& BUILDING SECTION
OPTION 'B'

SHEET NO.
A301-B

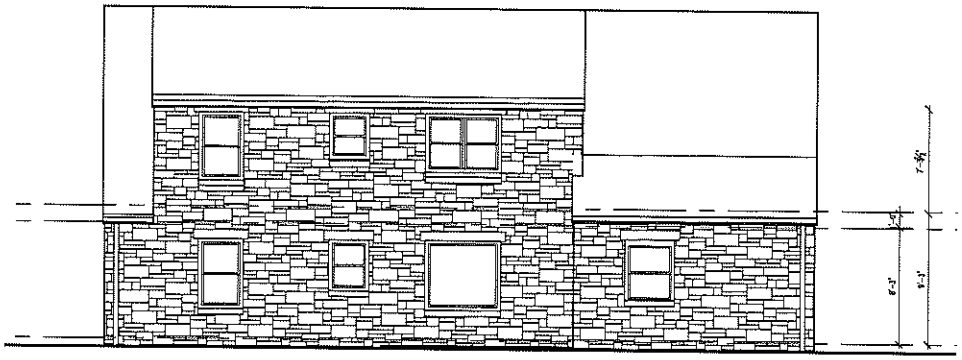


3 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"




2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"




1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

CERTIFIED


Matheu Architects, PC
2505 N. College Ave.
Suite 010
Bloomington
IN 47404
Tele: 812.339.1255
Fax: 812.339.1238



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HOUSE ADDITION & RENOVATION
FOR CAMILLE & MAURICE GARNIER
925 EAST UNIVERSITY STREET
BLOOMINGTON - INDIANA

ARCHITECT'S PROJECT NO: 1615
DATE OCTOBER 3, 2016

EXISTING CONDITIONS
ELEVATONS

SHEET NO.
EA301

22

23

## SUMMARY

Request to remove existing awning, reinstall window grids, infill the existing doors on box office, install two wall mounted gas lanterns, install a non-attached metal railing, and ~~install theater curtains behind pilasters.~~

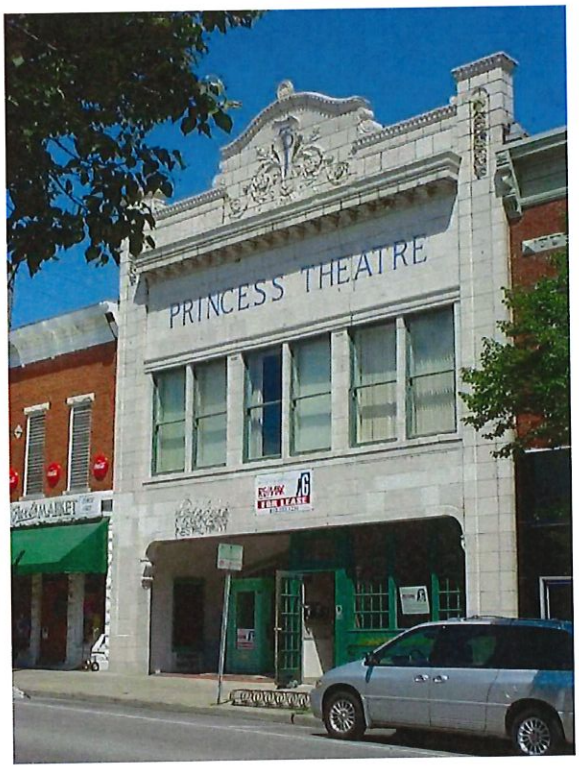
**COA-17-02**

204 N. Walnut St.
Courthouse Square
Petitioner: Logan Hunter

**Outstanding** **105-055-23008** **Theater;** Neoclassical, c. 1890/1920

**Background**

This is a c. 1890/1920, slightly altered Neoclassical Theater in good condition. It is zoned Downtown Commercial (CD) and is in the Courthouse Square downtown overlay district. This property's entrance had had some alterations over time, some historic and some non-historic.

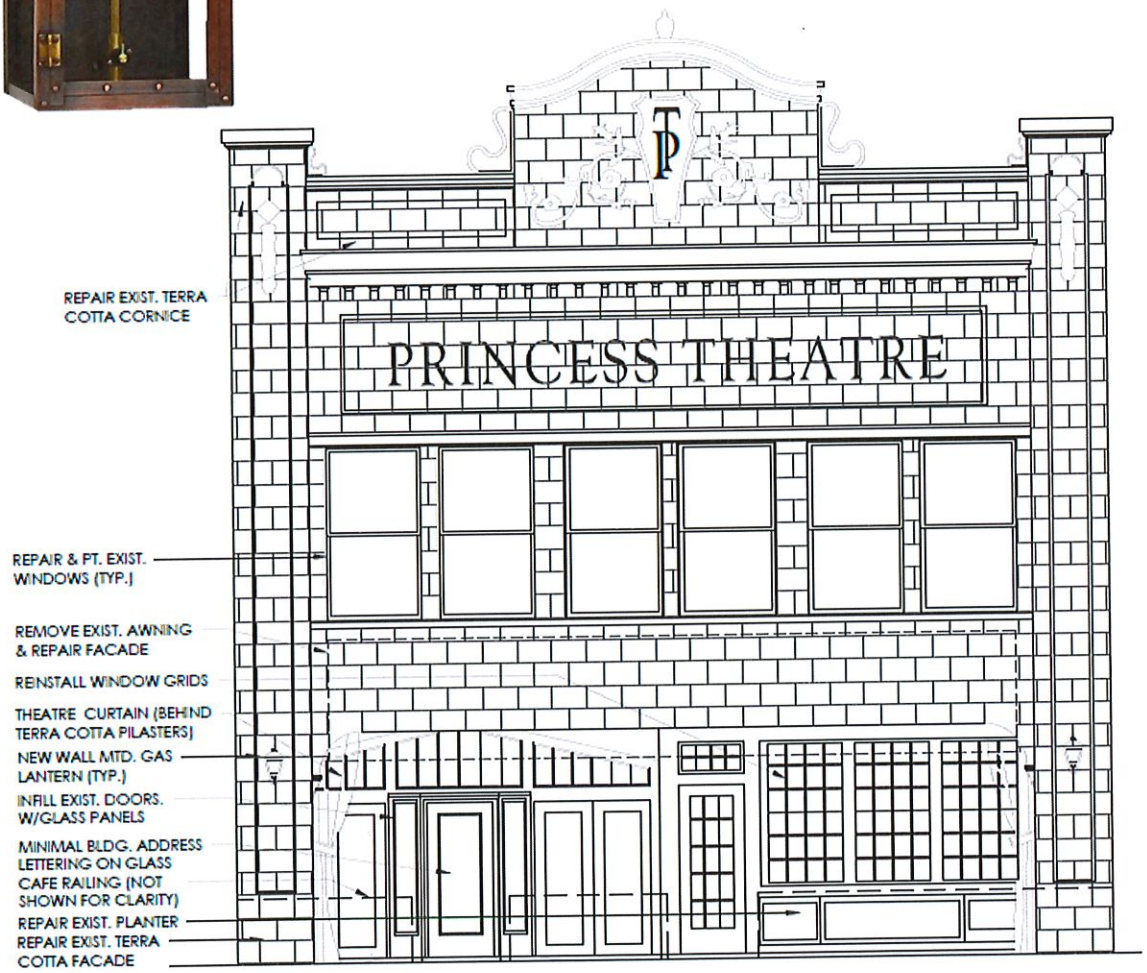



**Request**

Request to remove existing awning, reinstall window grids, infill the existing doors on box office, install two wall mounted gas lanterns, install a non-attached metal railing and install theater curtains behind pilasters.

The photo on the left shows the theater without the awning and with the window grids. The petitioner is looking to repair and restore much of the terra cotta and the 1920s era

grandeur. The box office currently has two doors on either side, but the proposal is for a single ADA accessible entrance from the front. The box office form will remain and the two doors will be closed off and infilled. The wall mounted lanterns will be similar to the one to the left. It would be installed on either pilaster on each side of the entrance. The theater curtains would be installed behind the terra cotta pilasters. The café railing will be free-standing, ground attached, and will be a custom made black or dark bronze railing that is complementary to the building.




**Applicable Design Guidelines or Standards Sections**

Secretary of Interior Standards for Rehabilitation:

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

Courthouse Square Historic District Design Guidelines:

- "Preference should be given to attachments to building additions rather than directly to historic fabric."
- "Obscuring historic building features such as cornices, gables, pilasters, or other
- decorative elements"

**Recommendation**

Staff is supportive of the restoration of the front façade by removing the awning and returning the grids to the windows. The box office form will remain and the doors have been altered and therefore staff is supportive of the installation of an ADA accessible entrance from the front of the box office. Staff is concerned with the installation of the wall mounted lanterns as it could damage the glazed terra cotta. If they were mounted only into the mortar joint, it would be preferred. Staff is supportive of the installation of theater curtains behind the terra cotta pilasters. The café railing is free-standing and ground mounted and therefore will not interfere with the historic fabric. Staff is supportive of the railing.

**APPLICATION FORM**
**CERTIFICATE OF APPROPRIATENESS**

**Case Number:** CDA - 17 - 02

**Date Filed:** 1/4/2017

**Scheduled for Hearing:** 1/12/17

RECEIVED
JAN 0 4 2017
BY: BME

**********

**Address of Historic Property:** 204 N Walnut St

**Petitioner's Name:** Logan Hunter

**Petitioner's Address:** 920 S Dunn St Bloomington, IN 47401

**Phone Number/e-mail:** alchemybar@gmail.com

**Owner's Name:** Two Zero Five LLC (Mark Need)

**Owner's Address:** 118 N Walnut Bloomington, IN 47404

**Phone Number/e-mail:** needm@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. 013-19290-00 ORIG PLAT PT 229

2. A description of the nature of the proposed modifications or new construction:
The petitioner is proposing to renovate the existing space into an upscale restaurant and bar. While the interior will be completely renovated the proposed exterior changes are fairly minimal. Along with the restoration of the worn terra cotta, the existing windows, doors and frames will be repaired and painted. A new front entrance door will be located at the front (west) side of the former ticket booth while the 2 side doors will be removed and replaced with matching glass panels. Additionally the existing tile floor will be replaced with poured concrete to provide proper ADA accessibility. New lighting will include gas lanterns at the existing outer pillars as well as soffit lighting above the outer patio and entry door. Lastly, the existing (former tenant) awning will be removed.

3. A description of the materials used.
For the most part existing materials will remain and be restored as best as possible to their original condition. New materials will consist of matching wood and glass doors and windows as required. Poured concrete paving at the outer patio will match surrounding improvements and provide ADA access. Bronze gas lanterns are proposed for the existing pillars that flank the facade providing a welcoming ambience and warmth. Soffit lighting will consist of flush minimalist fixtures (4" or smaller). The existing planter will be restored and function as such. New cafe seating will be enclosed as required with metal railings, black or dark bronze, with a complimentary aesthetic.

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

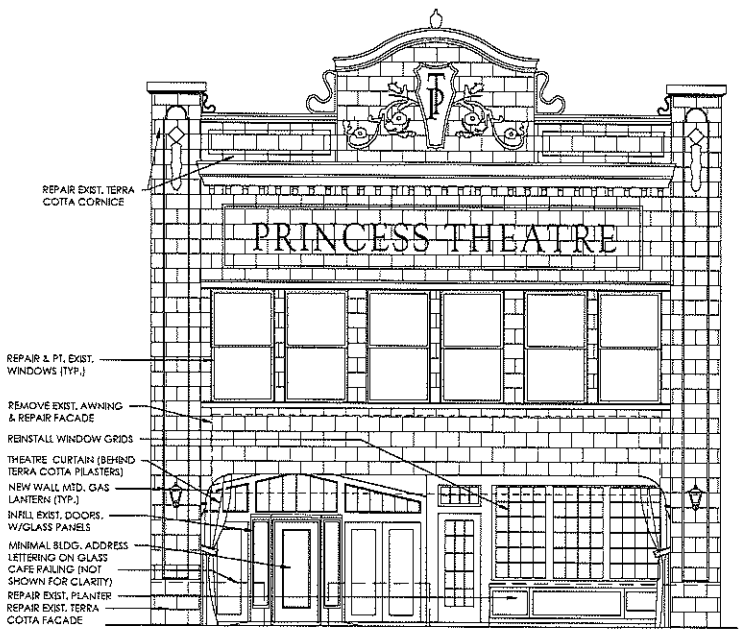
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

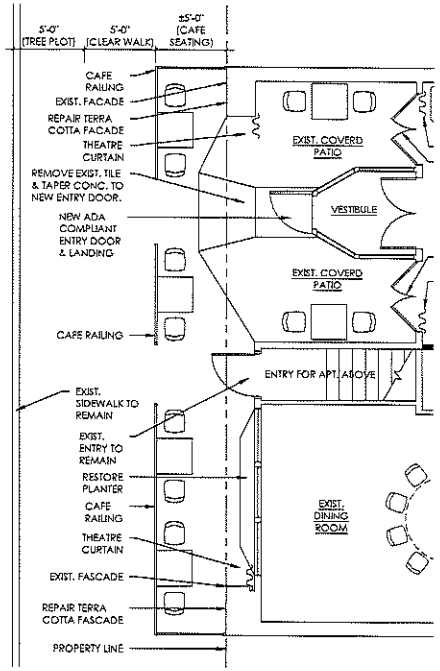
**********

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.

03 A1.0 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"




02 A1.0 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"




01 A1.0 PARTIAL FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

MATTE BLACK ARCHITECTURE

DESIGNMATTERS

# PRINCESS THEATER RENOVATIONS

206 N. WALNUT STREET BLOOMINGTON IN

DATE 01.04.17
ISSUE HPC REVIEW
JOB NO. 16-10
CHECKED BY MDE

© MATTEBLACK ARCHITECTURE

A1.1
FACADE RENOVATIONS

PRINCESS THEATRE
RE/MAX
FOR LEASE
RESTAURANT
MARKET

FOR LEASE
Restaurant/Retail Space
812-552-2118

204
FOR LEASE
Restaurant/Retail Space
812-552-2118

PRINCESS THEATRE
El Norteño
Landlocked Music

**SUMMARY**

Request to restore wood storefront system and remove non-historic storefront system.

**COA-17-03**

122 S. College Ave.
Courthouse Square
Petitioner: Susan Su

**Contributing, 105-055-23022** **Commercial;** Functional Commercial, c. 1890

**Background**

This is a c.1890 severely altered functional commercial building in good condition. The property is located in the Courthouse Square historic district. It is zoned Downtown Commercial (CD) and is in the Courthouse Square downtown overlay district. A aluminum storefront system was previously approved under COA-16-40. This project is being proposed as a BUEA façade grant project. This property had a wooden structure in the same footprint and according to the 1887 Sanborn map, it was a blacksmith. By the 1892 Sanborn map, it was a metal clad wood frame building listed as a billiard hall. The current brick building first appears on the 1907 Sanborn and has held various groceries from the early 1900s-1950s.

**Request**

This is a request to restore the wood storefront system and remove non-historic storefront system. The restoration will be based upon further exploration during the consultation, which the owner received a grant. The proposal will maintain the steel beam with flower detailing. The storefront system will use the physical evidence of the original wood storefront system.

**Applicable Design Guidelines or Standards Sections**

Secretary of Interior Standards for Rehabilitation:

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

Standard 6: "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

Courthouse Square Historic District Design Guidelines:
2. Guidelines for Rehabilitation and Maintenance, A. Primary Façade, a) Storefronts

1. The scale and proportion of the existing building, including the recognition of the bay spacing of the upper stories, should be respected in the storefront.

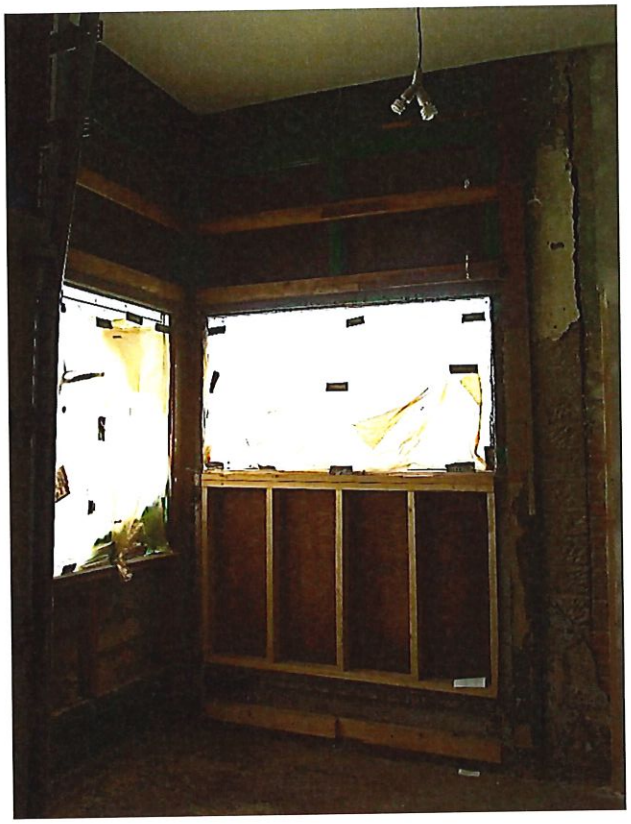
2. The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.

3. The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper façade. Changes to the primary façade should maintain this separation and be made apparent.

6. Guidelines for Demolition, A. Removal of Additions

1. Removal of additions may be considered if the Commission finds that the addition does not contribute to the historic and/or architectural character of the building.

**Recommendations**
Staff is supportive of this wood storefront restoration. Staff recommends utilizing as much original material as is feasibly possible.



**APPLICATION FORM**
**CERTIFICATE OF APPROPRIATENESS**

RECEIVED
JAN 04 2017
BY: BME

**Case Number:** COA-17-03

**Date Filed:** Jan 4th, 2017

**Scheduled for Hearing:** Jan. 12th, 2017

**********

**Address of Historic Property:** 122 S. COLLEGE AVE. BLOOMINGTON IN 47404

**Petitioner's Name:** SUSAN SU

**Petitioner's Address:** 1292 S. cobble creek cr. Bloomington, IN 47401

**Phone Number/e-mail:** SUSANSUSYN@LIVE.COM

**Owner's Name:** SUSAN SU

**Owner's Address:** 1292 S. cobble creek cr. BLOOMINGTON, 47401

**Phone Number/e-mail:** 251 689 2012

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:
   Restore wood Store front. Replace Glass.
   Remove Non-Historic Decorative wall.

3. A description of the materials used.
   Wooden FRONT ENTERANCE.
   Utilize Exiting Wood as much as possible.

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.

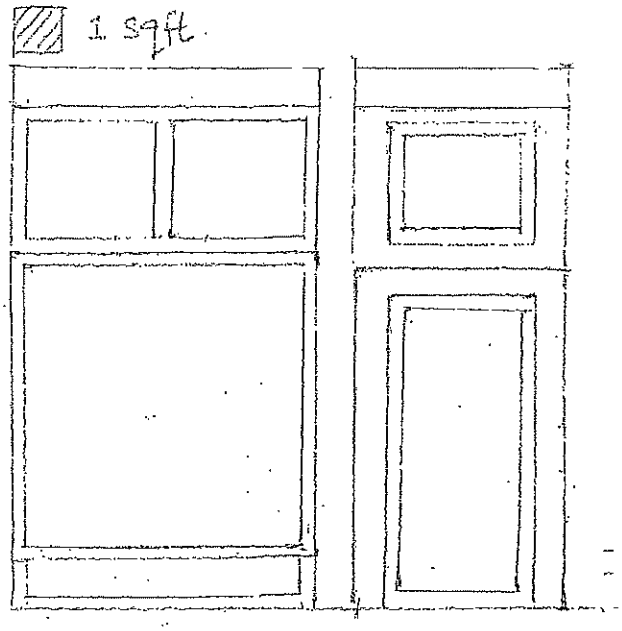
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

**********

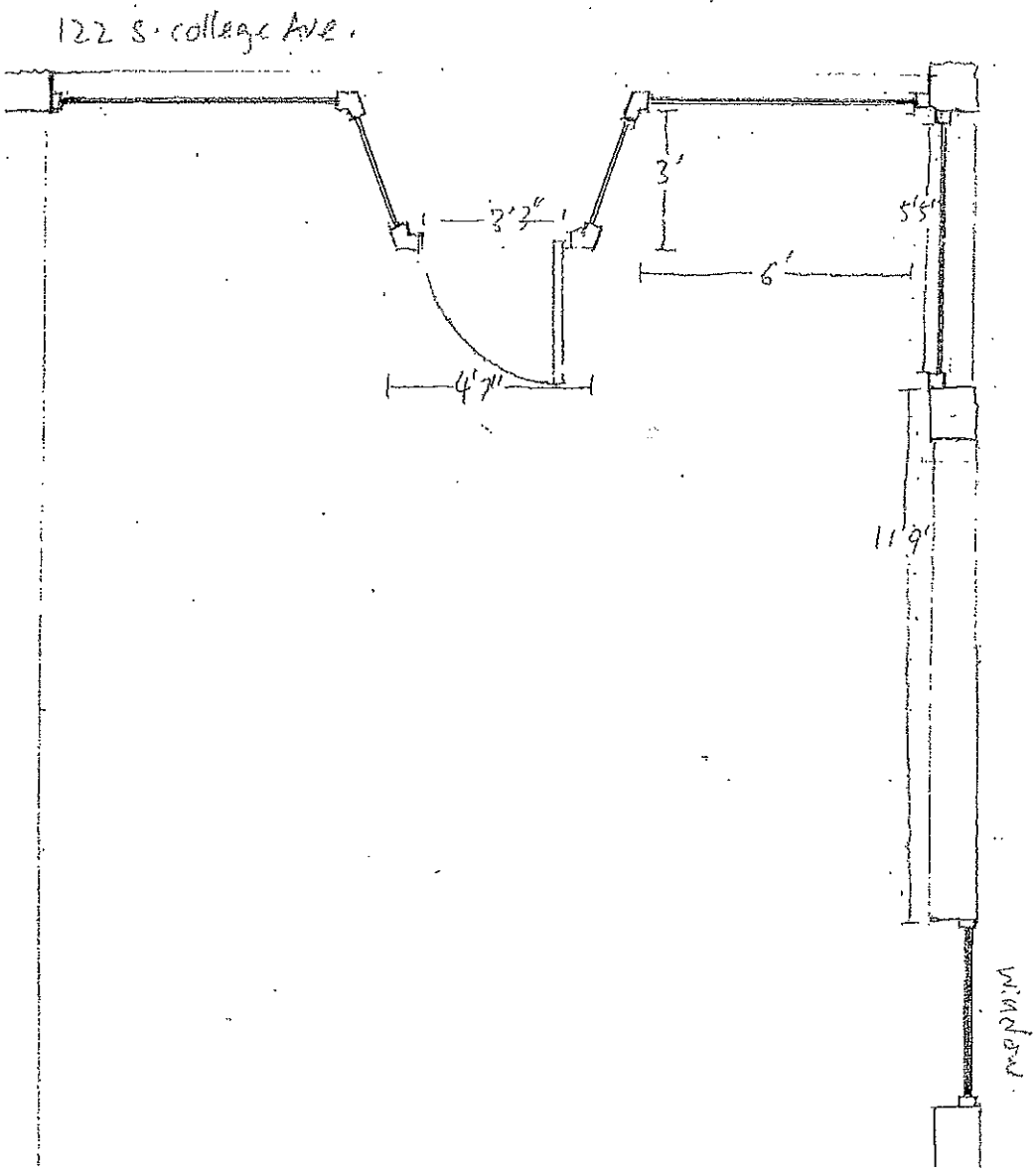
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

1 sqft

ONE PAIR OF DEVICES LLC




S. college Ave.



**DEMOLITION DELAY-17-01**

**Summary**

Partial demolition.
613 N. Lincoln St. (Cottage Grove Survey Area)

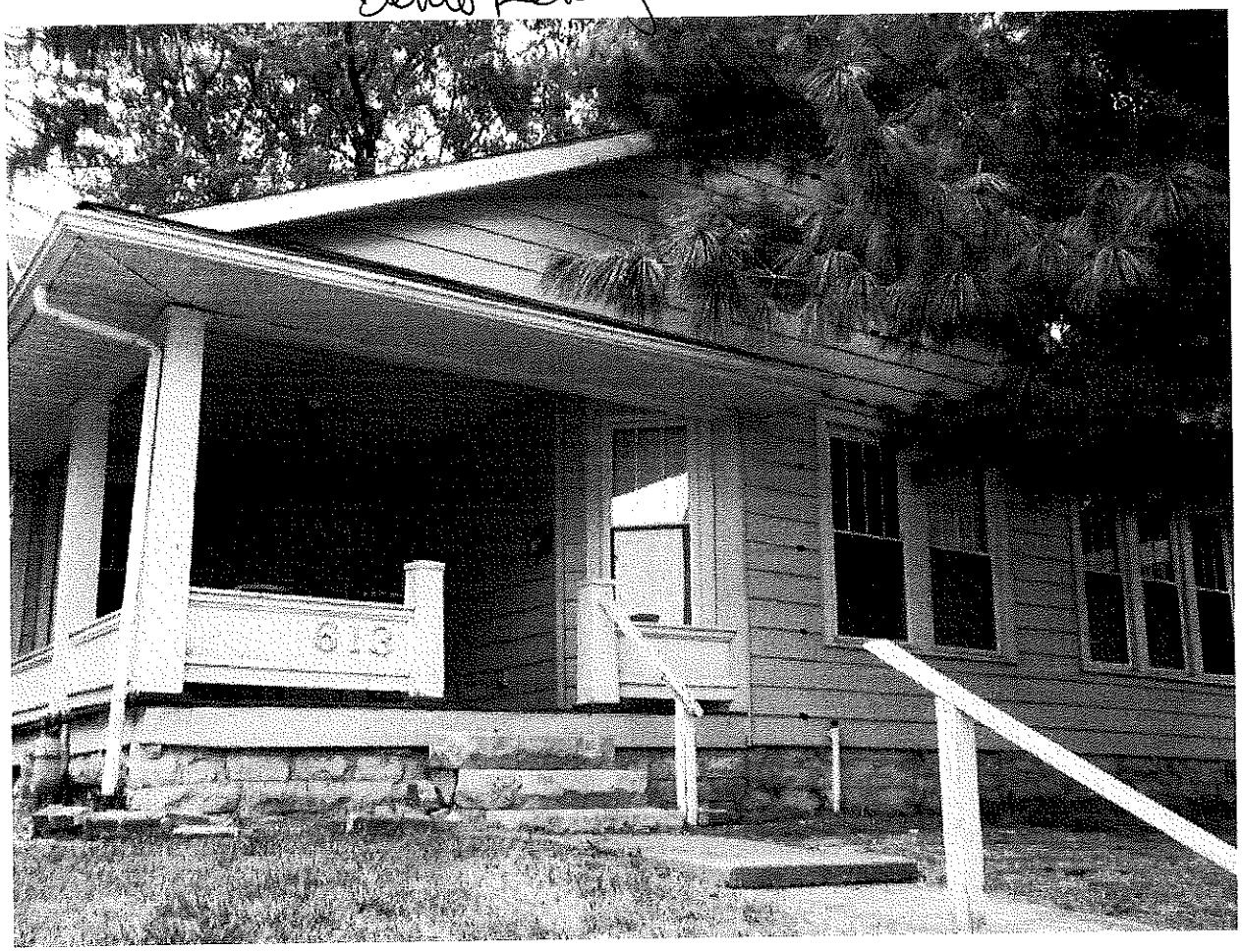
**Contributing** **105-055-31078** **House;** Pyramidal roof cottage, c. 1900

This is a contributing, altered c. 1900, pyramidal roof cottage in good condition. The property is a Contributing structure in the Cottage Grove survey district and is zoned Residential Multi-Family (RM). It is currently a five bedroom rental. The house is a gabled ell vernacular style house with a pyramidal roof. There have been many changes to the original gabled ell house and although the original form is still visible, it has been severely compromised.

The proposed changes are to remove the existing roof in its entirety and replace it with a Cottage style, one-and-a-half story roof volume that would replace the existing roof volume with two (2) attic bedrooms, two (2) baths and a utility closet. The materials will painted, fiber-cement lap siding; painted composite trim; clad-wood windows with a 1/1 pattern and a shingle roof.

While the proposed changes will most likely make it non-contributing, it is not significant enough to recommend local designation at this time. Staff is supportive of release of this permit.

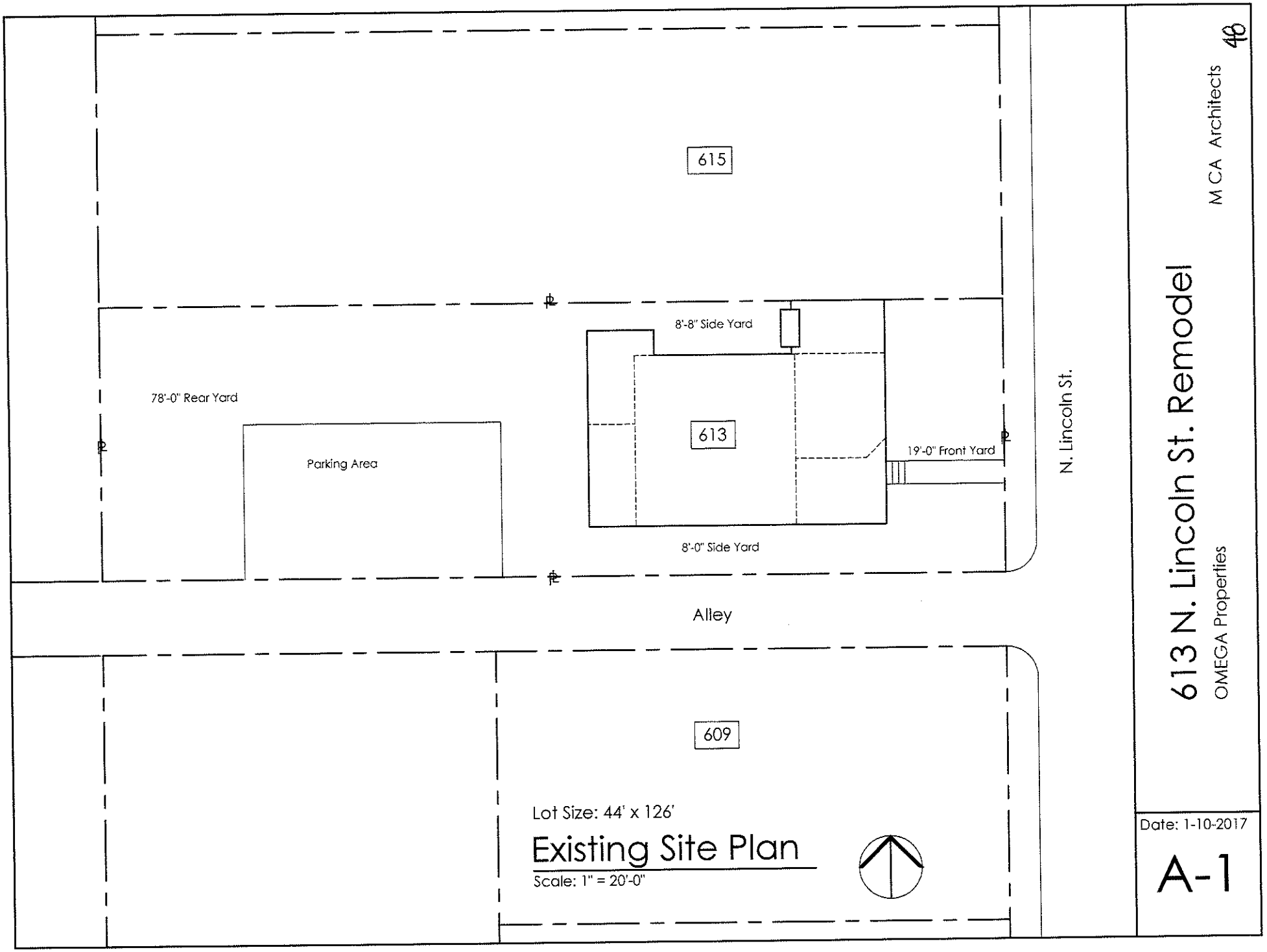
Demo Relay 17-01 613 N. Lincoln

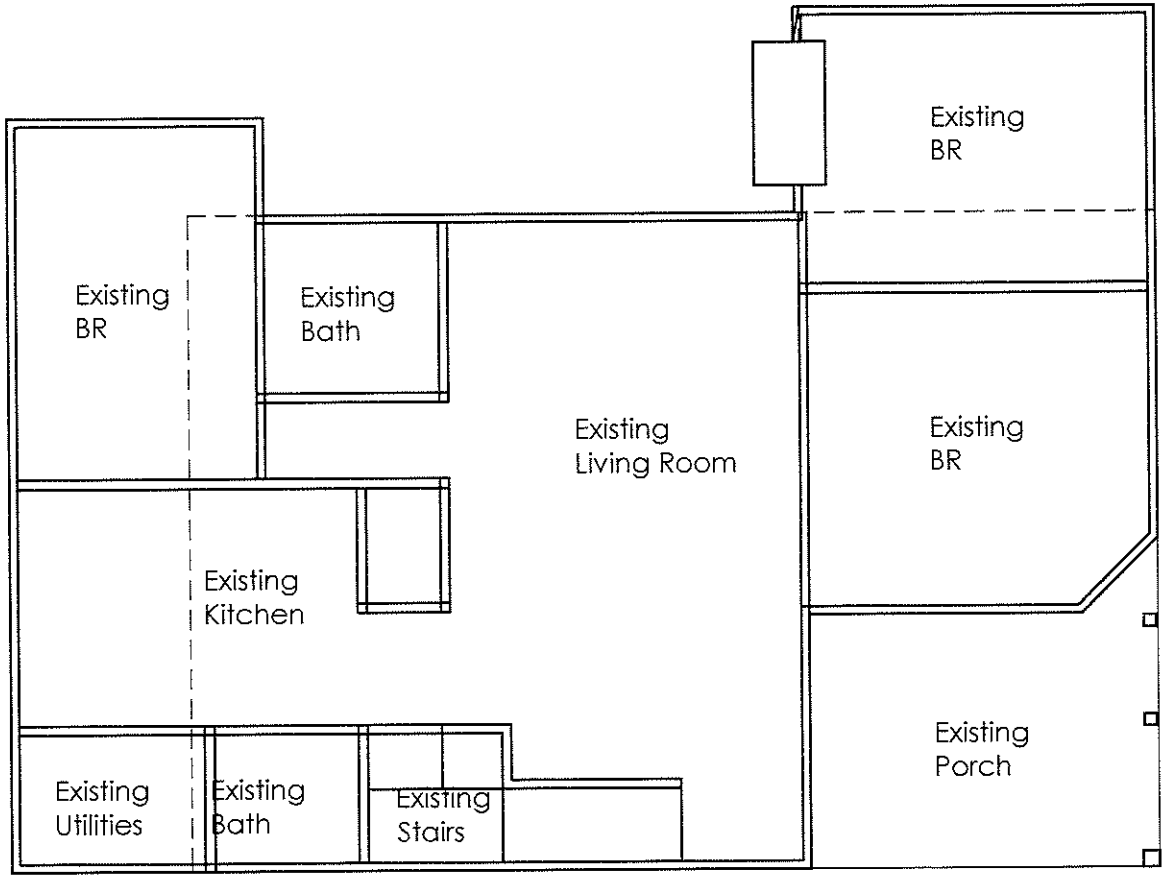


ONE
WAY
613
3/29/2001

613
2016. 6. 7. 10:17

DOOSAN
C185


615
8'-8" Side Yard
78'-0" Rear Yard
613
Parking Area
19'-0" Front Yard
8'-0" Side Yard
N. Lincoln St.
Alley
609
Lot Size: 44' x 126'
Existing Site Plan
Scale: 1" = 20'-0"
613 N. Lincoln St. Remodel
OMEGA Properties
M CA Architects
Date: 1-10-2017
A-1




Existing Main Floor = 1330 SF

# A Existing Main Floor Plan

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

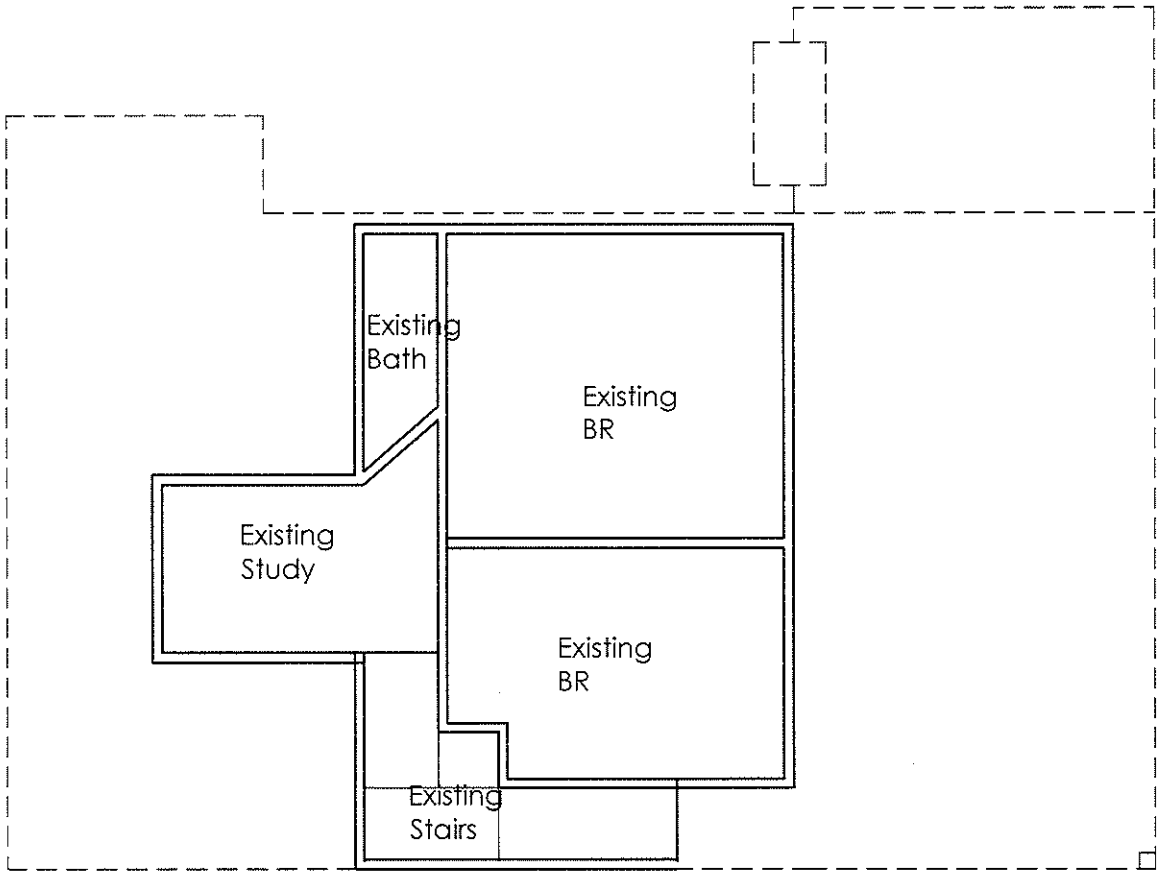
613 N. Lincoln St. Remodel
OMEGA Properties

MCA Architects

Date:1-10-2017

A-2

49




Existing Second Floor = 566 SF

# A Existing Second Floor Plan

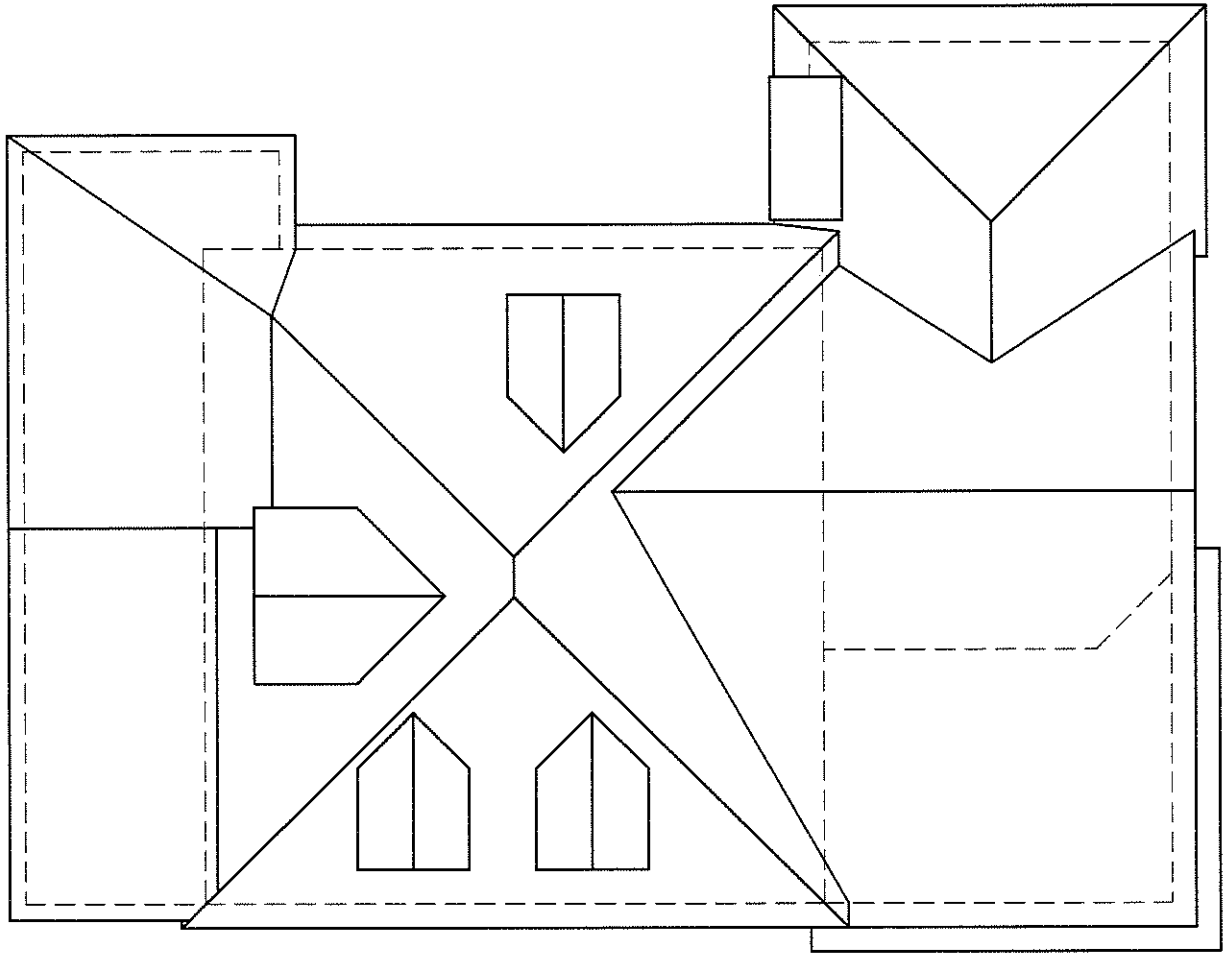
Scale: ⅛" = 1'-0"

613 N. Lincoln St. Remodel
OMEGA Properties

M CA Architects

Date:1-10-2017

A-3



A Existing Roof Plan

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

613 N. Lincoln St. Remodel

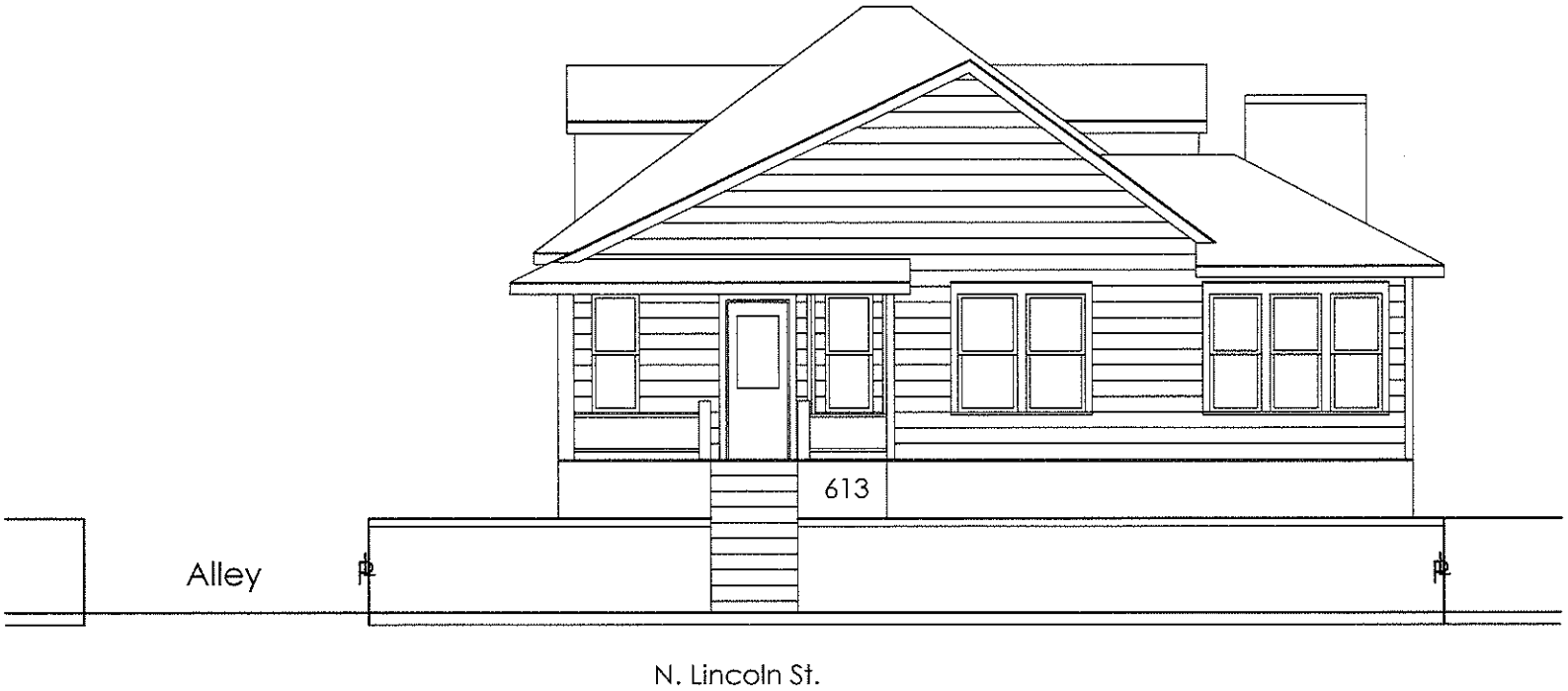
OMEGA Properties

M CA Architects

51

Date:1-10-2017

A-4




A Existing Front Elevation - East

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

613 N. Lincoln St. Remodel

OMEGA Properties

M CA Architects

52

Date:1-10-2017

A-5

A Existing Rear Elevation - West

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

613 N. Lincoln St. Remodel

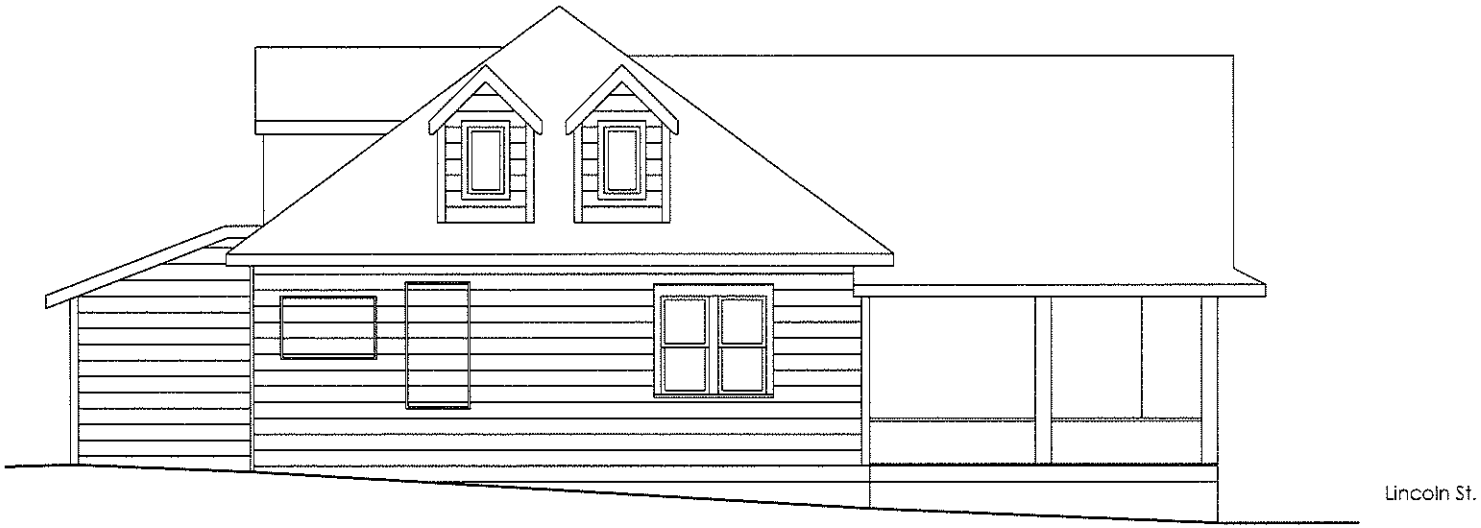
OMEGA Properties

M CA Architects

53

Date:1-10-2017

A-6




A Existing Side Elevation - South

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

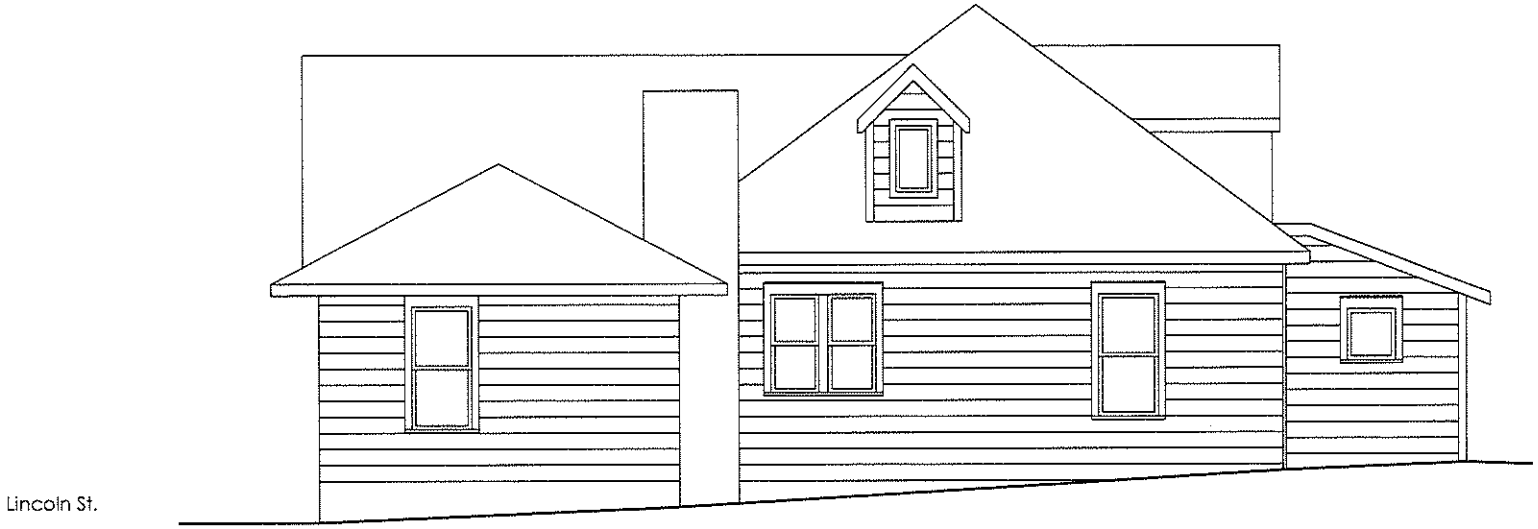
613 N. Lincoln St. Remodel

OMEGA Properties

M CA Architects

Date:1-10-2017

A-7




A Existing Side Elevation - North

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

613 N. Lincoln St. Remodel

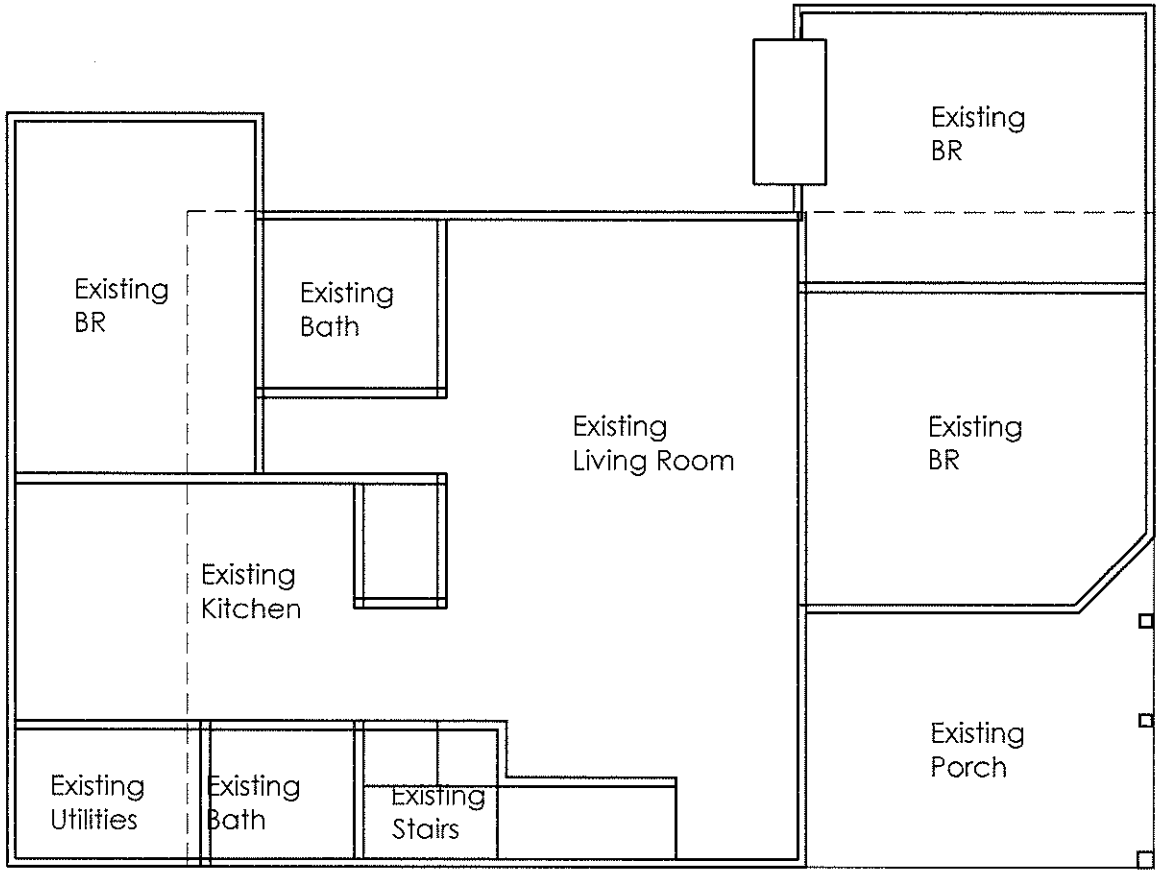
OMEGA Properties

M CA Architects

55

Date:1-10-2017

A-8




Proposed Main Floor = 1330 SF

# A Proposed Main Floor Plan

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

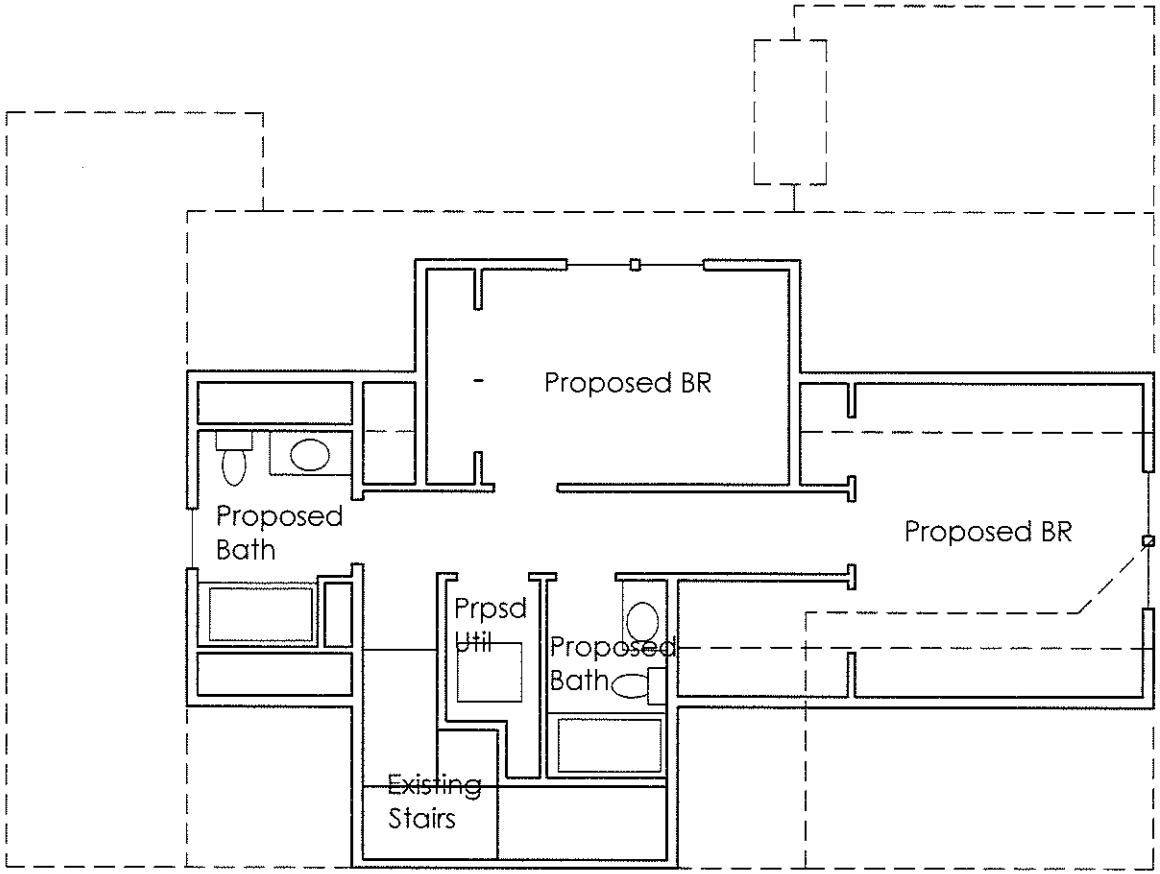
613 N. Lincoln St. Remodel
OMEGA Properties

M CA Architects

50

Date:1-10-2017

A-10




Proposed Second Floor = 730 SF

# A Proposed Second Floor Plan

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

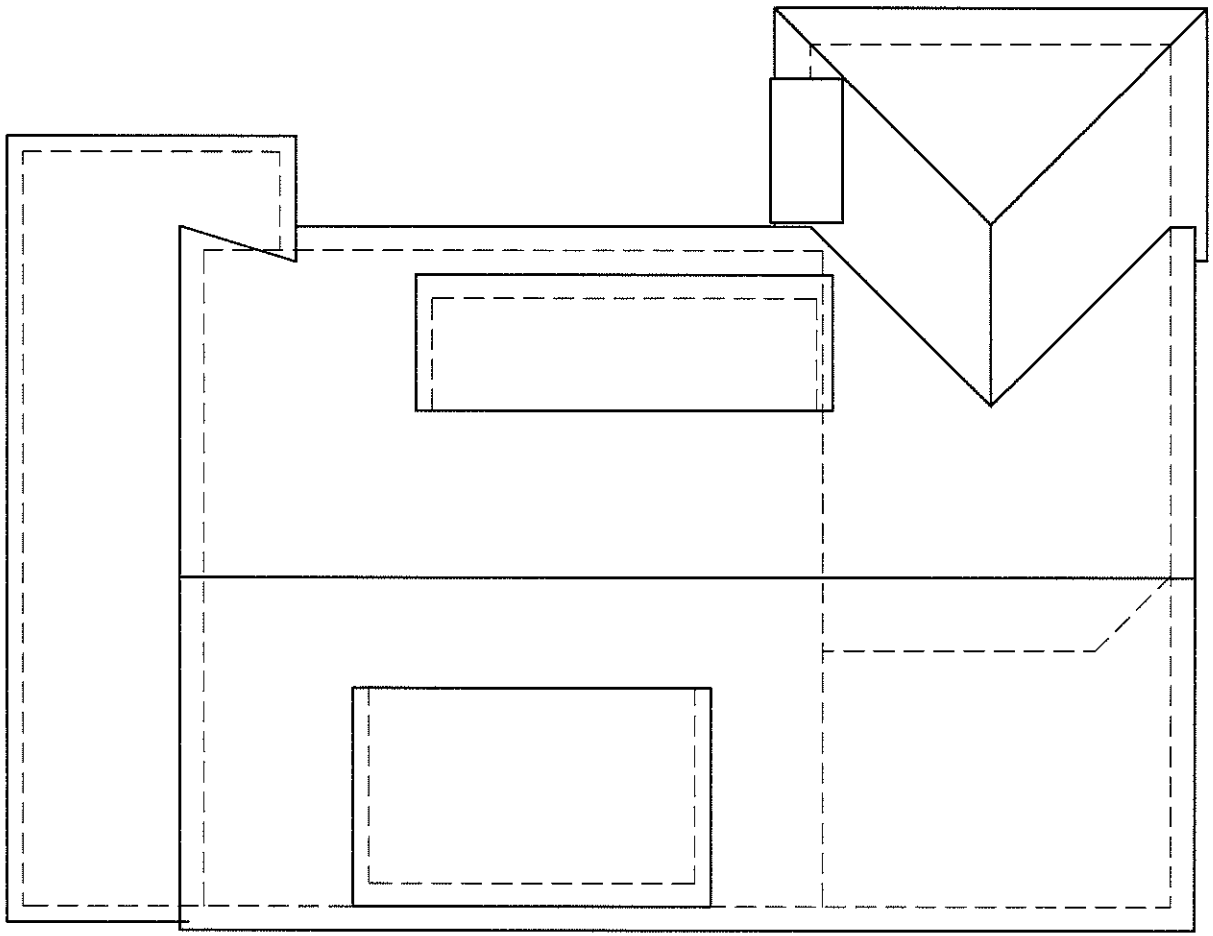
613 N. Lincoln St. Remodel
OMEGA Properties

M CA Architects

57

Date:1-10-2017

A-11



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

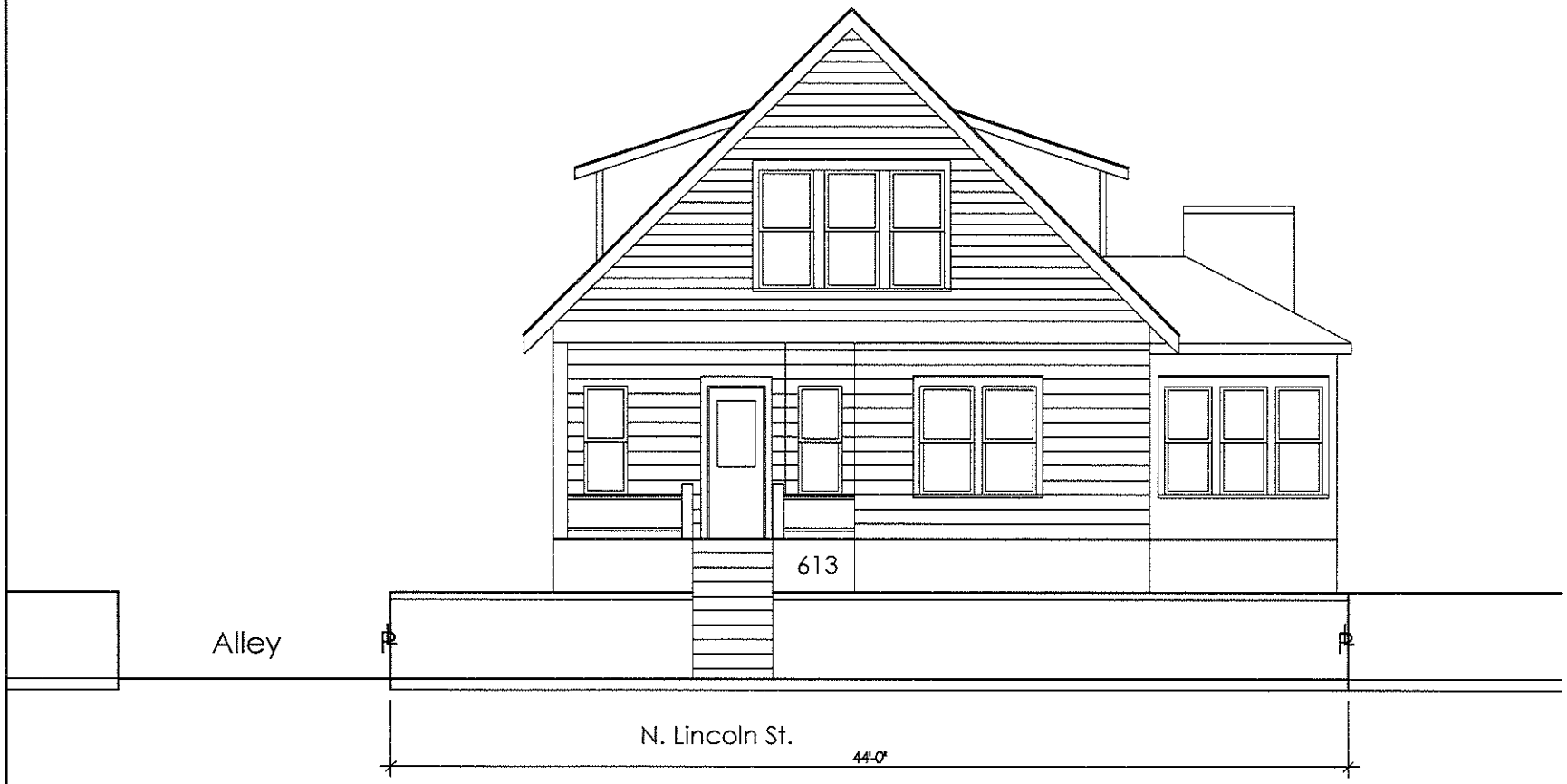
613 N. Lincoln St. Remodel
OMEGA Properties

M CA Architects

58

Date:1-10-2017

A-12




# A Proposed Front Elevation - East

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

613 N. Lincoln St. Remodel
OMEGA Properties

M CA Architects

Date:1-10-2017

A-13

A Proposed Rear Elevation - West

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

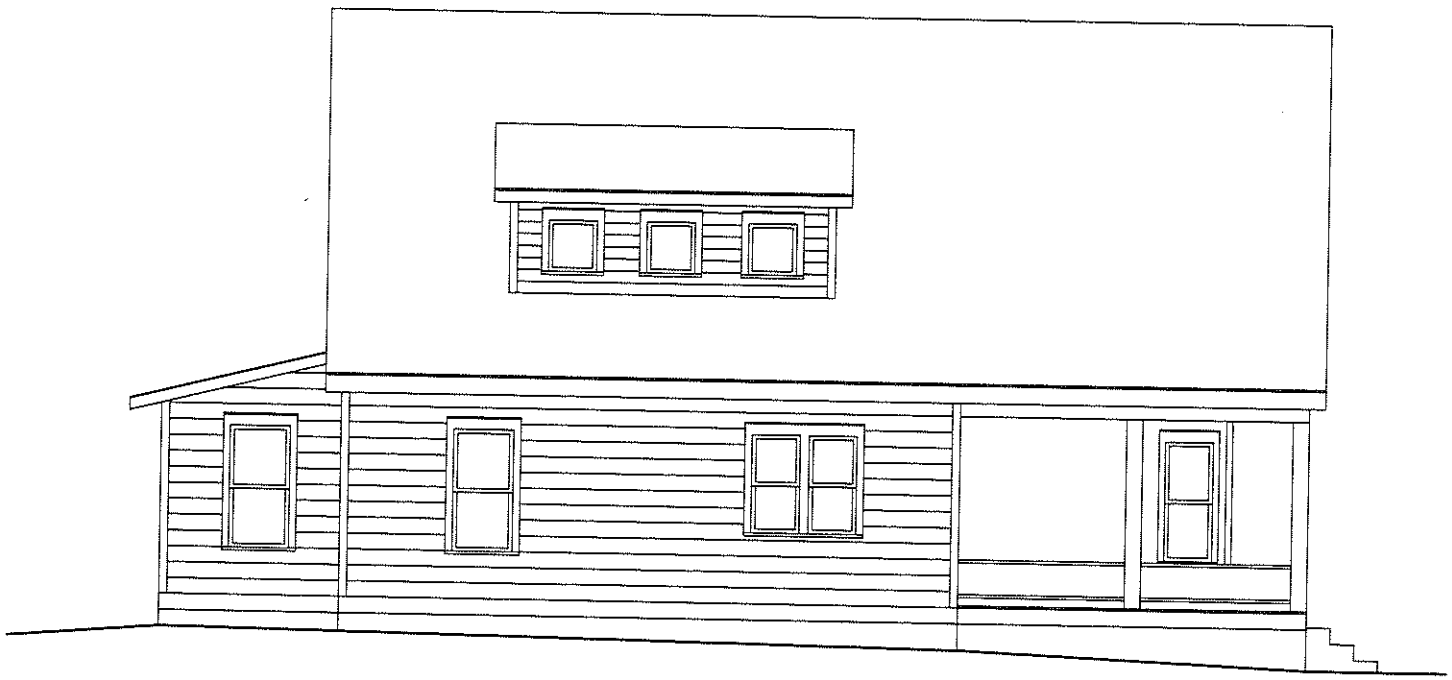
613 N. Lincoln St. Remodel

OMEGA Properties

M CA Architects

Date:1-10-2017

A-14



A Proposed Side Elevation - South

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

613 N. Lincoln St. Remodel

OMEGA Properties

M CA Architects

Date:1-10-2017

A-15

A Proposed Side Elevation - South

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

613 N. Lincoln St. Remodel

OMEGA Properties

M CA Architects

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Date:1-10-2017

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