

Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday May 24, 2018
5:00 P.M.
Agenda

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

A. May 10, 2018 Minutes

- IV. CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 18-31

505 W. 4th Street: Greater Prospect Hill

Petitioner: Matt Murphy

Installation of new wall mounted signage on the North and East facades. Installation of transom signage on the North façade.

B. COA 18-32

1008 S. Rogers Street: McDoel

Petitioner: Matt Eckstein

Installation of wall mounted signage for Hoosier Heights on the East face of the addition.

C. COA 18-33

1302 E. 2nd Street: Elm Heights

Petitioner: Alisan Donway

Repair and reconstruction of the limestone retaining wall on the corner of 2nd and Patterson. Installation of drainage system under the wall with 2” drain pipes and backfill of crushed stone. Resetting of the limestone steps next to the limestone retaining wall. Reset and remortar limestone pavers leading up to the front steps. Reset and tuck-point stone porch on the front of the house and replacement of existing concrete slab on top of the porch with a new concrete slab. Minor tuck-pointing on the house.

Commission Review

A. COA 18-27 (cont. from last meeting)

1204 E. Wylie Street: Elm Heights

Petitioner: Daniel Roussos, Walnut Builders, LLC

Retroactive approval for the replacement of metal roof with a shingle roof, removal of aluminum siding and replacement with Allura fiber cement board siding, removal of damaged wooden trim and replacement with cedar trim board, installation of vertical trim

board in the gable and on the front façade, replacement of rear lumber deck with a new wooden deck, replacement of wooden railing with a steel railing, construction of an Indiana Limestone retaining wall at the front of the property, installation of limestone steps and porch.

B. COA 18-30

2301 N. Fritz Drive: Matlock Heights

Petitioner: Genie Sullivan, represented by Rachel Ellenson

Replacement of deteriorated limestone slab walkways with paver walkways. Installation of new walkway from the house to the garage with the same pavers.

C. COA 18-34

511 W. Dixie Street: McDoel

Petitioner: Marsha Cummins

Construction of a 7'x8' porch on the main façade with wheelchair accessible ramp out to the sidewalk running parallel to W Dixie Street. The porch will sit 16" off the ground and the wheelchair ramp will be approximately 15' long. The deck and the ramp will be constructed of composite material and a wooden railing will be installed around the perimeter of the deck.

D. COA 18-35

105 S. Rogers Street: Greater Prospect Hill

Petitioner: Lotus Education & Arts Foundation

Façade renovation including: new signage retaining red-paneled firehouse character, replace/update upper-floor windows for appearance and energy efficiency, new period-appropriate glass lens for original lighting fixture above front door, small canopy over the front door, installation of a small exterior display case to the right of the front door, clean/restore flagpole, and power-wash limestone veneer.

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 18-09 (cont. from last meeting) – To be heard at the start of the meeting

717 N. Maple Street

Petitioner: Richard Wells

Full demolition.

B. Demo Delay 18-10 (cont. from last meeting)

1209 W. 2nd Street

Petitioner: Omega Properties

Full demolition.

C. Demo Delay 18-19 (cont. from last meeting)

726 W. 6th Street

Petitioner: James McBee, MBC Construction

Partial demolition – replacement of non-original windows.

D. Demo Delay 18-16

1206 S. Nancy Street

Petitioner: Michaelangelo Sims Bruno

Partial demolition – front window replacement and construction of an addition.

E. Demo Delay 18-19

1300 S. Washington Street

Petitioner: Ernesto Castaneda

Partial demolition – construction of a rear deck and new garage.

VI. COURTESY REVIEW

VII. NEW BUSINESS

A. Maple Heights Conservation District Designation Application

B. Scattered cemetery blanket designation – has this been proposed in the past?

VIII. OLD BUSINESS

A. Limestone sidewalk deterioration at Euclid and Howe

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNEMENT

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 May 24, 2018 at 5:00 p.m. in the McCloskey Room

Posted: 5/17/2018

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday May 10, 2018
5:00 P.M.
Minutes**

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners

Jeff Goldin
Lee Sandweiss
Flavia Burrell
John Saunders
Doug Bruce
Jeff Goldin
Leslie Abshier 5:05

Advisory

Duncan Campbell
Deb Hutton 5:05

Staff

Rachel Ellenson
Eddie Wright
Eric Sader
Philippa Guthrie
Jackie Scanlan

Guests

Peter Schroer
Tom Doak
Brian Chelius
Daniel Roussos
Karen Vanardale
Brian O'Quinn
James McBee

III. APPROVAL OF MINUTES

April 26, 2018

John Saunders made a motion to approve April 26, 2018 minutes. **Flavia Burrell** seconded. **Motion carried 4/0/1 (Yes/No/Abstain).**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 18-26

1302 E. 2nd Street: Elm Heights

Petitioner: Alison Donway

Repainting house trim brown. Repainting non-original door sea foam green. Replacement of existing storm windows with Falcon metal blind stop windows in bronze.

Rachel Ellenson gave her presentation. See packet for details.

Commission Review

A. COA 18-25 (cont. from last meeting)

1026 E. 1st Street: Elm Heights

Petitioner: Reza Kaffash

Replacement of existing front door with solid knotty alder, full glass door into the existing door frame. Installation of up to 2 roof mounted solar light tube into the living room.

Rachel Ellenson gave her presentation. See packet for details.

No questions or comments by **Commissioners** or public.

John Saunders made a motion to approve, **Doug Bruce** seconded.

Motion carried 6/0/0.

B. COA 18-27

1204 E. Wylie Street: Elm Heights

Petitioner: Daniel Roussos, Walnut Buildings, LLC

Retroactive approval: replacement of metal roof with shingle roof, removal of aluminum siding and replacement with Allura fiber cement board siding, removal of damaged wooden trim and replacement with cedar trim board, installation of vertical trim board in the gable and on the front façade, replacement of rear lumber deck with a new wooden deck, replacement of wooden railing with a steel railing, construction of a limestone retaining wall at the front of the property, installation of limestone steps and porch.

Rachel Ellenson gave her presentation. See packet for details.

Daniel Roussos stated that they have tried to copy other similar houses in the neighborhood. **Daniel** shared with the commission photos of the look they are striving for with the house. All houses are within three to four blocks of the home. **Daniel** stated that they have kept the windows and they are having those repaired for reuse.

Deb Hutton asked if changes to the house have stopped in mid work at this point. **Daniel** stated that this is how the house will look on the top. This is just the look for the front of the house. **Deb** asked if the horizontal boards on the front side are cement boards. **Daniel** stated there are cedar boards as trim backed by cement boards. **Lee Sandweiss** asked if the house previously had the vertical boards as ornamentation. **Daniel** stated that there was all aluminum siding that was damaged that had allowed water damage. **Lee** asked if there were shutters. **Daniel** stated there were plastic shutters. **Lee** summarized by stating the siding and shutters are gone and replaced with the cedar trim. **Daniel** stated that the picture in the presentation is a current photo of the home. He continued that they haven't begun work on the windows as they are waiting until the foundation work is completed. The limestone wall was complete the day of the meeting. **Leslie Abshier** asked if they are replacing the windows. They are not. **Leslie** asked a procedural question; if the commission does not approve the vertical trim then would they have to take that down. **Jeff Goldin** stated that they would. **Leslie** then stated that she doesn't know enough about this house to know if this is common so she would like to hear **Duncan Campbell's** thoughts. **Duncan Campbell** asked if there is an original picture of the house, before the shutters and aluminum siding. **Rachel** stated that the picture on the SHAARD is the only one she could find. **Daniel** stated that the house had an addition at one point in time, they are just doing repairs at this time because the work was not done to code. **Duncan** stated that the tudor timber framing is farther apart with stucco paneling and this isn't close to that style. **Daniel** stated that they tried to space them similar to the houses near Harmony school on Second Street but because the distance was so small it looked so odd. It's not like they just decided to place the panels so close. They tried different spacing and came up with what looked the best due to the front of the house being so small. They tried to overcome the house being so petite with the cedar paneling. They didn't want the house to look boring with plain panels of fiber cement board. **Rachel** then stated that she could find no earlier photo of the home. **Duncan** stated that just driving around looking at houses nearby is not the same as restoring a house itself and the houses in this neighborhood are of many different styles, sizes and dimensions and timber framing would be appropriate for some of those but whether it's appropriate for this home is up to the commission. **Daniel** stated that it was very hard for them because they had no original photos of the home and there is no house around like that home. **Flavia Burrell** asked if the cedar trim on the vertical boards is going to be emphasized or would they be the same color as the background boards or are they going to match the frame. **Daniel** stated they would be staining the boards with a stain that works well with cedar and then they would be painting the backing board. **Flavia** asked if the color of the backing board

would contrast the cedar trim. **Daniel** stated that it would be an olive color and not appear as the most current picture. **Jeff Goldin** asked why this is coming before the commission now after all of this work is done. **Daniel** stated that he did not know, he thought that if he went by the allowed material he did not have to appear before the Commission. **Jeff** asked if they did not require a permit. **Daniel** stated that they did obtain a permit. **Jeff** asked if the permit didn't specify siding repairs. **Daniel** stated that repairs on existing siding are not required by the building department. **Jeff** stated that this is not existing, he is adding detail to the house which should require a permit. **Daniel** stated that immediate repairs were required or they would have had to demo the whole house. **Jeff** reminded that they would have had to appear before the **Commission** had they demoed the entire house. **Jackie Scanlan** asked if they were replacing the deck. Because, if they are then that would require a building permit. **Daniel** stated that they are replacing the deck. **Doug Bruce** stated that roof shingles would not trigger a building permit. **Jeff** then asked whether the home owner or contractor knew that this was in a historic district. **Daniel** stated that he had called the planning department and told them that he was changing the siding and there was no discussion of applying for a permit. **Jeff** clarified that he was not asking about a building permit, he was asking if **Daniel** was aware that the home is located in a historic district. **Daniel** stated that he was aware that it is a historic district he voted for the designation and served two and a half years on the association. But when he made the call in March of 2017 to ask about the siding he was not told that he needed a permit. **Jeff** clarified that it was the county that he spoke with, but what **Doug** said was true, but if you know that you are in a historic district you would know that these changes are to be reviewed by the **Commission**. **Daniel** stated that he thought that he was looking at the materials being used. **Jeff** clarified that you can do like kind repairs, but this is not like kind repairs. **Eric Sader** asked how **Rachel** was notified of the changes to the home. She stated that she was notified by the neighborhood. **Eric** asked when she was notified. **Rachel** stated when she got the COA which was on April 27th. **Eric** asked if she informed them they had to stop work at that point. She told them then that they would have to apply for the COA to do the work. **Daniel** said they stopped work on the home at that point except for the limestone wall, which was approved by the planning department who told him that it has nothing to do with the historic district. **Jeff** stated that is not true. **Daniel** continued that the wall was on the property line and therefore wouldn't have to pull a permit.

John Saunders stated that he doesn't like all the batons going across. There's too many of them and it's taking away from the house. There needs to be less of those. He also asked what happened to the original front door. **Daniel** stated that is the same door that has been on the house since 1974. **Doug Bruce** stated that they have approved aluminum siding to be pulled off and replaced with cement board, he doesn't have a problem with the lower portion. But he agrees with **John** on the dormer side to the right above the porch it just draws too much attention to it. Since they don't have any photos and that makes it tough. But he would like to see at least half of the trim pieces removed. And he feels like the trim around the windows is a little heavy. **Doug** stated further that he

understands that **Daniel** is in a tough spot and he usually does his homework, but since he served on the Elm Heights committee then he should have known that review was required. **Daniel** asked what if they painted the section above the front porch the same color as the siding but the trim would remain vertical. **Deb Hutton** asked for clarification, so everything, the cedar and stucco would all be olive in color. **Deb Hutton** stated that the other houses in the neighborhood they have a stone lower part. With this house it looks less dense, or less heavy with horizontal siding. **Deb** asked if there are any other houses of like style in the neighborhood. **Daniel** stated there is not an identical house of a similar size or style in the neighborhood. **Deb** asked how hard it would be to turn the area above the porch into parallel cedar board then to the vertical pattern in the gable as a compromise. **Daniel** said he could do that. **Lee Sandweiss** stated that everything done has been an improvement except for the vertical trim. It's ornamental and does not need to be there and its making the house look like something that it never was before. The stripes have a jail effect and adds nothing to the house. **Leslie Abshire** stated this is difficult because it's retroactive and they have done a lot of work. **Daniel** stated that the work had to be done because there was so much damage to the house. Their intentions were good that they were trying to revive a house. **Leslie** stated that this would have been better had they come before the **Commission** before the work. She doesn't think the vertical trim belongs on this house. You are trying to put something on the house that wasn't supposed to be there and as a **Historic Commission** that's their mandate to prevent that. **Duncan Campbell** agreed with **Leslie** and stated further that this house has been severely altered, the whole dormer is an addition. Also the roof and porch and been added, But if they would have come before the **Commission** beforehand they could have helped with the changes. But the tudor styling is all wrong for this house, and the trim is too wide. They are trying to change this house into something historically it's never been. This is why the **Commission** is here and why the neighborhood formed a historic district and why they require coming forward before work starts. So the only one that can be penalized here is the **Petitioner**. **Duncan** is sympathetic to all the money spent and not done well, and he is not questioning skill. **Duncan** stated that they should remove all the false timbering on the front. He asked what was found when the siding was removed. **Daniel** stated there was rotted wood, sheeting vertical sheeting, and different materials. On the front there was plywood and rotted wood as water had leaked through the windows. **Duncan** stated there was likely clapboard on the house. **Flavia Burrell** commended him on his work. But the trim is very wide and he is creating new architecture that doesn't fit with the house or the neighborhood. **Daniel** asked if he were to redo the front of the house with either thinner cedar strips or remove them altogether and replace them with cement fiber board would that be acceptable. While keeping the strips on the left side. **Jeff Goldin** stated they would consider that. **Flavia** stated that would mimic the front and she doesn't have a problem with that. **Daniel** understands **Doug's** earlier comments. **Jeff** commends them on the work done and supports everything except the vertical boards. **Jackie Scanlan** stated that the work described sounds like a building permit was required. **Daniel** stated that he made no structural changes to the house; he was just repairing water damages. **Jackie** reminded him that the

replacement of the deck requires a building permit. It looks like the deck is off and it looks like he doesn't enough surface coverage to put it back on, so he needs to get in touch with County Building about a permit and then they could review that. **Leslie Abshire** asked how they should make a motion as there are several aspects to this home to approve or not. **Doug Bruce** commented that since there is no deck they will see this again once he has the building permit and they don't have enough information. **Daniel** said they are replacing with the same size deck. **Doug** said that since they don't know what was there prior they will need to see drawings as to what will be built. **John Saunders** asked if they could continue to give the **Petitioner** time to get their drawings and permits. **Leslie** asked if the continuance would cause a hardship. **Daniel** said they have to apply for a permit for the deck, so no, it would not cause a hardship.

John Saunders made a motion to continue, **Lee Sandweiss** seconded.
Motion carried 5/1/0.

C. COA 18-28

524 S. Jordan Avenue: Elm Heights

Petitioner: Sara and Peter Schroer

Repair/replacement of damaged siding on non-original addition, replacement door in addition, replace damaged windows and aluminum storm windows with infill wood/fiberglass windows that will fit existing frames. Grid pattern will be matched.

Rachel Ellenson gave her presentation. See packet for details.

Peter Schroer stated that there is rot around the windows and the cost to repair the windows is in excess of \$800. Because of the trim they are using it would make it an invisible repair.

John Saunders asked if the windows they are proposing to use are wood or other material. **Peter** stated that they are wood on the inside and fiberglass on the outside. **John** asked how many of the windows are deteriorated to the point they can't be saved. **John** stated about half of the windows in the home. **John** asked the location of the majority of the damaged windows on the home. **Peter** stated on the southeast side of the house. **Leslie Abshier** asked if the neighborhood has weighed in on the window replacements. No, they have not. **Leslie** asked **Rachel** if replacement is consistent with the neighborhood guidelines. **Rachel** said they are not unless the current windows cannot be replaced but **Rachel** believes they can be repaired. **Duncan Campbell** asked about documentation as to the damage to the siding. **Peter** stated that the cedar siding was put in without flashing and there is water damage and the siding is too tight for caulking. **Duncan** asked for clarification on too tight to caulk. **Peter** stated that when you install cedar siding you have to leave a gap between the siding and trim boards for caulking and there is no gap for caulking. The wood is very tight and the nails have all popped out during expansion during the summer. They also didn't do flashing around windows and doors so there is rot. **Duncan** inquired as to the percentage of siding to be replaced. **Peter**

replied about 30% total, all of the siding on the back and 1/3 of the siding on the side of the home and none on the front. **Duncan** asked about pictures of the damage to the windows. **Peter** said he did not bring any photos. **Duncan** reminded him that the Secretary of the Interior's guideline for repair or replacement is at least 60% damage. **Peter** stated that repairing what is repairable and replacing the rest would result in an odd mismatched look to the house. **Duncan** stated that he understands what **Peter** is saying but there is no way to evaluate the damage to the windows because there is no documentation. **Flavia Burrell** asked if a contractor has been consulted concerning repair of the windows. **Peter** stated that he has spoken with four contractors, one concerning replacement and three for repair. It was not easy to find contractors willing to repair these windows. **Flavia** asked if this is a cost issue. **Peter** wants the windows repaired as a safety issue as his daughter will be living in the home. The previous owner didn't open the windows as they are painted shut. All the cords are cut, there is rot in the sills and they all have to be glazed. The strings to the weights are not that expensive, it's the glazing as there was a lot of phosphorous.

John Saunders feels like the windows should be repaired as the windows are the defining factors to any historic home. If they were to meet the 60% then he would be more supportive of replacement. **Doug Bruce** agrees with **John Saunders & Duncan Campbell** concerning the windows. He is happy to see replacement of the siding with like/kind, but would need more information before making a decision concerning the windows. It's very similar to the previous action before the **Commission**. **Lee Sandweiss** feels like they should follow the guidelines and get more information before making a decision. **Leslie Abshire** feels like they should vote to repair unless they can see that the windows are beyond the repair threshold. She also feels like if there are some original windows that can be repaired then they should be repaired even if this results in a mismatch of windows on the home. But maybe this would result in repair of all of the windows. She too would like to have more information concerning damage to the original windows. **Duncan Campbell** agrees with **Leslie** and he realizes that there are few contractors today that want to do repair work on old windows. This is a result of the replacement window sales phenomenon. It's easily repaired and cheaper than replacement. If the damage is sealed shut then it's not damage at all. **Flavia Burrell** asked who decides if a window is above the 60% guideline. **Jeff Goldin** stated that **Rachel** presents the data and the **Commission** decides. **Duncan Campbell** added that the whole window sill could be missing and the window still wouldn't be beyond the 60% threshold. **Flavia** agrees with everyone's comments on the addition and the replacement of the siding in kind. But she feels like she doesn't have enough information to decide if the windows need replacement. **Jeff Goldin** is supportive of the siding repair but he feels like they should take action today and deny replacement of the windows.

Leslie Abshier made a motion to approve repair/replacement of damaged siding on non-original addition and replacement door, but deny replacement of damaged windows and aluminum storm windows with infill wood/fiberglass windows that will fit existing frames, **Lee Sandweiss** seconded.

Motion carried 6/0/0.

D. COA 18-29

325 S. Rogers Street: Prospect Hill

Petitioner: Brian O'Quinn, on behalf of Lynn & Teri Yohn

Replacement of 17 windows with custom designed Marvin Clad Ultimate Insert Double Hung wood and aluminum clad windows.

Rachel Ellenson gave her presentation. See packet for details.

Brian O'Quinn stated that the windows are much deteriorated and the glass is sitting on the floor. Some of the changes/alterations were not very kind to the home.

John Saunders asked if the windows are past the 60% mark. **Brian** stated that some of the seventeen windows do need replaced but he hasn't reviewed all of the windows. **Deb Hutton** stated that this is the third case where they need more information before making a decision. She asked **Rachel** if she has looked at the windows, and **Rachel** stated that she believes the windows can be repaired. **Lee Sandweiss** stated that based upon the information they have they cannot vote to replace those windows. **Leslie Abshier** asked if these are the original windows, **Rachel** said she believes they are. **Duncan Campbell** stated that these windows are being replaced because of convenience and that's not what the **Commission** is for. He stated that people need to provide inside and outside photographs or notify the Commission and someone needs to go and review. **Flavia Burrell** stated that not enough information has been provided. **Doug Bruce** stated that if someone comes with windows they need to load up with data. In this case if it's a non-original window they need to have a drawing showing what is non original and what it will be replaced with. Windows is one of the biggest issues this the **Commission** fights. Efficiency and going green is the big thing right now, and when the wind blows on a single pane window it gets cold. **Duncan** stated that a single pane window with a good storm window is as good as the triple pane windows of today. Many carpenters wouldn't know how to repair a window but to repair a window takes about three hours. **Jeff Goldin** stated this is one of the most important historic districts in the city and he urges denying this request.

John Saunders made a motion to deny, **Leslie Abshier** seconded.

Motion carried 6/0/0.

Leslie Abshier asked if they could return later showing damage to the windows. **Jeff Goldin** stated they can return with more data at a later date.

V. DEMOLITION DELAY

Staff Review

A. Demo Delay 18-17

720 W. 7th Street

Petitioner: Chris Sturbaum

Partial demolition – removal of existing door on addition, replacement in-kind aluminum siding on addition, removal of fixed sash window in gable addition.

Rachel Ellenson gave her presentation. See packet for details.

B. Demo Delay 18-18

814 W. 7th Street

Petitioner: Lisa Comforty

Partial demolition – creating a screen porch on the existing front porch.

Rachel Ellenson gave her presentation. See packet for details.

Commission Review

A. Demo Delay 18-09 (cont. from last meeting)

717 N. Maple Street

Petitioner: Michael Kee, on behalf of Richard Wells

Full demolition.

Rachel Ellenson gave her presentation. See packet for details.

Tom Doak, a member of the Maple Heights neighborhood stated that he lives three door away from this house. He feels like the neighborhood association wants to preserve this dwelling. It reflects several dwellings in the neighborhood and he feels like it is in keeping with the neighborhood personality.

Lee Sandweiss asked if they have until June 10th for the neighborhood association to apply for designation. **Rachel** stated that they would not have to release on that date they could get another 30 days but per Title 8, but Doris Sims would have to be the one to extend the deadline. The only way the neighborhood association would get interim protection is if the commission would vote to send to council. **Tom Doak** asked about the process, is it required for the neighborhood association to get historic designation to stop demolition of the home. **Jeff Goldin** explained that two things can happen, they can grant the request to demolish or they can recommend to the **City Council** to designate this property as a historic property. Designation likely wouldn't happen, based upon the condition of the building. The **Commission** is waiting on deciding about the demo delay because the neighborhood association had informed them they want to petition to create a historic district in their area, which would include the house. The neighborhood has to do this within two weeks. **Jeff** asked the status, **Rachel** said they are working on this and she is to meet with the neighborhood association the next day. **Leslie** asked if they continue the demo delay then will they have to nominate the next meeting. **Jeff Goldin** read a letter from the **Petitioner**. See packet for details. **Doug Bruce** asked about doing a site visit. **Duncan Campbell** said that BRI made an offer but the **Petitioner** would not sell.

Leslie Abshier made a motion to continue, **Doug Bruce** seconded.

Motion carried 6/0/0.

B. Demo Delay 18-10 (cont. from last meeting)

1209 W. 2nd Street

Petitioner: Barre Klapper

Full demolition.

Rachel Ellenson gave her presentation. See packet for details.

Doug Bruce made a motion to continue, **John Saunders** seconded.

Motion carried 6/0/0.

C. Demo Delay 18-19

726 W. 6th Street

Petitioner: James McBee

Partial demolition – replacement of non-original windows with replacements to match original window openings.

Rachel Ellenson gave her presentation. See packet for details.

John Saunders is ok with replacement of the windows that were altered due to previous renovations. He asked what kind of windows they are planning to replace with. **Brian Chelius** stated that due to budget constraints they are planning to replace with vinyl. **Deb Hutton** asked if they are retaining the dimension of the windows. **Brian** stated the home owner is planning on remaining with the dimensions where he can. **Duncan Campbell** would like to get to the question of local designation, he feels like this property would be perfect for local designation. If it is good for designation then do that first before changing things piecemeal then designation. **Rachel** stated that the home is likely going to part of a greater Near West Side designation. **Jeff** asked about status of this designation. **Rachel** stated the neighborhood was within a few meetings of submitting. **Flavia Burrell** asked about approving the project but with wooden windows so the project can continue. **Duncan** stated that they have to be clear on the replacement of windows and they have to provide an example. If they can't decide then provide three examples for the **Commission**. **Brian** stated that he understands that the **Commission** is trying to do its job but he is just doing his job. The problem is that he has a deadline and would be putting \$900 windows in when the foundation was falling out from under the structure. **Jeff Goldin** stated that cost is not within their purview, they are trying to the right thing with the building. **Doug Bruce** asked about a handout to explain what the commission needs in reference to windows. **Brian** is just trying to follow the rules but keep the project moving forward. **Doug Bruce** recommended continuing so **Brian** can bring something to the commission showing what they are planning. **Leslie Abshier** stated that if he comes back with something the **Commission** doesn't like then they could locally designate.

John Saunders made a motion to continue, **Doug Bruce** seconded.

Motion carried 6/0/0.

Jeff Goldin explained what the commission just did and that it would come up again at the next meeting. **Duncan Campbell** stated they are trying to protect the historic structure.

VI. COURTESY REVIEW

VII. NEW BUSINESS

A. Local Historic Designation – 506 S. High Street

Rachel Ellenson gave her presentation. See packet for details.

Leslie Abshier made a motion for local designation, **Lee Sandweiss** seconded.
Motion carried 6/0/0.

Leslie Abshier made a motion for interim protection, but petitioner can continue work on the previously approved addition, **John Saunders** seconded.
Motion carried 6/0/0.

B. Local Historic Designation – 605 S. Fess Street

Rachel Ellenson gave her presentation. See packet for details.

Leslie Abshier made a motion for local designation, **Doug Bruce** seconded.
Motion carried 6/0/0.

John Saunders made a motion for interim protection, **Doug Bruce** seconded.
Motion carried 6/0/0.

VIII. OLD BUSINESS

A. Sidewalk deterioration at Euclid and Howe

No new updates.

IX. COMMISSIONER COMMENTS

Leslie Abshier asked about a list of contractors that do window repairs. **Jeff Goldin** recommended they ask Chris Sturbaum.

Duncan Campbell stated that when someone wants to replace their windows they need to be told that replacement is very unlikely. **Rachel** stated that she tells them this but they still want to meet with the **Commission**. **Duncan** stated they want to 100% documentation as to the complaint. **Deb Hutton** stated they need to see proof of the

complaint and what they are going to do. **Rachel** stated that she is happy to follow up with the home owner but she would like someone to go with her to verify the 60% criteria. **Duncan** stated a handout would be very helpful. **Lee Sandweiss** stated that having to explain everything in a meeting adds to the length of the **Commission** meetings. If the petitioner had a check list then they could supply the required documentation and if they do so then a **Commissioner** might go with **Rachel** to review the planned changes to the windows. **Duncan** stated that a few pages of a handout is a good thing when they are planning changes to windows.

Deb Hutton spoke in reference to Restaurant Row at 406 E 4th St. where the **Commission** approved the front then the contractor added a different front to the building. It was midday and you could hear the pounding similar to Kilroy's. The balcony was packed with kids and there was a girl on the slanted roof hanging in on the banister as opposed to hanging out. Not that the **Commission** has any purview over use, but had she slipped she would have gone straight down. **Jeff Goldin** added that had the **Commission** known what that roof would look like, there would have been no way.

Rachel mentioned to the **Commissioners** that Doris Sims asked about doing a **Commissioners** retreat this year. They are to email **Rachel** with dates of availability then she will work on scheduling a venue.

Rachel stated that they need to discuss forming an ad-hoc committee for the possible Maple Heights neighborhood designation. This would consist of one **Commissioner**, one **City Council Member**, and one member of the neighborhood association. This might need to be done to get these designations done. They need to review the process for the future after the current designations are completed. This is just on line but not included in Title eight. **Jeff Golden** stated that they will make discussion of this part of the **Commission** retreat.

X. PUBLIC COMMENTS

None

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting adjourned @ 7:03 pm

SUMMARY

COA 18-31 (Staff review)

505 W. 4th Street: Greater Prospect Hill (Bloomington City Garage)
Petitioner: Matt Murphy

Contributing

IHSSI #: 105-055-26443

c. 1920



Background: The building located at 505 W. 4th Street is a slightly altered commercial building in good condition that was constructed c. 1920. The property is located within the Greater Prospect Hill Local Historic District and is zoned CD-Commercial Downtown.

Request: Installation of new wall mounted signage on the North and East facades. Installation of transom signage on the North façade.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

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

Greater Prospect Hill Local Historic District Design Guidelines

VI. Guidelines for Existing Structures

B. Changes to the Public Way Façade

- Existing architectural details (specifically original historic elements) for windows, porches, doors, and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.
- Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.

C. Removal of Original Materials

- Avoid removing or altering historic material or distinctive architectural features, like those listed. If materials are original and in good shape, means with which to keep them intact should be explored. If the existing material cannot be retained because of its condition, renovate to a certain design or style, provide a replacement plan and apply for a COA.

Recommendations: Staff approved COA 18-31 on May 15, 2018. Staff feels that the installation of the wall mounted signage will not detract from the overall historic integrity of the structure and the petitioner has been advised that brackets should be mounted in the mortar joints of the wall instead of the historic brick whenever possible.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 07 2018
BY: SZKE

Case Number: COA 18-31

Date Filed: 5-7-18

Scheduled for Hearing: Staff

Address of Historic Property: 505 W. 4th / 204 S. Rogers

Petitioner's Name: Matt Murphy

Petitioner's Address: P.O. Box 1 Bloom., IN 47402

Phone Number/e-mail: mr murp @ gmail. com

Owner's Name: David Moore

Owner's Address: 505 W. 4th

Phone Number/e-mail: (812) 327-7357

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:

New signage - refer to drawings

3. A description of the materials used.

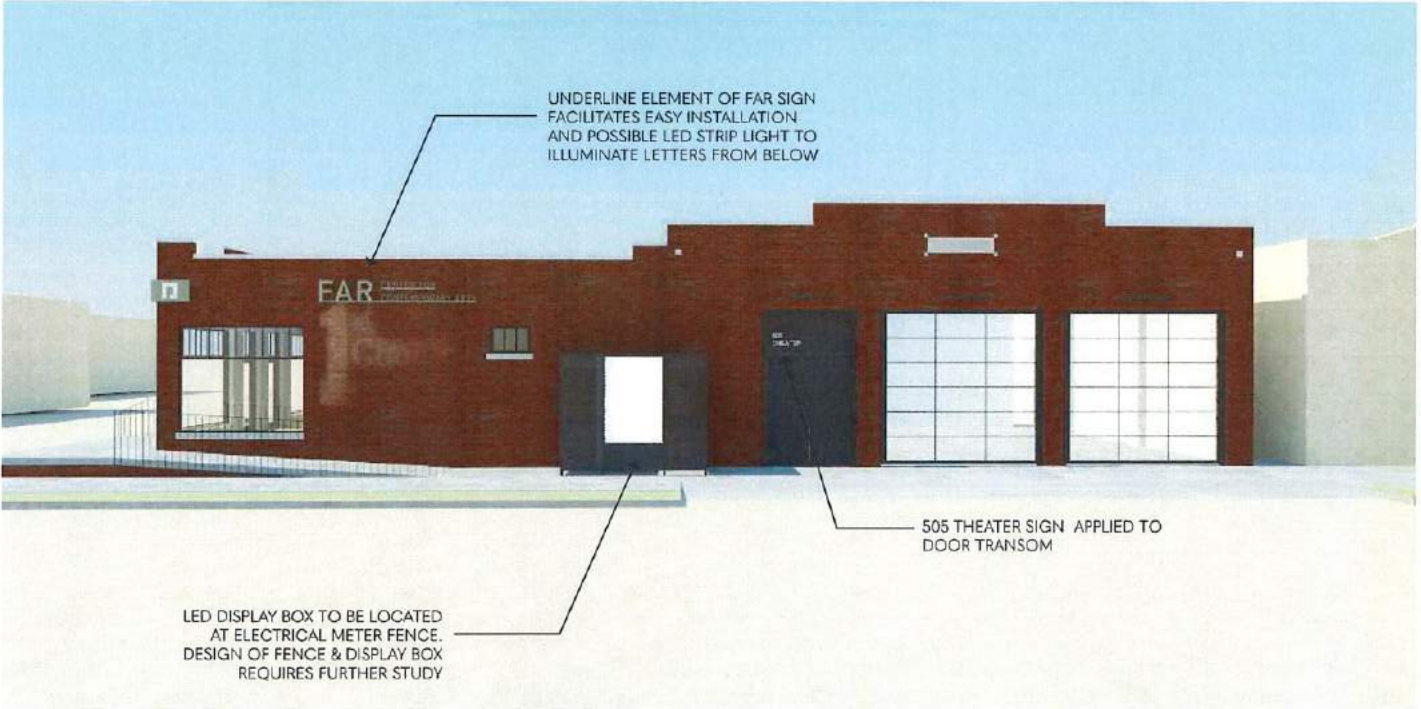
3/8" aluminum

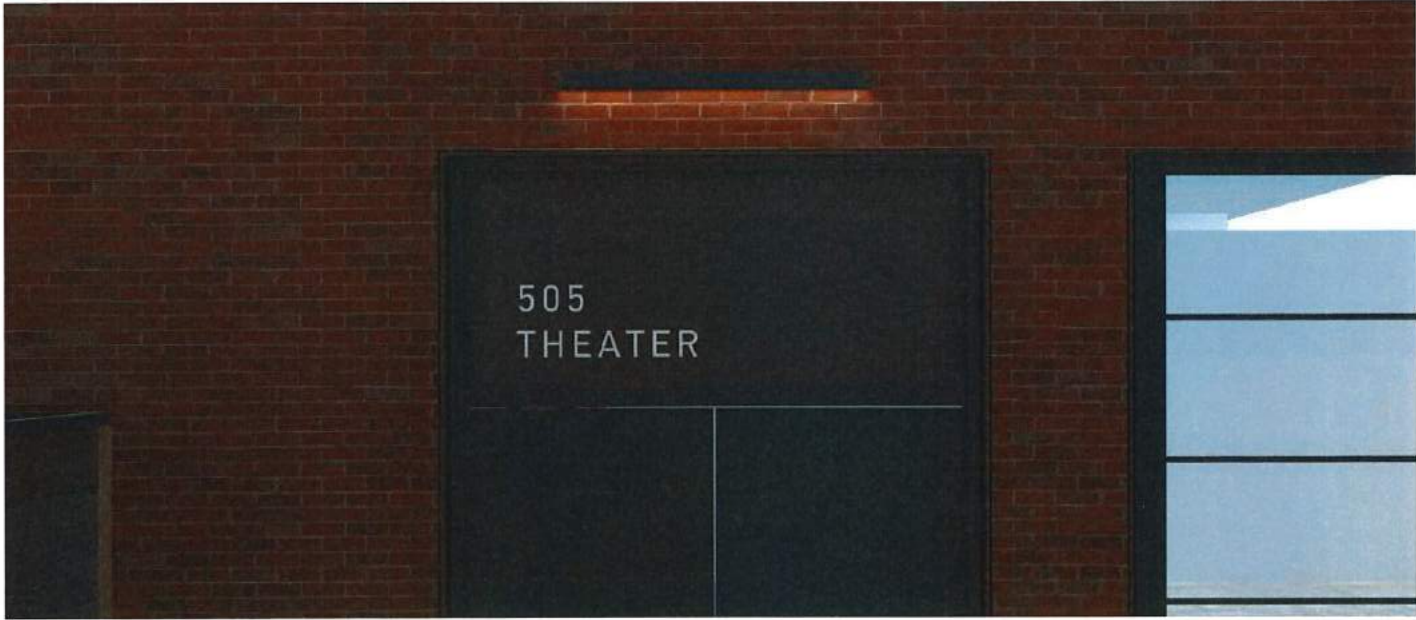
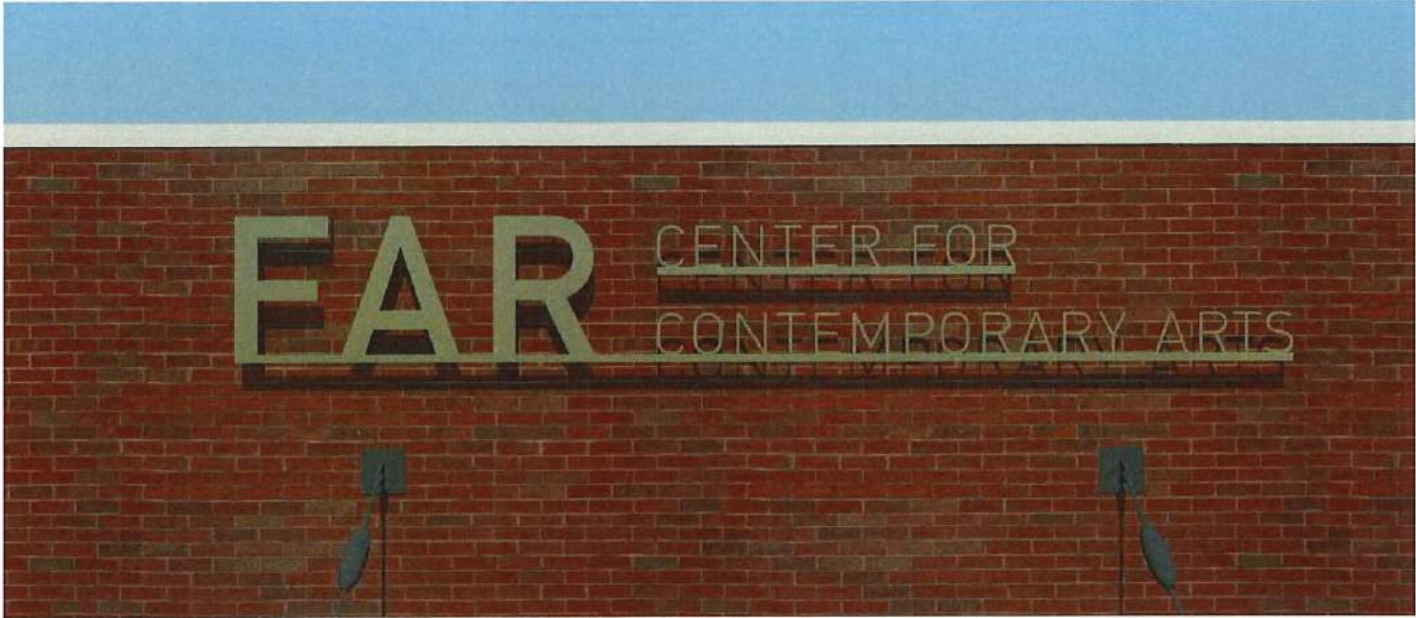
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

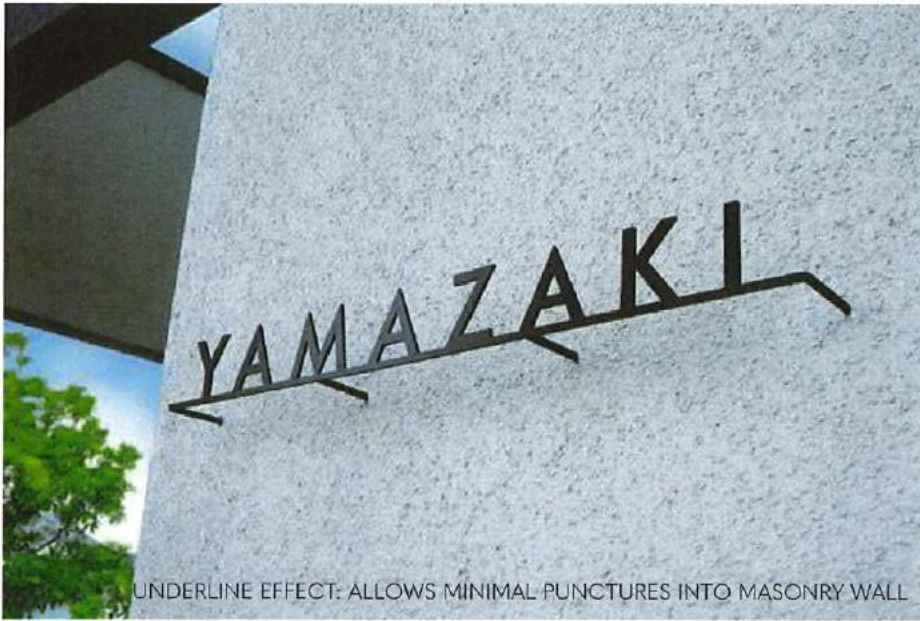
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

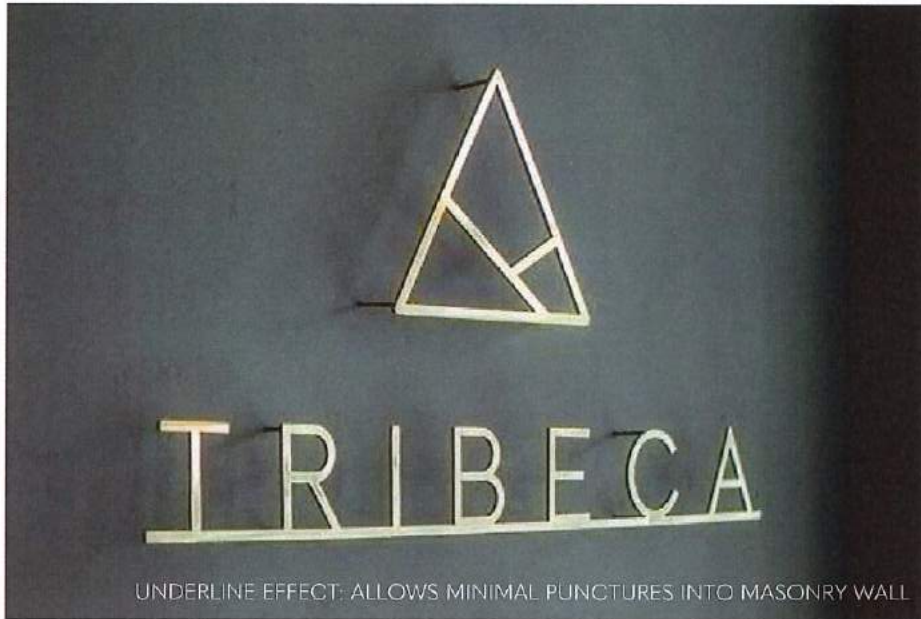
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.







UNDERLINE EFFECT: ALLOWS MINIMAL PUNCTURES INTO MASONRY WALL



UNDERLINE EFFECT: ALLOWS MINIMAL PUNCTURES INTO MASONRY WALL

SUMMARY

COA 18-32 (Staff review)

1008 S. Rogers Street: McDoel (McDoel Baptist Church)
Petitioner: Matt Eckstein

Contributing

IHSSI #: 105-055-53004

c. 1925/1953



Background: The building located at 1008 S. Roger Street is a slightly altered church in good condition that was constructed c. 1925/1953. It is located within the McDoel Local Historic District and is zoned RC-Residential Core.

Request: Installation of wall mounted signage for Hoosier Heights on the East face of the addition.

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.

McDoel Local Historic District Design Guidelines

II. Guidelines for Existing Buildings – This section is reviewed by staff

Materials

- Preferred: If underlying original materials are in good condition, match with the same materials.
- Acceptable: Use materials that will provide a similar look. This may include vinyl or aluminum or cement-board siding of comparable dimension.

Recommendations: Staff approved COA 18-32 on May 11, 2018. Staff does not feel the sign design or placement on the new addition to the building detracts from the overall historic integrity of the original building. No historic materials will be altered.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 10 2018
BY: RKE

Case Number: COA 18-32

Date Filed: may 10, 2018

Scheduled for Hearing: Staff

Address of Historic Property: 1008 S Rogers Street Bloomington, IN

Petitioner's Name: matt Eckstein

Petitioner's Address: Same

Phone Number/e-mail: 812-318-8029

Owner's Name: Hansier Heights

Owner's Address: 1008 S Rogers

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 the Wednesday before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A "Complete Application" consists of the following:

1. A legal description of the lot. _____

2. A description of the nature of the proposed modifications or new construction:
Illuminated wall mounted sign installed on the East
elevation facing Rogers Street. The sign will be 92" x 83"
and made of plastic.

3. A description of the materials used.
Illuminated plastic wall mounted sign - 92" x 83"

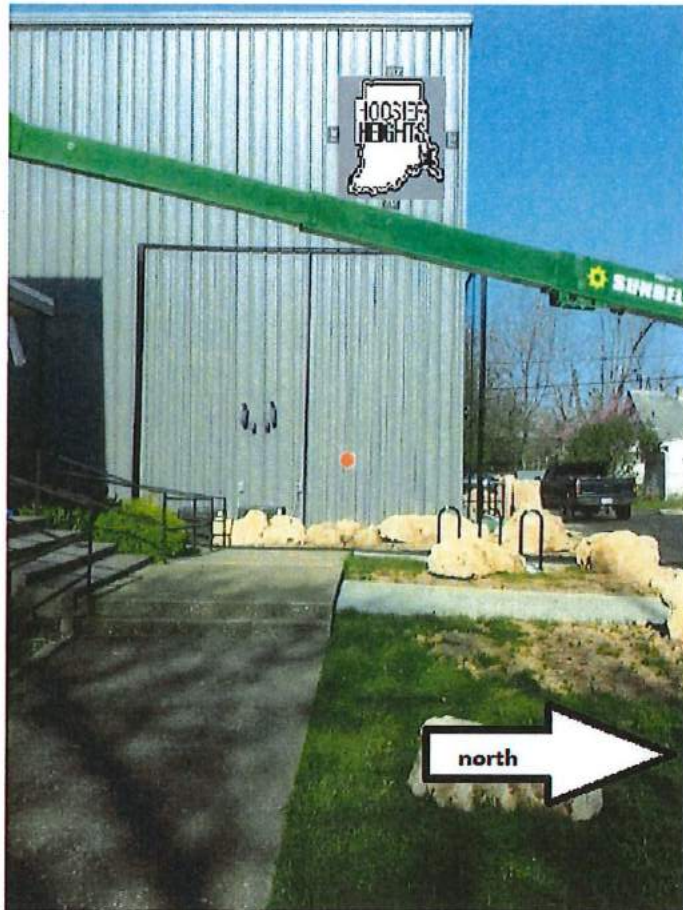
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.

Permit for Hoosier Heights



- 1.
2. Parking lot is just north of the building.
3. Only existing sign is a monument sign that is approximately 63" h x 46" w.
4. Only a monument sign
5. Sign will be an illuminated box that is cut to the shape of their logo. The dimensions will be 92" x 83" w Facing East.
6. This sign will be wall mounted.
7. The street that this sign will be facing is Rogers St.
8. The approximate distance between the sign and any curb is about 50 feet.

CITY OF BLOOMINGTON
Planning and Transportation Department
 401 N. Morton St., Bloomington, Indiana 47404



23

Fax: 812-349-3520

Email: planning@bloomington.in.gov

APPLICATION FOR PERMANENT SIGN PERMIT

*** MAKE CHECKS PAYABLE TO THE CITY OF BLOOMINGTON**

Date Applied: 5/07/18
 Name of Business: Housier Heights
 Type of Business Use: _____
 Address of Business: 1008 S Rogers St
 Business Phone: 812-308-4023
 Alternative Phone/Fax: _____
 Name of Applicant: Math Eckstein
 Applicant Phone: ~~317-646-3667~~ (C) 812-318-8029

(OFFICE USE ONLY)
 Application #: C18-2289
 Permit Fee: \$125.00 per sign
 Total Fee: _____
 Date Issued: _____
 Permit Reviewer: _____

A SCALED SITE PLAN IS REQUIRED WITH YOUR APPLICATION.

In order to receive a permanent sign permit, the applicant shall submit a site plan containing the following elements:

1. Scale and North arrow;
2. Location of building(s), driveway(s), and parking area(s);
3. Location and size (in square feet) of all existing sign(s);
4. Indicate type of existing sign(s): wall, pole, or ground signage;
5. Location and dimensions of proposed sign(s);
6. Distance between building and proposed sign location(s);
7. Name and location of adjacent street frontage(s), if applicable; and
8. Distance between curb edge and sign location.

*RC
 historic district, notable structure
 20.05.080(c)
 proposed = 20.125 sf*

CERTIFICATION

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, and occupancy.
3. Any changes made to sign dimensions or location shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.
5. No sign installation is allowed until a permit has been issued by the Planning and Transportation Department.

Applicant's Signature _____

Date _____

If you have questions about sign ordinance requirements, please call the **Bloomington Planning and Transportation Department @ 812-349-3423.**

SUMMARY

COA 18-33 (Staff review)

1302 E. 2nd Street: Elm Heights
Petitioner: Alisan Donway

Contributing

IHSSI #: 105-055-51055

c. 1940



Background: The house located at 1302 E. 2nd Street is a contributing slightly altered Tudor Revival structure in good condition that was constructed c. 1940. The property is located with the Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Repair and reconstruction of the limestone retaining wall on the corner of 2nd and Patterson. Installation of drainage system under the wall with 2” drain pipes and backfill of crushed stone. Resetting of the limestone steps next to the limestone retaining wall. Reset and remortar limestone pavers leading up to the front steps. Reset and tuck-point stone porch on the front of the house and replacement of existing concrete slab on top of the porch with new concrete slab. Minor tuck-pointing on the house.

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

1.7 Certificates of Appropriateness

- Things That Do Not Require a COA
 - Routine maintenance, for example, the re-glazing of a broken window pane or minor repairs done in kind (of the same or similar materials).

3.3 Walls and Fences

- Reconstruction or repair of historic walls and fences.
 - Consult with staff for proper materials and methods.

4.2 Masonry

- Retain masonry features and statuary that contribute to the historic character of a site. These include but are not restricted to structures, foundations, columns, arches, porches, decorative panels, patios, fenestration, balustrades, lintels, sills, key stones, spouts, brackets, flower boxes, steps, railings, copings, walks, walls, retaining walls, birdbaths, benches, urns, pots, sculptures, fountains, ponds, landscape edging, and barbeque grills.
- Match mortar composition to historic construction and materials to prevent future damage to masonry or stone during the reconstruction of, or change to, a historic masonry or stone feature, structure, or surface.
- Retain and duplicate distinctive construction features and finish including bond and mortar patterns, width, profile, texture, and color.
- Provide adequate drainage to prevent water from collecting around, behind, or under structures or features.
- It is not appropriate to apply a waterproof coating to, or to paint, exposed masonry or stone.

Recommendations: Staff approved COA 18-33 on May 16, 2018. The repair and reconstruction of the limestone retaining wall on the corner of the property will be done in a manner that does not further deteriorate the stones and the replacement of deteriorated limestone slabs will be done in kind. The installation of the 2" drain pipes under the wall will insure that the wall does not deteriorate in the future from water damage, which has caused the current problem. All of the other requests under COA 18-33 are considered maintenance, as long as no new materials or elements are added to the existing features. The petitioner has been advised that the new mortar in the wall should match the original mortar as closely as possible.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 18-33

Date Filed: may 9, 2018

Scheduled for Hearing: Staff

BakerStone

312-824-2004

Address of Historic Property: 1302 E. 2nd STREET

Petitioner's Name: ALISAN DONWAY

Petitioner's Address: 1302 E. 2nd STREET

Phone Number/e-mail: 1-812-822-1599

Owner's Name: ALISAN DONWAY

Owner's Address: 1302 E. 2nd STREET

Phone Number/e-mail: 1-812-822-1599

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. _____

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

Repairing the ^{stone} retaining wall on the corner of E. 2nd STREET and HIGHLAND on my property. Also adding drainage behind the wall so it won't have stones that crumble because of thawing and freezing behind the wall. Resetting limestone steps next to sidewalk

3. A description of the materials used.

limestone blocks of stone in various lengths and heights as the design is now with mortar between the stones and large stone caps on top

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.

BAKER STONE WORK
1545 Hupp Road
BLOOMINGTON, IN 47401
812-824-2004 office/ 812-824-6500 fax
812-327-7977 Mike's Jone's cell
812-327-3242 Charles Nelson cell
Email charley.bakerstonework@gmail.com

Proposal for: Roger & Alice Donway 1302 E. 2nd Street 812-822-1599 email:
rdonway@gmail.com

Date: August 21, 2017

✓ Bid 1

Dismantle stone wall from front steps and continuing around n/w corner and to the south, save any usable stone and haul away debris

Dig back bank as needed and relay wall using original stone and adding new stone as needed

Place 2" drain pipes through base of wall every 4', backfill using 12" of crushed stone and backfill remainder with soil

Material, labor & clean-up \$8250.00

✓ Bid 2

Remove and reset steps from sidewalk on north side

Material, labor & clean-up \$2250.00

✗ Bid 3

Continue wall from drive to the steps on the north side matching stone used along drive

Material, labor & clean-up \$ 3725.00

✗ Bid 4

Relay stone borders around back flowerbeds adding new stone as needed

Material, labor & clean-up \$2400.00

✗ Bid 5

Inspect all sides of house and chisel out any cracked mortar joints and tuck-point matching existing mortar as close as possible

Material, labor & clean-up \$6125.00

X Bid 6

Remove and replace top landing at back entry and tuck-point steps

Front porch top landing
and tuck pointing steps
-concrete

Material, labor & clean-up \$1225.00

✓ Bid 7

Grind out any cracked mortar joints in front walk way and tuck-point

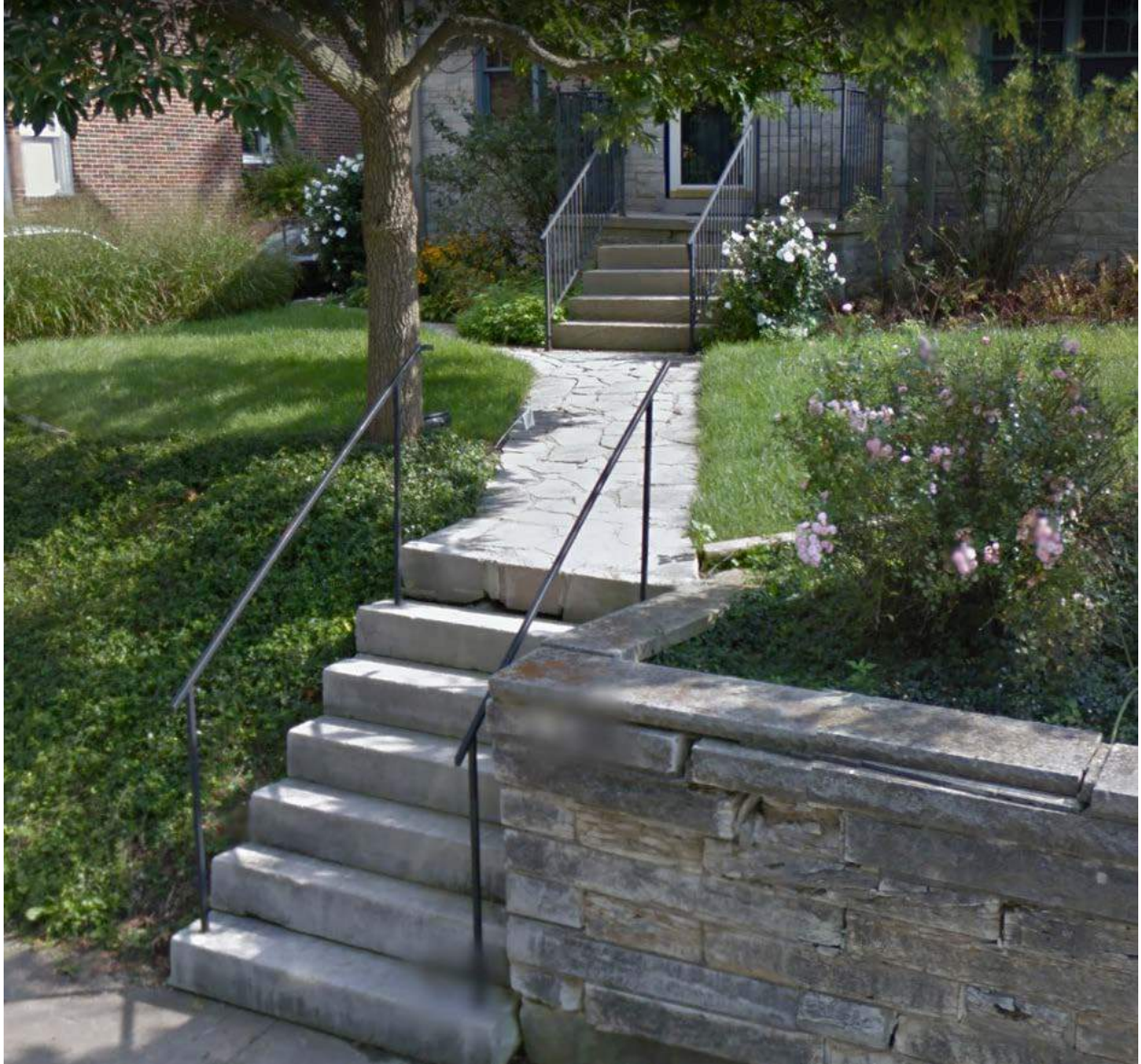
Remove and reset front steps leading to porch

Chisel out cracked mortar joints on porch foundation and tuck-point

Tuck-point cracked joints on the right side of garage door and fill any holes from old fasteners

Material, labor & clean-up \$2950.00





SUMMARY

COA 18-27 (cont. from last meeting)

1204 E. Wylie Street: Elm Heights
Petitioner: Daniel Roussos, Walnut Builders, LLC

Contributing

IHSSI #: 105-055-51305

c. 1940



Background: The house located at 1204 E. Wylie Street is a contributing slightly altered Tudor Revival House that was constructed c. 1940. It is located within the Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Retroactive approval for the replacement of the metal roof with a shingle roof, removal of aluminum siding and replacement with Allura fiber cement board siding, removal of damaged wooden trim and replacement with cedar trim board, installation of vertical trim board in the gable and on the front façade, replacement of rear lumber deck with a new wood deck, replacement of wooden railing with a steel railing, construction of a limestone retaining wall at the front of the property, installation of limestone steps and porch.

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

Projects That Do Not Require a COA

- Routine maintenance, for example, the re-glazing of a broken window pane or minor repairs done in kind (of the same or similar materials).

3.3 Walls and Fences

- New retaining walls should be appropriate in height to the grade of the yard. Rear yard concrete block retaining walls may be considered depending on position, visibility, and design.
- Install new walls or fences so the total height does not obscure the primary façade of the building.

4.0 Existing Buildings and Materials

- Reconstruction of missing or installation of new functional or decorative wooden elements visible from the public right-of-way, such as doors, windows, siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, shutters, decorative panels, pergolas, trellises, fences, gates, and architectural trim.
 - Replace missing elements based on accurate documentation of the original or use a compatible new design.
 - Consider substitute materials only if using the original material is inadvisable or unfeasible.
- Historic wood siding, trim, or window sashes should not be replaced or covered with contemporary substitute material.

4.3 Architectural Metals

- Replace missing elements based on accurate documentation of the original or use a compatible new design. Consider compatible substitute materials only if using the original materials is not historically feasible.
- Addition of permanent metal features including but not limited to: buildings, roofs, doors, windows, trim, fencing, and other architectural elements requires a COA.

4.4 Roofs

- Replace only the deteriorated portion of a historic roof and use substitute materials only if using the original material is not technically feasible. If full replacement is necessary replace it “in kind,” matching the original in materials, scale, detail, pattern, and design.
- If new gutters and downspouts are needed, install them so that no architectural features are lost or damaged. For modest postwar roofs, galvanized metal may be an appropriate choice. Retain the shape of traditional half-round gutters and down spouts. Historically, copper guttering is not painted.

5.2 Patios, Terraces, and 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.
- 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.

5.4 Porches and Patios

- The retention of all architectural metal elements is encouraged. If replacement is necessary, consider in kind replacement over substitute materials if feasible.
- The enclosure of historically open front porches and porticos is discouraged. Increased flexibility is given for porch and portico enclosures along secondary facades. However, all proposals for enclosure require a COA.
- Replace missing elements based on accurate documentation of the original or use a compatible new design.
- Consider compatible new materials only if using original materials is inadvisable or unfeasible.
- Porches or porticos that are not original but have gained historic or architectural significance in their own right should be retained. However, new porch or portico elements should not be introduced that create a false historical appearance.

Recommendations: Staff recommends approving retroactive COA 18-27. The work that has already been completed is compatible in design and material usage with the requirements of the historic district. The replacement of the metal roof with a shingle roof and the replacement of the metal siding with cement board siding are acceptable actions in the district. The installation of a new wood deck on the rear of the house will not be visible from a primary public right-of-way and will only be minimally visible from an adjacent alley. Staff is supportive of the installation of a metal banister and the construction of a limestone retaining wall at the front of the property. The wall will not detract from the historic integrity of the house and is an appropriate height so it will not obscure the main façade. Staff is supportive of the installation of new limestone steps because limestone is a compatible material in the district. Staff does not support the installation of new vertical trim boards under the gable and on the main façade of the house because it creates a non-historic visual element on the house.

RECEIVED
APR 27 2018

BY: RKE

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: G0918-27

Date Filed: April 27, 2018

Scheduled for Hearing: Commission

Address of Historic ^(DISTRICT) Property: 1204 E. WYLIE

Petitioner's Name: DANIEL ROUSSOS "WALNUT BUILDERS LLC"

Petitioner's Address: 1111 N. WALNUT ST., 27404

Phone Number/e-mail: WALNUTBUILDERSLLC@GMAIL.COM - (812)964-9074

Owner's Name: MRS KAREN VANARSDALE

Owner's Address: 1204 E. WYLIE

Phone Number/e-mail: SEE DANIEL ROUSSOS

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. HANTHORNE PTL19

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

- CHANGED DAMAGED ROOF - INSTALLED ARCHITECTURAL SHINGLES
- REMOVED DAMAGED ALUMINUM SIDING - INSTALLED ALUMINA FIBER CEMENT
- REMOVED DAMAGED TREATED LUMBER TRIM - INSTALLED NEW CEDAR TRIM BOARDS
- REMOVED BACKYARD TREATED LUMBER DECK - WILL INSTALL NEW SAME.
- ~~REMOVED~~ TREATED LUMBER RAILING (FRONT) - WILL INSTALL STEEL RAILING.
- WILL BE INSTALLING LIMESTONE (INDIANA) RETAINING WALL (FRONT)
- WILL BE INSTALLING LIMESTONE (INDIANA) WINDY STEPS + PORCH.

3. A description of the materials used.

- LIMESTONE (INDIANA)
- CEDAR LUMBER
- TREATED LUMBER
- FIBER CEMENT SIDING
- ARCHITECTURAL SHINGLES
- STEEL RAILING

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.



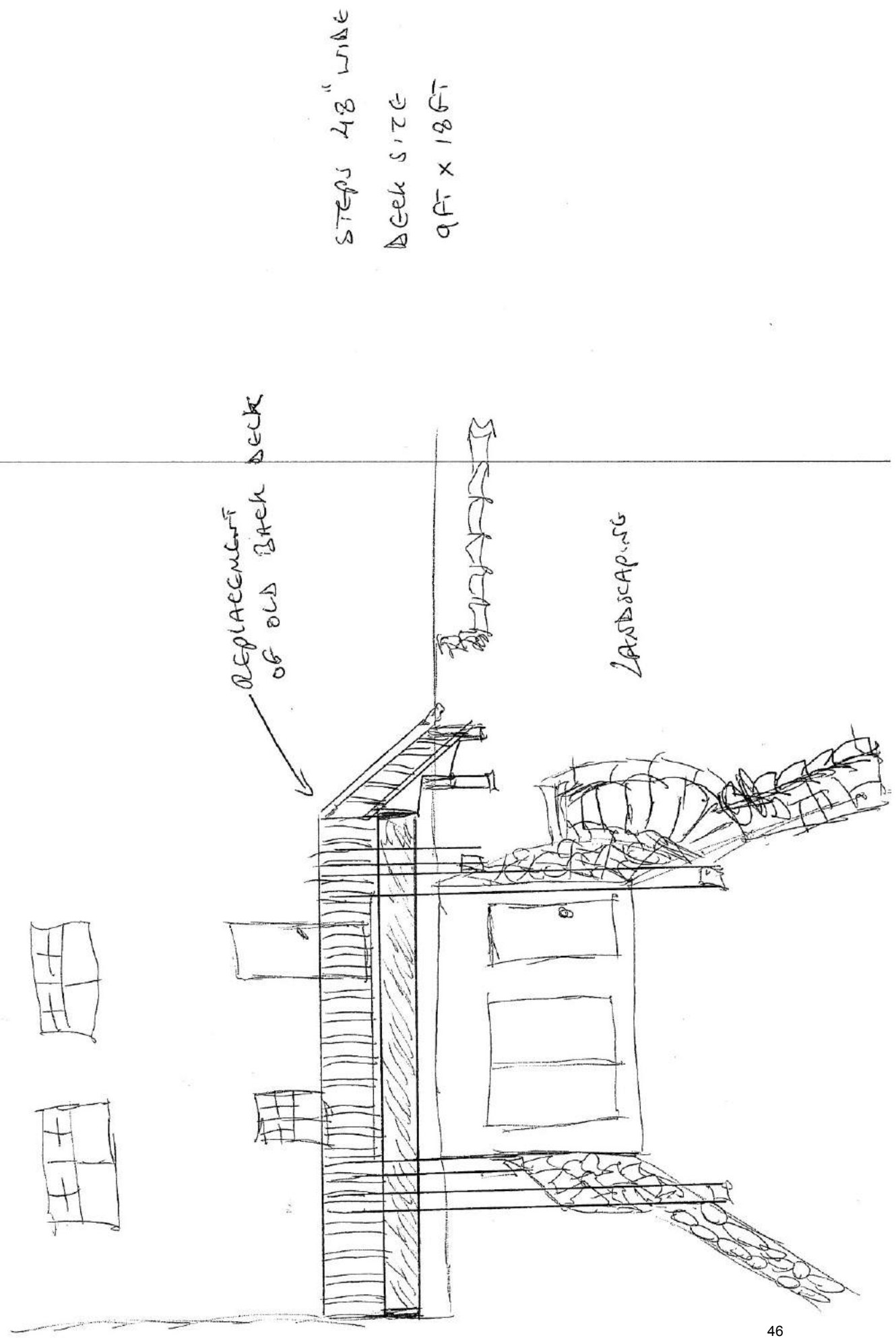






WALNUT BUILDERS, LLC
DANIEL BLOUSSON - 212-964-9074
OWNER: KAREN VAN ARSDALE

1204 E. WYLLIE ST.
BROOKLYN, NY 11210



STEPS 48" WIDE
DECK SIZE
9FT X 18FT

SUMMARY

COA 18-30

2301 N. Fritz Drive: Matlock Heights (Old Matlock Farmhouse)
Petitioner: Genie Sullivan, represented by Rachel Ellenson

Notable

IHSSI #: 105-055-34458

c. 1850



Background: The house located at 2301 N. Fritz Drive is a notable slightly altered Greek Revival Double Pile farmhouse in good condition that was constructed c. 1850. The property is located within the Matlock Heights Local Historic District and is zoned RS-Residential Single Family.

Request: Replacement of deteriorated limestone slab walkways with paver walkways. Installation of new walkway from the house to the garage with the same pavers.

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.

Matlock Heights Local Historic District Design Guidelines

Primary Structures

- Materials
 - Recommended: Building materials, whether natural or man-made, should be visually compatible with surrounding contributing buildings.
 - Limestone/sandstone, brick, clapboard, wood, and cement board are appropriate materials.
- Patios and Porches
 - Recommended: Building materials included laid brick, concrete, stone, and wood.

Recommendations: Staff recommends approving COA 18-30. Staff feels that the existing limestone slab walkways are too deteriorated to be retained and they pose as safety hazard. While the use of prefab concrete paves is not directly addressed in the Matlock Heights Local Historic District Design Guidelines, Staff feels that their installation is not necessarily permanent and the walkways will be minimally visible from public right-of-ways. Staff has been in contact with the petitioner regarding the replacement of the limestone walkways with new limestone pavers, and the petitioner is supportive if the Commission requests that.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 03 2018
BY: RKE

Case Number: COA 18-30

Date Filed: May 3, 2018

Scheduled for Hearing: May 24, 2018

Address of Historic Property: 2301 N Fritz Drive Bloomington, IN 47408

Petitioner's Name: Genie Sullivan

Petitioner's Address: Same

Phone Number/e-mail: 812-332-7598

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 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. 013-43880-00 PT NW 28-9-16 2.64A

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

Replacement of existing limestone slab walkways in the front of the house and around the side with 11"x14" Flagstone Pavers in Quarry Gray. See attached picture and product description. Construction of new walkway from the house to the garage using same pavers.

3. A description of the materials used.

11"x14" Flagstone Paver in Quarry Gray. Pavers are drycast concrete.

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.

QUOTATION/PROPOSAL

Terry Graves
home 332-2531
cell 320-9707

No.

DATE *Oct. 6, 2017*
INQUIRY NO.

TO: *Denise Sullivan*
2301 Fritz Dr.
Bloomington, IN

ESTIMATED DELIVERY
From receipt
of order
TERMS

SALESPERSON F.O.B. SHIP VIA FOLLOW UP DATE

QUANTITY	DESCRIPTION	PRICE	UNIT	AMOUNT
	<i>Tear out old limestone in front and on side of house. Prepare new area with 4" of gravel & 1" of sand with plastic edging and stakes. Install Merwoods Quarry Dray 11" x 14" flagstone pavers about 400 sq feet and use paver locking sand & vibrate</i>			
	<i>grass seed edges afterwards</i>			
	<i>mat</i>			<i>1,700.00</i>
	<i>labor</i>			<i>5,000.00</i>
	<i>Total</i>			<i>6,700.00</i>

L. ...

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Home / Building Materials / Landscaping Materials / Pavers and Patio Blocks

14" x 11" Flagstone Paver

Model Number: 1791354 | Menards® SKU: 1791354 | Variation: Quarry Gray

EVERYDAY LOW PRICE **Online Price** \$1.69
SALE PRICE **\$1.49** each | \$2.29 /sq.ft.
Valid Until 5/6/18
You Save: \$0.20 After Sale Price

Variation: Quarry Gray
*Prices may vary by variation.



Watch Video



Description | Specifications



1 Select a Store & Buy

Calculate your needs

Add to My List | Add to Registry

FREE Ship To Store

Enter Your ZIP Code for store information

Shipping & Delivery

Not Available Online
Contact a store for delivery options

View Return Policy

Description & Documents

These flagstone pavers provide a unique look and are perfect for around gardens, walkways, or any other practical use. Each paver looks as though it is made of several different stones, especially after the joints are filled with sand. Our flagstone pavers are great for creating artistic designs, while also having a natural look.

- Easy to install & low maintenance
- Ideal for patios, walkways and driveways
- Made from strong durable concrete. Over twice the strength as traditional poured concrete and a fraction of the cost as stamped concrete.
- Size and weight are approximate
- Color may vary by production run, it is recommended to purchase the entire project at one time

Dimensions: 2-1/2" T x 13-5/8" W x 11" D

Brand Name: Midwest Manufacturing

[Installation Instructions](#)

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher. If you don't have it, [click here](#) and download it for free from Adobe's site.

Find more information about this product on the [Manufacturer's website](#)

Specifications

Product Type: Paver

Color/Finish: Quarry Gray

Material: Drycast Concrete

Shape: Flagstone

Nominal Thickness: 2-1/2 inch

Actual Thickness: 2-1/2 inch

Nominal Width: 14 inch

Actual Width: 13-5/8 inch

Nominal Depth: 11 inch

Actual Depth: 11 inch

Weight: 18 pound

Special Features: Built-in Spacer

Coverage Area: 0.65 square foot

Driveway Rated: Yes

Blocks per Square Foot: 1.54

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a Menards® Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM®.



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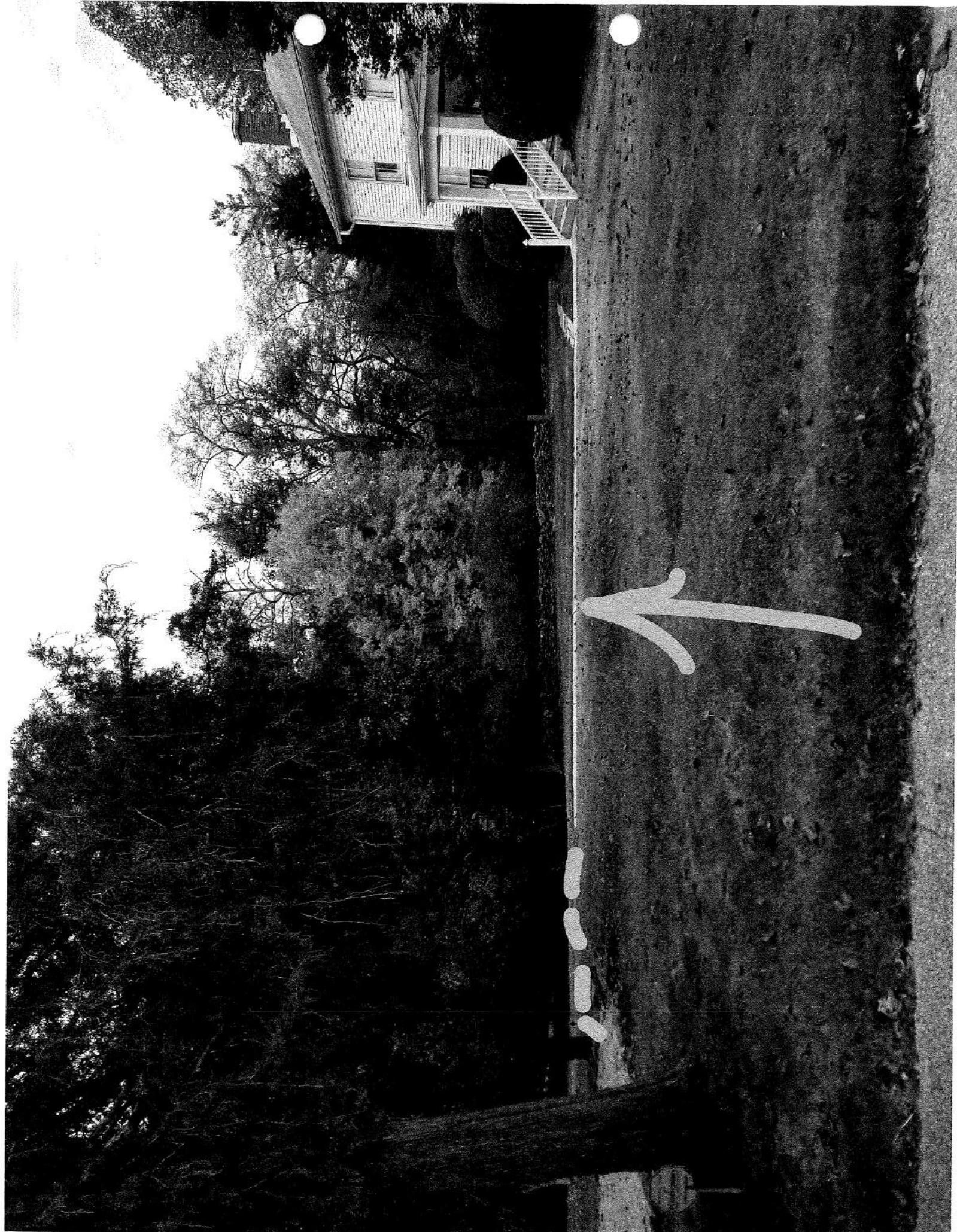
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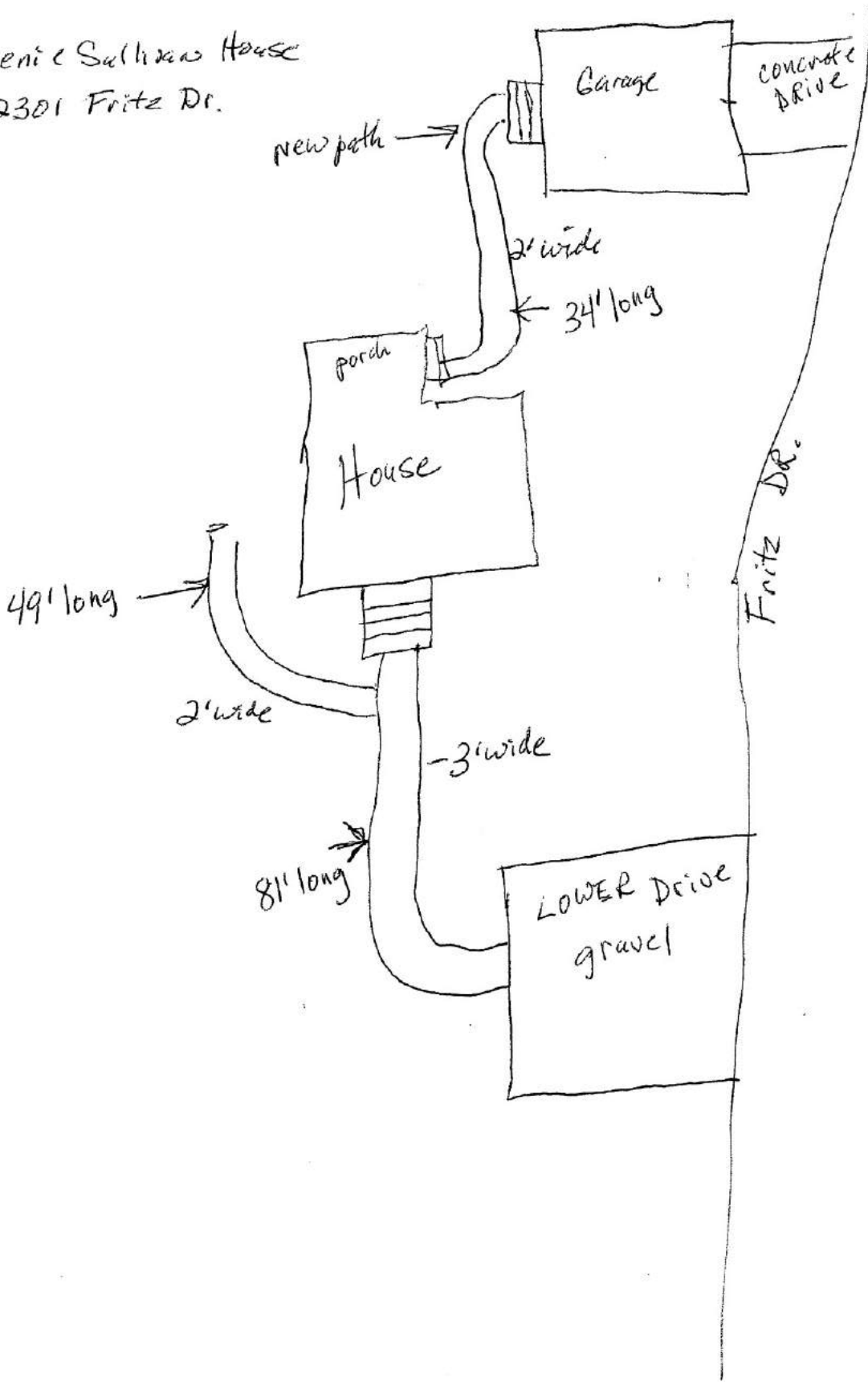








Genie Sullivan House
2301 Fritz Dr.



SUMMARY

COA 18-34

511 W. Dixie Street: McDoel
Petitioner: Marsha Cummins

Contributing

IHSSI #: 105-055-53130

c. 1930



Background: The house located at 511 W. Dixie Street is a contributing severely altered California Bungalow in good condition that was constructed c. 1930. The property is located within the McDoel Local Historic District and is zoned RC-Residential Core.

Request: Construction of a 7'x8' porch on the main façade with wheelchair accessible ramp out to the sidewalk running parallel to W Dixie Street. The porch will sit 16" off the ground and the wheelchair ramp will be approximately 15' long. The deck and the ramp will be constructed of composite materials and a wooden railing will be installed around the perimeter of the deck.

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.

McDoel Local Historic District Design Guidelines

Ramps and Exterior Modifications for Aging in Place

- Because McDoel has many retirees, the neighborhood prioritizes accessibility.
 - Preferred: The preferred location of ramps is away from the front façade of the house.
 - Acceptable: Ramps are generally permitted front or rear of a lot.

Decks and Patios

- Recreational living space is important in a vital family neighborhood.
 - Preferred: Flush stone or brick patios, or wood decks should be placed to the rear of the house where visibility from the front is limited.
 - Acceptable: Wooden decks partially visible in a side yard are acceptable.

Recommendations: Staff recommends approving COA 18-34. Staff feels that the design and materials of the new porch and ramp are consistent with the design guidelines for the district. The petitioner is proposing two different scenarios for the ramp and is open to either, depending on what the Commission decides is best. The petitioner has also agreed to use wood instead of composite boards which is a consistent district material outlined in the design guidelines.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 14 2018
BY: BKE

Case Number: COA 18-34

Date Filed: May 14, 2018

Scheduled for Hearing: May 24, 2018

Address of Historic Property: 511 W. DIXIE ST.

Petitioner's Name: Marsha Cummins

Petitioner's Address: 511 W. DIXIE

Phone Number/e-mail: 812 330-2173

Owner's Name: Marsha Cummins

Owner's Address: 511 W. DIXIE

Phone Number/e-mail: — marscum@yahoo.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. _____

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

7x8' Porch ^{Front} w/ wheelchair accessible ramp
will have rails

3. A description of the materials used.

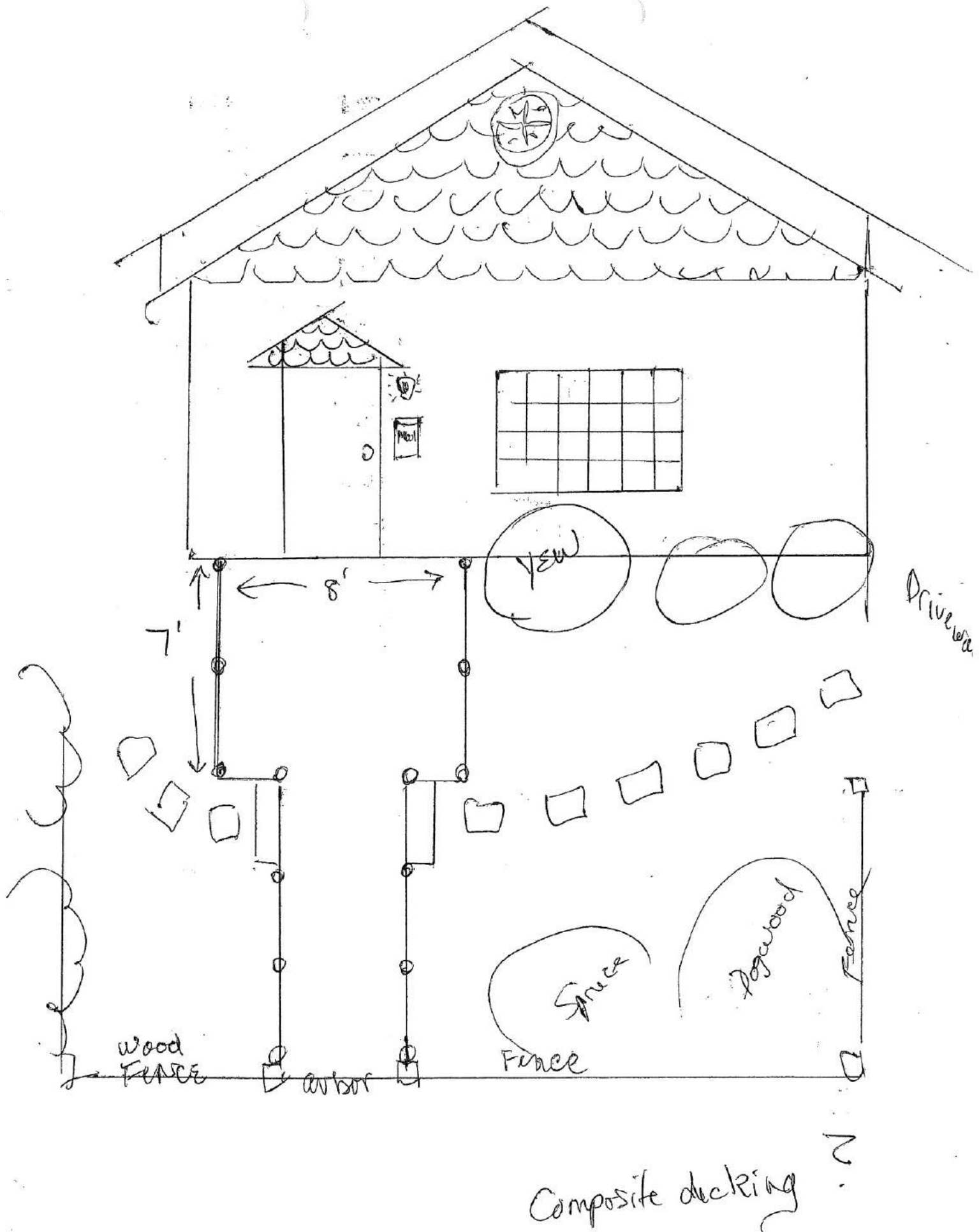
composite decking?

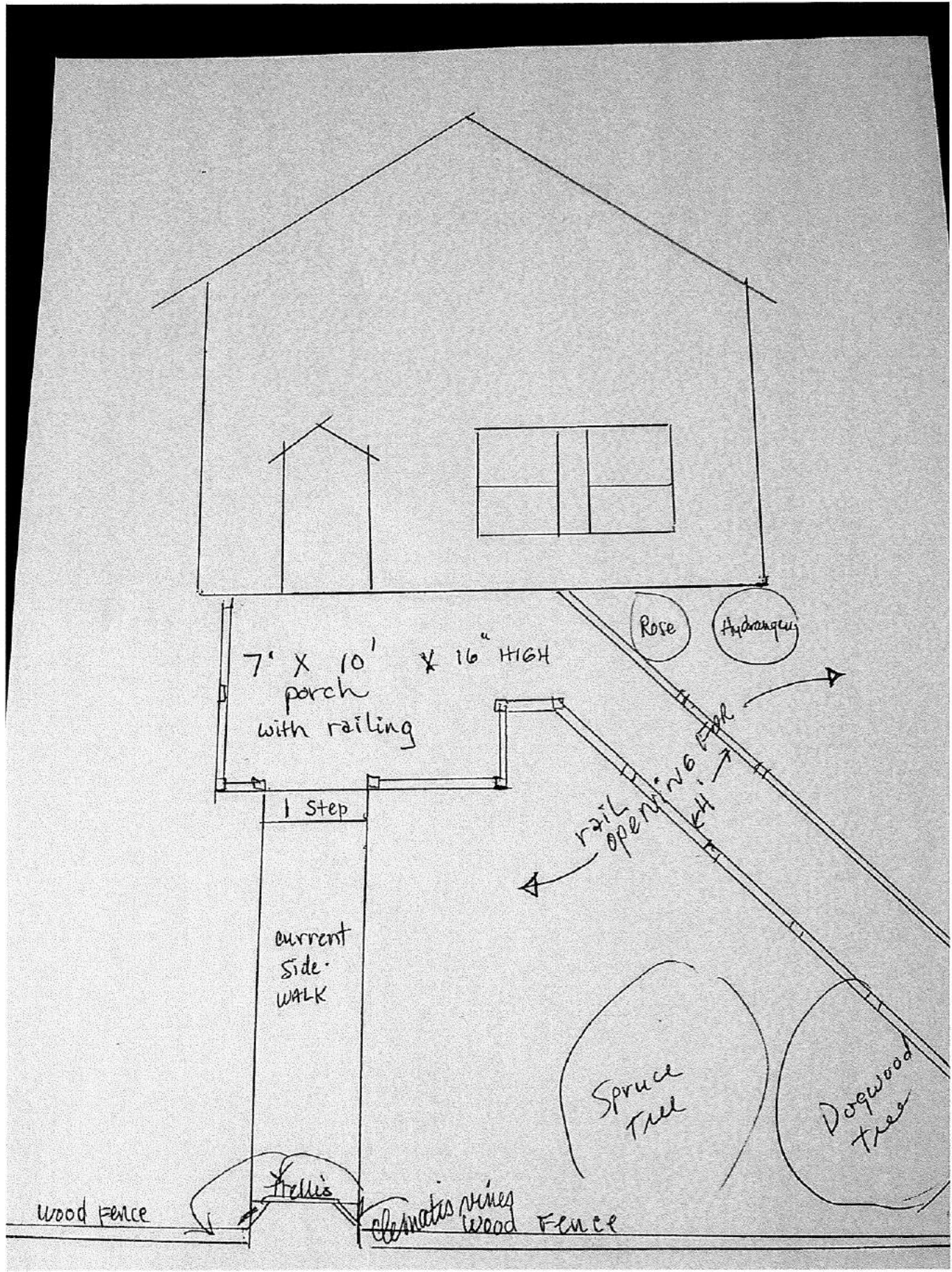
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.



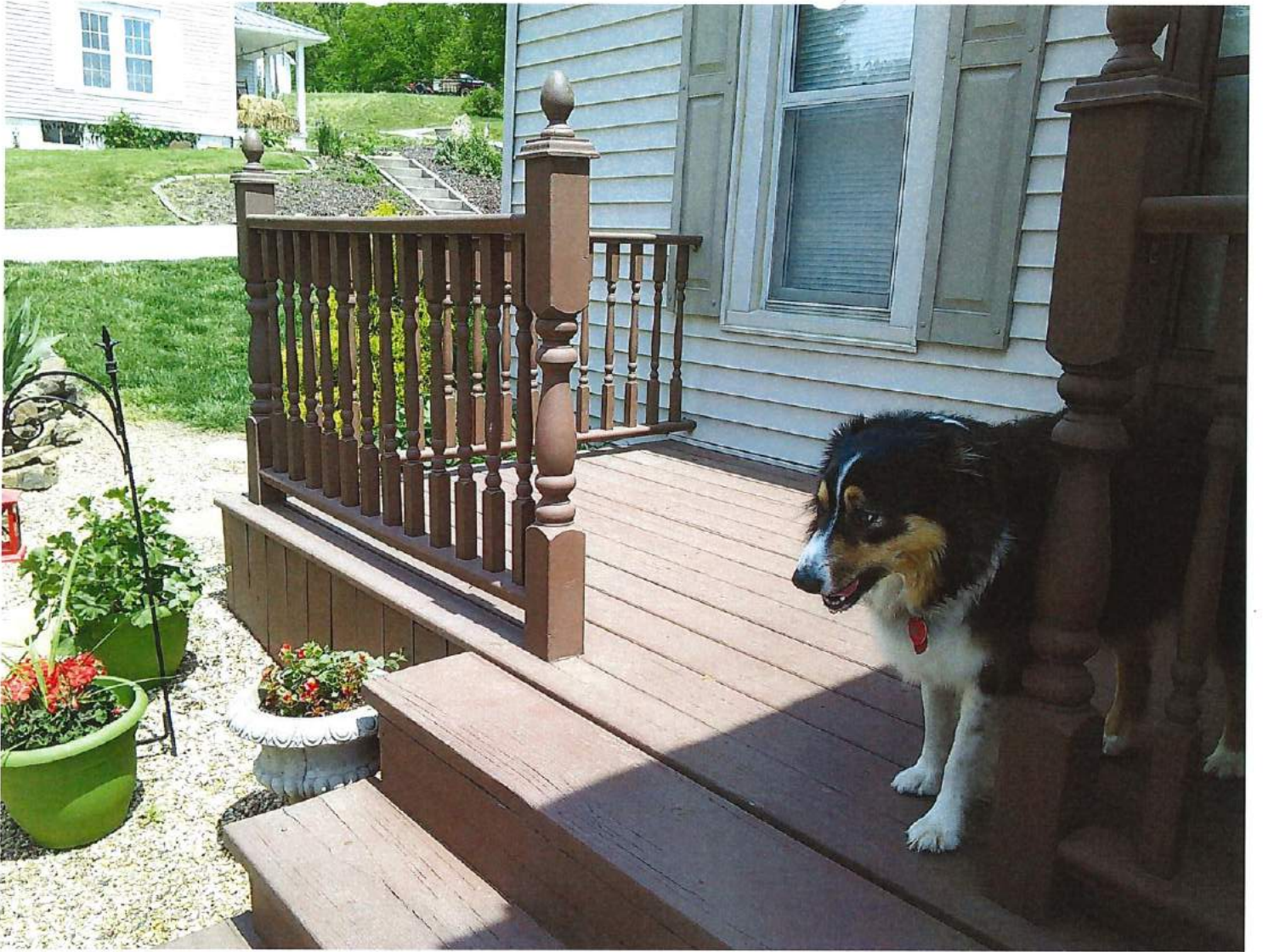


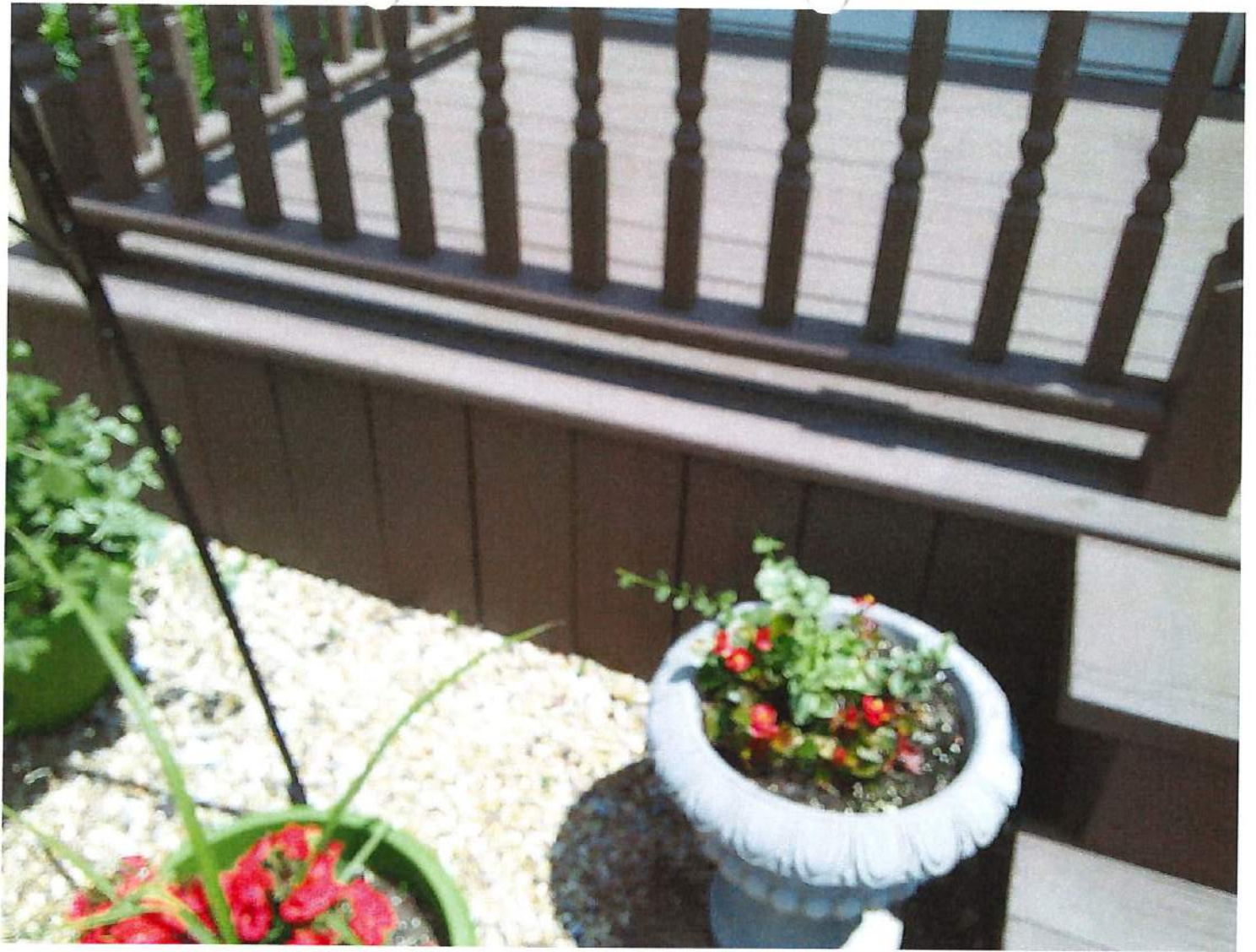












SUMMARY

COA 18-35

105 S. Rogers Street: Greater Prospect Hill
Petitioner: Lotus Education & Arts Foundation

Contributing

IHSSI #: 105-055-26446

c. 1955



Background: The structure located at 105 S. Rogers Street is a slightly altered firehouse building in good condition that was constructed c. 1955. The property is located within the Greater Prospect Hill Local Historic District and is zoned CD-Commercial Downtown.

Request: Façade renovation including: new signage retaining red-paneled firehouse character, replace/update upper-floor windows for appearance and energy efficiency, new period-appropriate glass lens for original lighting fixture above front door, small canopy over the front door, installation of a small exterior display case to the right of the front door, clean/restore flagpole, and power-wash limestone veneer.

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.
- Masonry
 - **Recommended:** Cleaning soiled masonry surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes.
 - Using biodegradable or environmentally-safe cleaning or paint-removal products.
 - Allowing only trained conservators to use abrasive or laser-cleaning methods, when necessary, to clean hard-to-reach, highly-carved, or detailed stone features.
 - **Not Recommended:** Cleaning or removing paint from masonry surfaces using most abrasive methods (including sandblasting, other media blasting, or high-pressure water) which can damage the surface of the masonry and mortar joints.
 - Using a cleaning or paint-removal method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.
 - Cleaning with chemical products that will damage some types of masonry (such as using acid on limestone or marble), or failing to neutralize or rinse off chemical cleaners from masonry surfaces.

Greater Prospect Hill Local Historic District Design Guidelines

Existing architectural details (specifically original historic elements) for windows, porches, door, and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.

- Retain proportions of all original openings (e.g. doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house.
- Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.

Recommendations: Staff recommends approving COA 18-35. All of the proposed alterations and changes to the public way façade are acceptable actions listed in the Greater Prospect Hill Local Historic District Design Guidelines. The replacement of the upper windows is acceptable because the windows are not original and the size of the openings will be retained. Staff does not support power-washing the limestone façade because it has the potential to cause damage to the stone and recommends using an alternative cleaning method. In regards to the replacement of the non-original garage doors, the petitioner's asked Staff in October if this was covered under the COA process, and Staff believed the building was located outside of the GPHLHD, and told the petitioners to move forward with the work. Staff is supportive of the replacement windows as they retained the original garage openings.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 14 2018
BY: RICE

Case Number: COA 18-35

Date Filed: may 14, 2018

Scheduled for Hearing: may 24, 2018

Address of Historic Property: 105 S. Rogers St.

Petitioner's Name: Lotus Education & Arts Foundation

Petitioner's Address: Mailing: PO Box 1667, Bloomington, IN 47402

Phone Number/e-mail: 812-336-6599

Owner's Name: Primary contact: Sunni Fass, Executive Director

Owner's Address: _____

Phone Number/e-mail: 812-336-6599 / sunni@lotusfest.org

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. 013-63350-00 Orig Plat Pt Lot 140

2. A description of the nature of the proposed modifications or new construction:
Renovate the facade of the firehouse at 105 S. Rogers, in order to complete the building's transformation into a Lotus arts-and-culture venue and community arts space. Proposed facade modifications: new Lotus signage retaining red-paneled firehouse character; replace/update upper-floor windows for appearance and energy efficiency; commission new, period-appropriate glass lens for original lighting fixture above front door; install small canopy over front door for patron weather protection; install small exterior display case (for posters, etc.); clean/restore flagpole for actual use; and power-wash limestone veneer. Project to be managed by Loren Wood Builders.

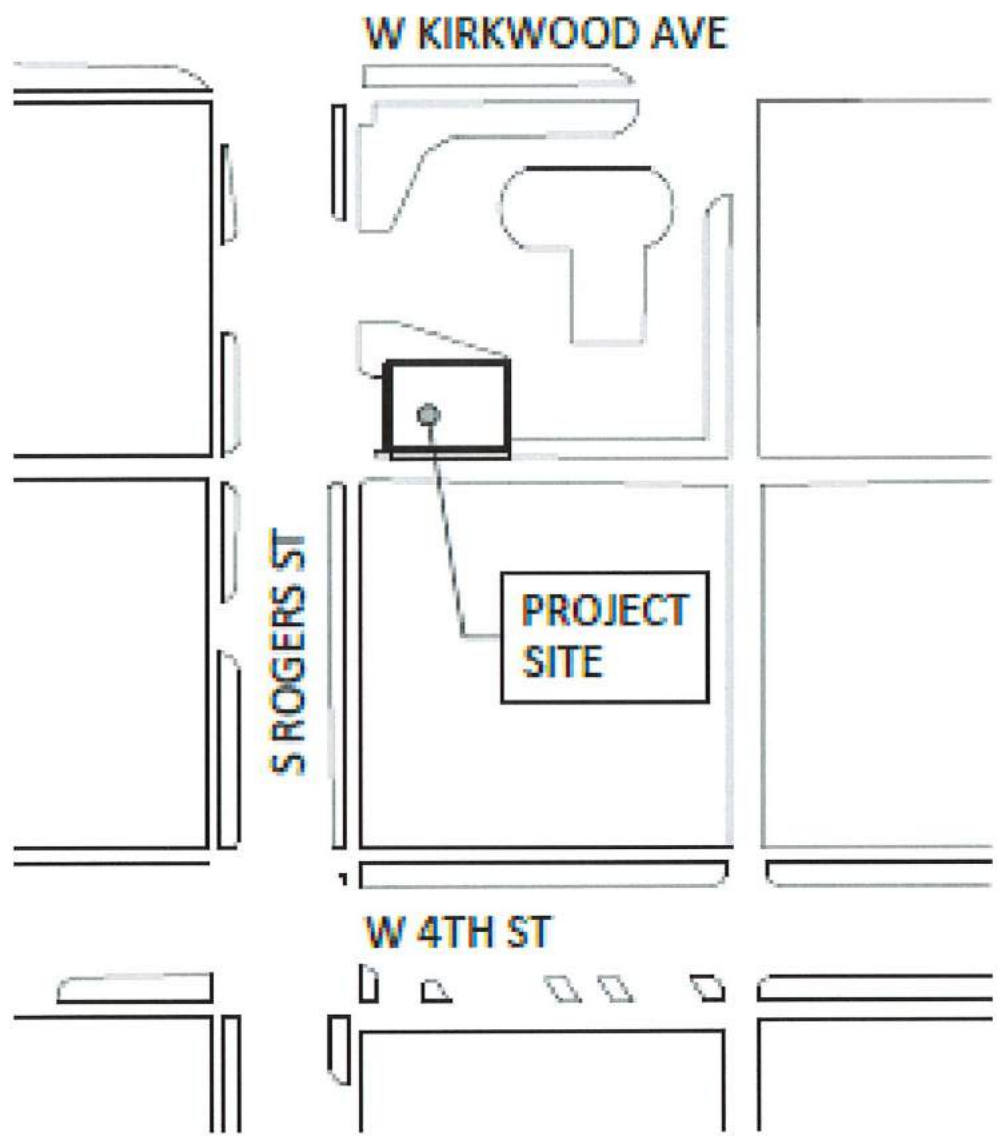
3. A description of the materials used.
signage: cement board, borol composite trim, powder-coated steel
light fixture: handmade/artisanal glass
upper windows: fiberglass
canopy: aluminum
display case: aluminum, cork

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.



A LOCATION MAP
SCALE: NTS



GENERAL NOTES:

A. PROVIDE SOLID SHEATHING SUBSTRATE OR FURRING STRIPS ON BLOCK WALL AS REQUIRED WITH AIR INFILTRATION BARRIER.

PELLA WOOD CLAD WINDOWS, ARCHITECT SERIES - (4) AWNING WINDOWS 4747 & (2) FIXED WINDOWS 4147, SIMULATED DIVIDED LITES

2 x SILL - RIPPED TO SLOPE, PTD., FACE TO SIT 1-1/2" PROUD OF STONE VENEER, AT TOP AND BOTTOM OF FIBER CEMENT BOARD

1/2" FIBER CEMENT BOARD PANELS, RIPPED TO WIDTH FOR SEVEN (7) EQUAL PANELS, PTD. WITH XTREME TRIM VERTICAL BEAD REVEAL, PRIMED FOR FINISH PAINT, TYP.

1 x EXTERIOR PERIMETER TRIM BOARD, PTD., BOTH SIDES, FRONT FACE TO SIT 1-1/2" PROUD OF STONE VENEER

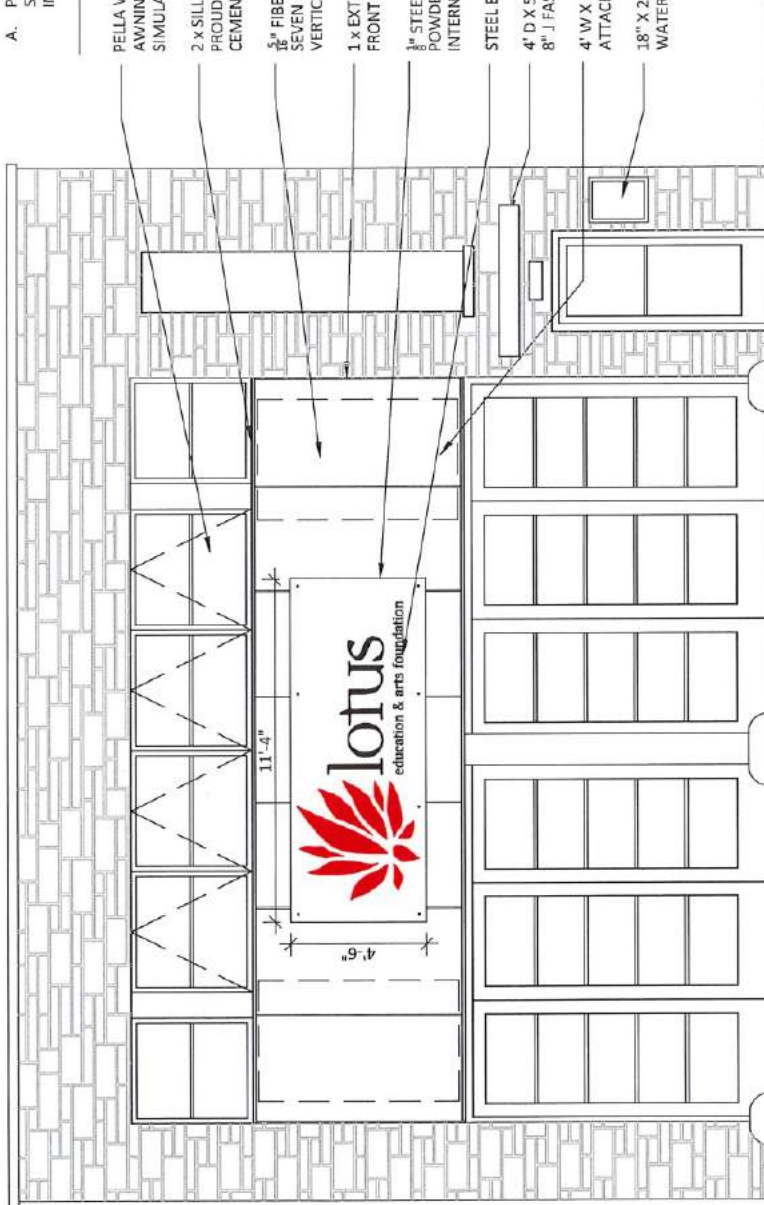
3/8" STEEL SIGN PANEL WITH LOTUS AND TEXT CUT OUTS, POWDER COAT FINISH, MOUNTED TO 2" C-CHANNEL WITH INTERNAL LED STRIP FIXTURE TO BACK LIGHT SIGN

STEEL BACK PLATE BEHIND THIS TEXT LINE ONLY

4" D X 5' W MAPES CANTILEVER SUPER LUMIDECK CANOPY, 8" J FASCIA

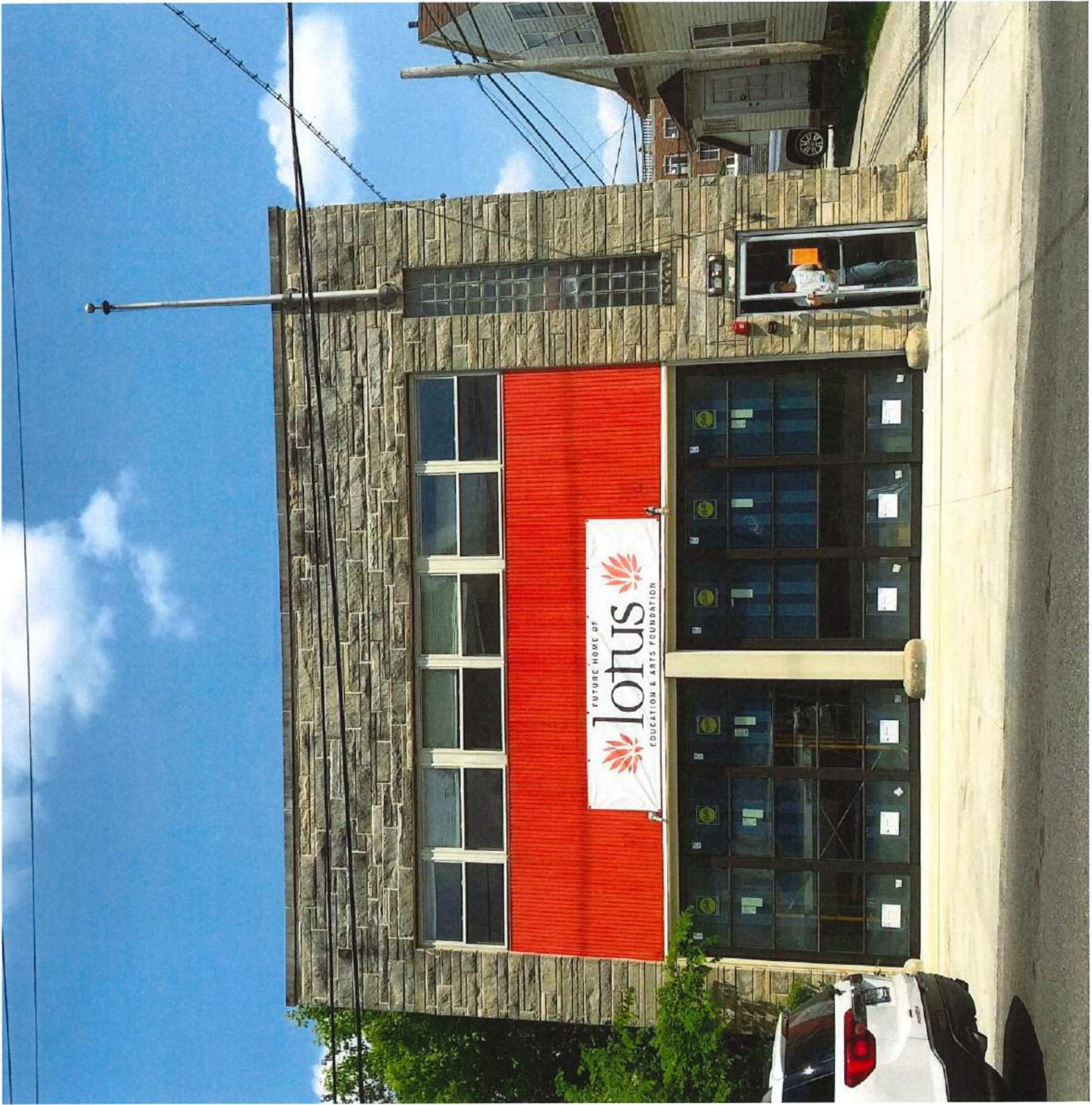
4" W X 6'-6" H INTERCHANGEABLE BANNER WITH ATTACHMENT HARDWARE AT TOP/BOTTOM, TYPICAL OF 2

18" X 24" OUTDOOR, ENCLOSED BULLETIN BOARD CABINET, WATER PROOF



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











CHRISTMAS GIFT TO CITY—Opening of new \$50,000 Fire Department Substation, Kirkwood and Rogers, was announced this week, and operation began today. Shown above are persons instrumental in building station. From left, Architect William J. Strain, Joe Archer, of Upholsters Union, who donated land, Mayor Emmett Kelly and Fire Chief Horace Robertson.

SUMMARY

Demo Delay 18-09 (cont. from last meeting)

717 N. Maple Street
Petitioner: Richard Wells

No attribute data found



Background: The house located at 717 N. Maple Street is a gabled-ell house that was constructed c. 1915 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 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 continuing the demolition delay waiting period. Based on receiving an application for designation of a conservation district in this area that would include this property, Staff feels that the demolition delay waiting period merits an extension of 30 days to give the Historic Preservation Commission the opportunity to review the application of proposed designation. If the Commission chooses to send the application and an approved map onto City Council for review, the properties within the proposed boundaries will be placed under interim protection.

SUMMARY

Demo Delay 18-10 (cont. from last meeting)

1209 W. 2nd Street
Petitioner: Omega Properties

Notable

IHSSI #: 105-055-60807

c. 1940



Background: The house located at 1209 W. 2nd Street is a notable, slightly altered English Cottage in good condition. It was constructed c. 1940 and is zoned CA-Commercial Arterial.

Request: Full demolition of house and garage.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on March 19, 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 contributing the demolition delay waiting period. The Commission has one more meeting prior to the demolition delay period expiration date in order to make a decision and a continuation will give the petitioner's more time to work with Habitat for Humanity on the possibility of being able to move the house.

SUMMARY

Demo Delay 18-19 (cont. from last meeting)

***The Petitioner has requested the next review of this project be heard at the June 14th, 2018 BHPC Meeting**

726 W. 6th Street (Hendrix House)
Petitioner: James McBee, MBC Construction

Contributing

IHSSI #: 105-055-26169

c. 1875



Background: The house located at 726 W. 6th Street is a contributing slightly altered Greek Revival I-House in good condition that was constructed c. 1875. The property is zoned RC-Residential Core.

Request: Partial demolition – replacement of non-original windows on the East and West elevations. Window openings will be returned to their original size and replacement windows will be made to fit.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on May 9th, 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 waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends a move for local historic designation. Staff believes the house merits stand-alone designation based on its architectural form and context. However, Staff also feels the alterations to the building will ultimately take the appearance back to a more historically accurate context when the window openings are returned to their original size, and while Staff would like the replacement windows to be wood, vinyl windows can be replaced in the future.

SUMMARY

Demo Delay 18-16

1206 S. Nancy Street
Petitioner: Michaelangelo Sims Bruno

Notable

IHSSI #: 105-055-61506

c. 1960



Background: The house located at 1206 S. Nancy Street is an unaltered mid-century modern ranch in good condition that was constructed c. 1960. The property is zoned RS-Residential Single Family.

Request: Partial demolition – construction of a side addition and replacement of the front windows.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on April 24, 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 waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends a move for local historic designation. This house, even in its current state, is an excellent example of mid-century modern architecture and has a unique form that is not found on every mid-century house. However, Staff also believes that the construction of an addition on the side will not dramatically alter the historic integrity of the house.

SUMMARY

Demo Delay 18-19

1300 S. Washington Street
Petitioner: Ernesto Castaneda

Contributing

IHSSI #: 105-055-52013

c. 1930



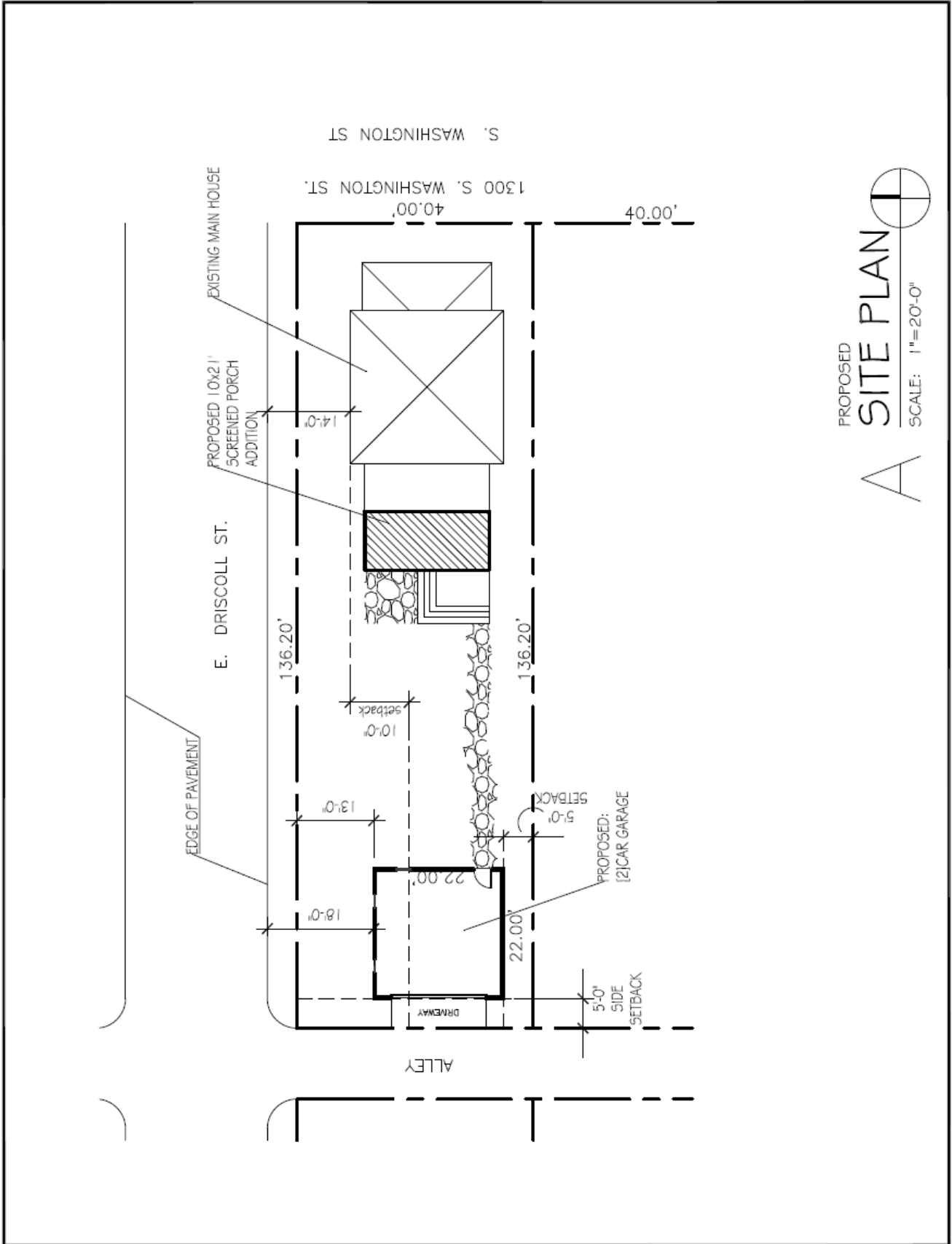
Background: The house located at 1300 S. Washington Street is a contributing slightly altered American Foursquare in good condition that was constructed c. 1930. The property is zoned RC-Residential Core.

Request: Partial demolition – construction of a rear deck and garage on the rear of the property.

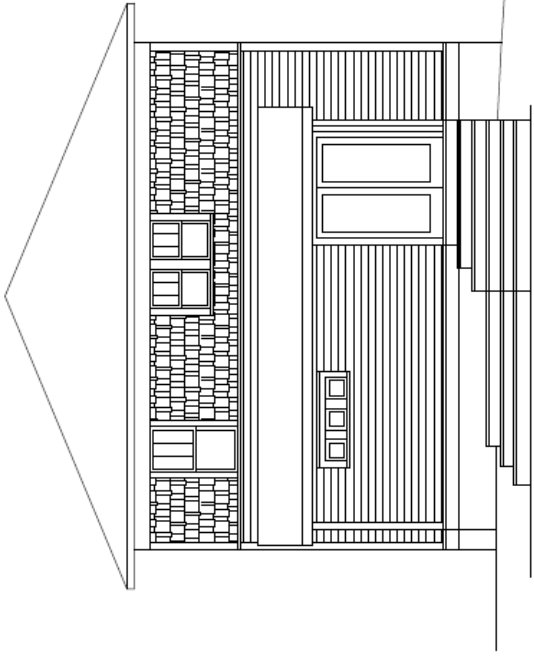
Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on May 3rd, 2018. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 30 days if necessary

for further investigation. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends a move for local historic designation. Staff feels that the house merits stand-alone designation due to its historic character and integrity. However, Staff believes that the proposed alterations will not affect the historic integrity of the structure and both the deck and garage have been designed in compatible manners to the house.



PROPOSED
A SITE PLAN
 SCALE: 1"=20'-0"

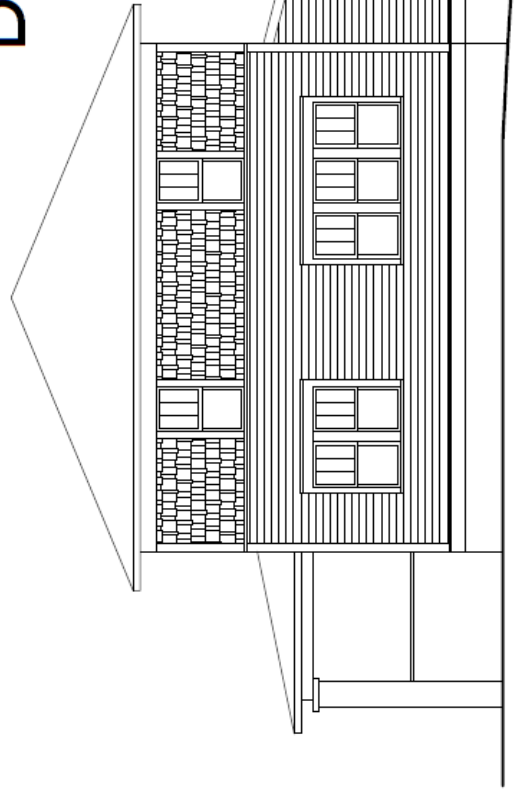


EXISTING

WEST ELEVATION

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

B

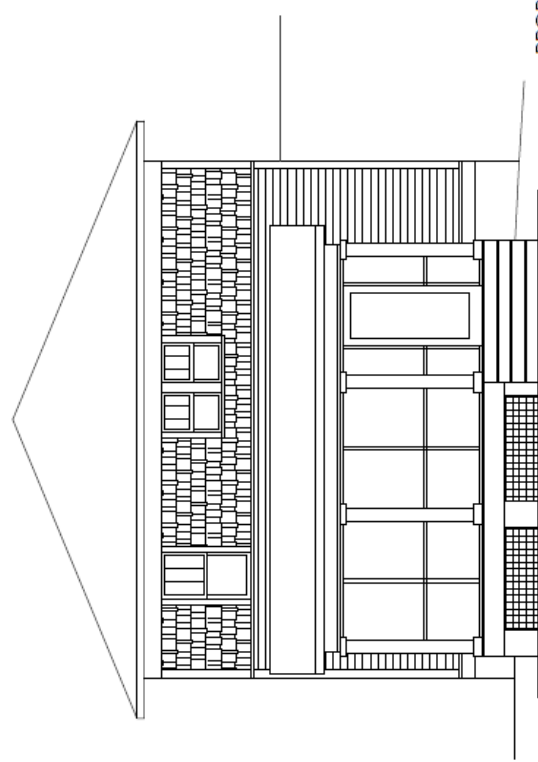


EXISTING

NORTH ELEVATION

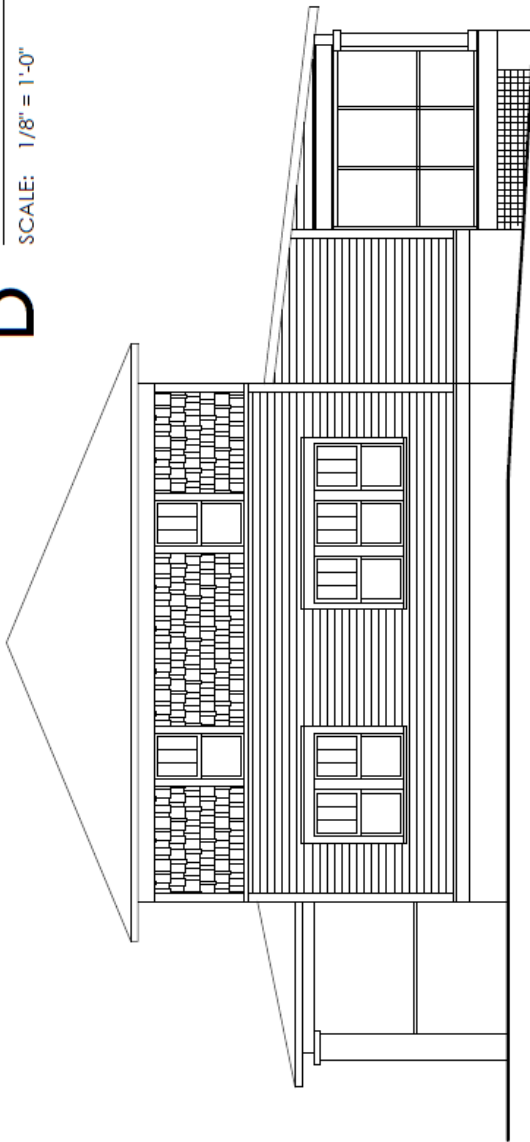
SCALE: 1/8" = 1'-0"

A



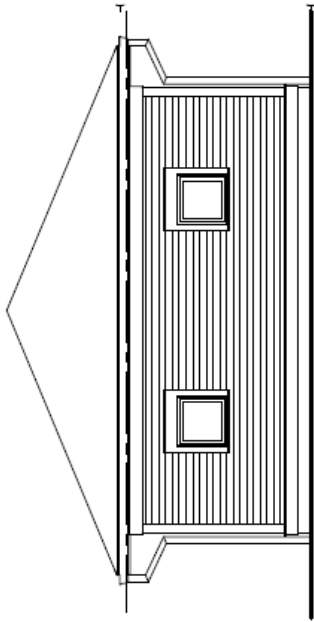
PROPOSED
WEST ELEVATION
SCALE: 1/8" = 1'-0"

B

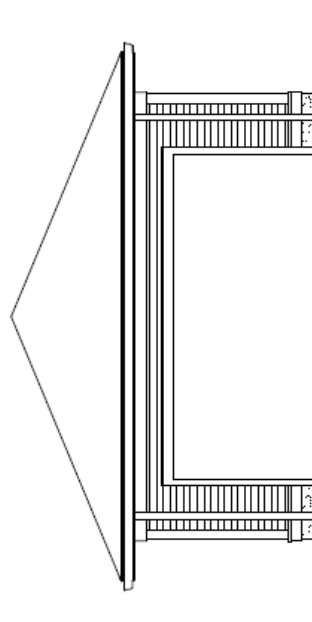


PROPOSED
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

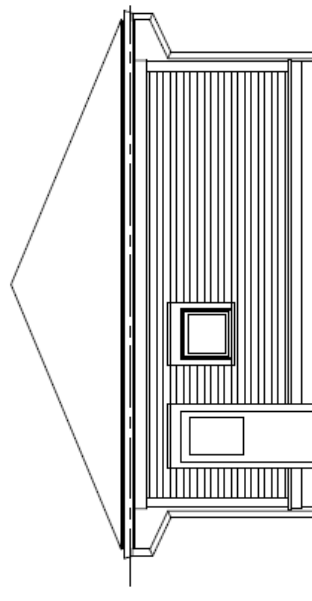
A



NORTH ELEV



WEST ELEV



EAST ELEV

RECEIVED
MAY 16 2018
BY: RKE

APPLICATION FORM
Historic Designation
Historic Preservation Commission of the City of Bloomington

Case Number: HD - 18-02

Date Filed: 5/16/2018

Date of Commission Hearing: 5/24/2018

Request: Conservation or Historic District: Conservation District

Address of proposed district or description of boundaries:

See map included.

633-919 N Maple Street, 701-812 W 11th Street, 600-723 W 12th Street, 412-721 W 13th Street,

715-931 N Fairview Street, 811-944, 1002, 1004, 1014, 1020, 1022, 1024, 1106, 1108, 1110 N Jackson Street

409, 410, 512, 514 W 15th St

633-919 N Maple Street

Petitioner's Name: Maple Heights Neighborhood Association

Petitioner's Address: _____ Phone Number: _____

Owner's Name: _____

Owner's Address: _____ Phone Number: _____

Preparer's Name: _____

Preparer's Address: _____ Phone Number: _____

Instructions to Petitioners

The petitioner must attend a preliminary meeting with the staff of the Bloomington Historic Preservation Commission in the Housing and Neighborhood Department during which the petitioner will be advised as to the appropriateness of the designation. **Petitioner, at the time of filing, must present a list of property owners and adjacent property owners to the Commission.** Notice, by first class mail must be postmarked 10 days before the public hearing at which the action is taken. Upon receiving a complete application, the Commission will appoint an Ad Hoc Historic District Committee. If the petitioner is other than the Historic Commission or the district larger than one structure and it's accessory buildings, then the Committee will appoint property owners within the proposed district and the Common Council member in that jurisdiction to a special committee which will coordinate required public meetings concerning the designation. The Ad Hoc Committee will determine if secondary and primary areas will be assigned to the district and will categorize each building on the basis of merit.

A vote will be taken at the next regular meeting of the Bloomington Historic Preservation Commission after appropriate educational meetings have taken place. The Commission meets every other Thursday at 5:00 P.M. in the McCloskey Room of Showers City Hall on Morton Street. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting materials. If you feel uncertain of the merits of designation, 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 by the Commission must occur within ninety 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.

1. A legal description of the proposed district.
2. Provide photographs of the structure(s) proposed for designation. If the district contains several structures, provide a representative sampling.
3. Provide a zoning map and a geographic information system map showing the proposed boundaries of the district. This material may be obtained from staff.
4. Provide copies of any listing on a state or national registry or historic survey information pertinent to the property(s).
5. If the designation is proposed on grounds other than architectural significance, supply evidence of the historic linkages described. Such evidence as deed transfers, Sanborn maps, City Directories and Atlases, written histories, when available, or oral histories may be used.

An historic district must be ruled to meet one of two following criteria by the Historic Preservation Commission:

Historic:

- a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state, or national history; or
- b) Is the sight of an historic event; or
- c) Exemplifies the cultural, political, economical, social, or historical heritage of the community.

Architecturally worthy:

- a) Embodies distinguishing characteristics of an architectural or engineering type; or
- b) Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- d) Contains elements of design. Detail, materials, or craftsmanship which represents a significant innovation; or
- e) Contains any architectural style, detail or element in danger of being lost; or

- f) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city; or
- g) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

Please describe under which category(s) the proposed district qualifies to be locally designated.

Maple Heights district boundaries qualify under

HISTORIC:

A: Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state, or national history

C: Exemplifies the cultural, political, economical, social, or historical heritage of the community and

ARCHITECTURALLY:

E: Contains any architectural style, detail or element in danger of being lost

F: Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city

Owner Signature: _____ Date: _____

Petitioner Signature: _____ Date: _____

Preparer Signature: _____ Date: _____

MAPLE HEIGHTS HISTORY

SUMMARY

Maple Heights sits on what used to be the Blair family farm. This family played a key role in the history of Bloomington, Monroe County, and Indiana University. James Blair was a leader among the local Covenanters and also served as a trustee of Indiana University. His son, John, was very active in the Underground Railroad. John's sons, James N. and William, were both active in local government throughout their adult lives.

John Blair built the Blair farmhouse (now the Blair House) most likely between 1850 and 1860. During the late 1800s, much of the Blair farm was sold off to be developed into Maple Heights, although the family continued farming the northwest portion until the 1940s. (The remains of an old silo can still be seen not far from the Blair House.) James N. Blair, John's son, also built architecturally contributing houses for his daughters near the Blair House.

THE BLAIR FAMILY

JAMES BLAIR

James Blair was born in South Carolina in 1789. He belonged to the Reformed Presbyterian denomination, or Covenanters. The Covenanters were strongly opposed to slavery and, because of this, decided as a group to leave South Carolina and move north. In 1816, James and his wife Jane, along with at least one young child, migrated with other Covenanters to Tennessee. They remained there until 1824, when they packed up again and set out with a wagon train to Indiana, which had outlawed slavery.

James was about 36 years old when he and his family arrived in Monroe County. The Blairs' new farm, purchased from Henry Wampler in August of 1825, was mostly dense forest. In present-day terms, it included all the land between Madison Street to the east, 10th Street to the south, Monroe Street to the west, and 17th Street to the north. The Blair's log cabin reportedly stood somewhere between 16th and 17th Streets. At the time, Bloomington was a small town and the farm was at about half a mile from the town limits.

James was a major figure in the Bloomington Covenanter community. In 1825, he was made one of two ruling elders of the Covenanter settlement in Bloomington (Woodburn, p. 12) and he served as an elder for the rest of his life. In 1833, when the Reformed Presbyterian Church in North America divided into the New Side and Old Side branches, James and a portion of the Bloomington Covenanters elected to follow the New Side doctrine which held that civil duties such as voting, sitting on juries, and supporting the government were consistent with Christian obligation, despite imperfections in the Constitution of the United States. In 1838, these New Siders called Rev. Theophilus A. Wylie, a professor at Indiana University and the cousin of the university's first president, as their pastor. His first sermon was delivered at the Blair's log cabin. (ibid, p. 13)

James was also an important figure in Indiana University history. In 1828, before he was even 40 years old, James became a trustee of the university. He served in this position until 1841.

JOHN BLAIR

After James' death in 1849, his son John inherited the farm and built the large farmhouse which still stands today on Maple Street at the end of 13th Street. From tax records, it seems likely that the house was built sometime between 1850 and 1860. Like his father, John was strongly opposed to slavery, and he was among the ten or so people in the county who were most active in the Underground Railroad. He and his wife Hannah are reported to have fed and sheltered many slaves who were escaping to Canada and freedom.

WILLIAM T. AND JAMES N. BLAIR

John had six children, including two sons who both became well-known in the community.

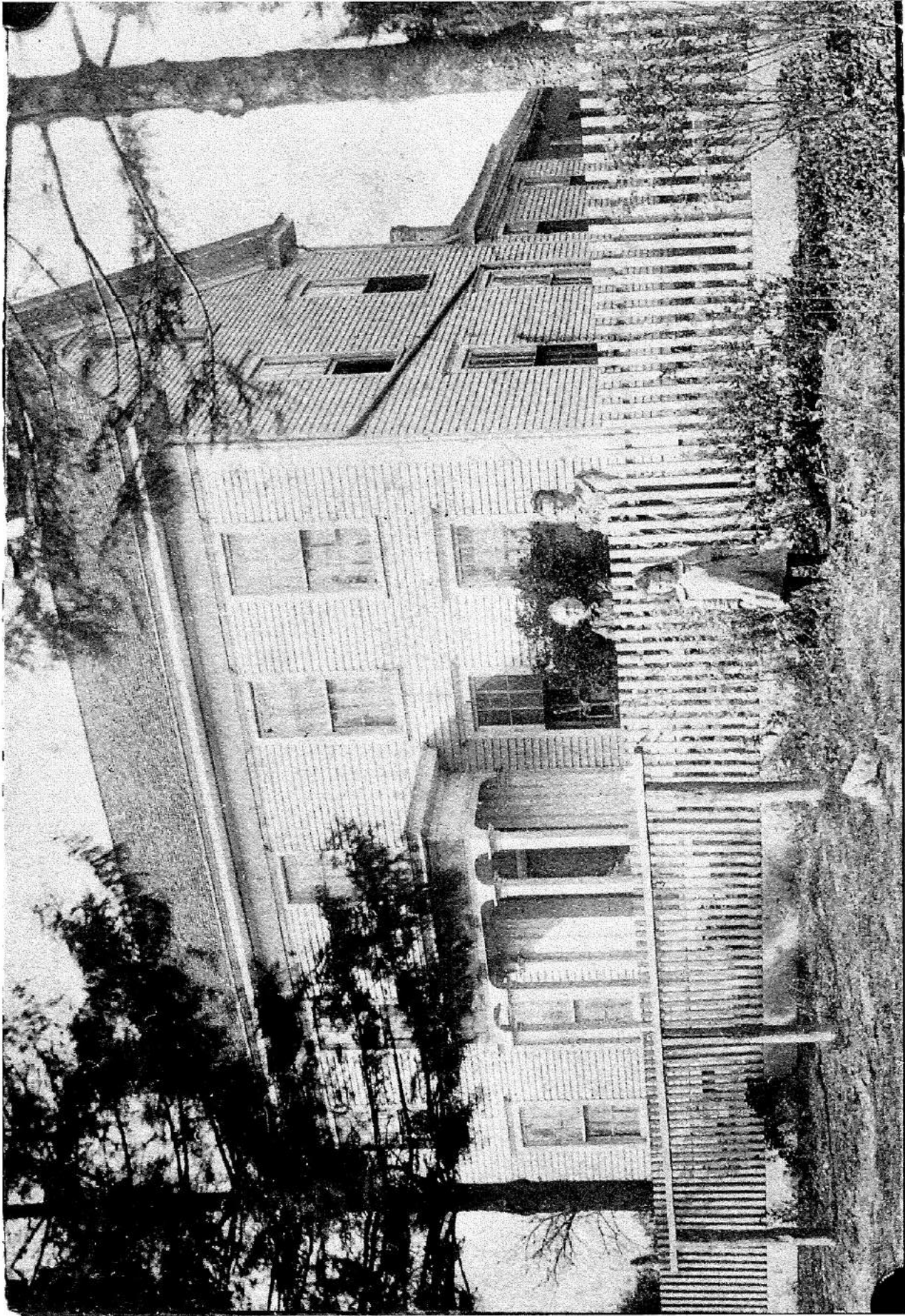
John's elder son, James Neill Blair, inherited the farm from his father. James continued to run the farm, but also engaged in road contracting and ran a stone quarry business in the northwest corner of the farm. (The remains of the quarry are still visible near the Willowbrook Apartments.) He built homes for his daughters—which still stand today at 715 W 13th, 721 W 13th, and 813 N Maple—but sold much of the original farmland to be developed into what is now Maple Heights.

James was very active in local politics. He began campaigning when he was 16 years old and served as a city councilman, county councilman, and county commissioner. He also served on the city police board in his later years.

The younger son, William T. Blair, had a shoe store downtown before organizing the Bloomington Cut Stone Company. He married Julia Waldron, the daughter of John Waldron (director of First National Bank and a leading citizen of Bloomington) and, like his brother, became active in local politics, serving as county auditor and as a member of the Bloomington City Council. He and Julia lived on West Kirkwood Avenue in what was known as the Blair-Waldron house before it was torn down sometime after 1973.

REFERENCES

Woodburn, J. Albert. (1910). *The Scotch-Irish Presbyterians in Monroe county, Indiana: a paper read before the Monroe County Historical Society, November and December, 1908.* Indianapolis: E. J. Hecker.



Maple Heights Conservation District Included Properties

Contributing properties on the 2015 Survey

1. 701 W 11th ST
2. 702 W 11th ST
3. 708 W 11th ST
4. 709 W 11th ST
5. 712 W 11th ST
6. 719 W 11th ST
7. 720 W 11th ST
8. 801 W 11th ST
9. 800-812 W 11th ST
10. 600 W 12th ST
11. 606 W 12th ST
12. 611 W 12th ST
13. 612 W 12th ST
14. 613 W 12th ST
15. 614 W 12th ST
16. 616 W 12th ST
17. 619 W 12th ST
18. 621 W 12th ST
19. 708 W 12th ST
20. 708 W 12th ST
21. 709 W 12th ST
22. 713 W 12th ST
23. 720 W 12th ST
24. 720 W 12th ST
25. 723 W 12th ST
26. 412 W 13th ST
27. 420 W 13th ST
28. 500 W 13th ST
29. 501 W 13th ST
30. 502 W 13th ST
31. 505 W 13th ST
32. 508 W 13th ST
33. 509 W 13th ST
34. 512 W 13th ST
35. 517 W 13th ST
36. 522 W 13th ST
37. 523 W 13th ST
38. 615 W 13th ST
39. 619 W 13th ST
40. 620 W 13th ST
41. 622 W 13th ST
42. 623 W 13th ST
43. 625 W 13th ST
44. 626 W 13th ST
45. 702 W 13th ST
46. 705 W 13th ST
47. 709 W 13th ST
48. 712 W 13th ST
49. 714 W 13th ST
50. 715 W 13th ST
51. 720 W 13th ST
52. 721 W 13th ST
53. 409 W 15th ST
54. 410 W 15th ST
55. 512 W 15th ST
56. 514 W 15th ST
57. 715 N Fairview ST
58. 721½ N Fairview ST
59. 721 N Fairview ST
60. 800 N Fairview ST
61. 802 N Fairview ST
62. 914 N Fairview ST
63. 915 N Fairview ST
64. 916 N Fairview ST
65. 917 N Fairview ST
66. 927 N Fairview ST
67. 931 N Fairview ST
68. 811 N Jackson ST
69. 812-814 N Jackson ST
70. 815 N Jackson ST
71. 817 N Jackson ST
72. 819 N Jackson ST
73. 903 N Jackson ST
74. 907 N Jackson ST
75. 914 N Jackson ST
76. 915 N Jackson ST
77. 924 N Jackson ST
78. 925 N Jackson ST
79. 927 N Jackson ST
80. 928 N Jackson ST
81. 933 N Jackson ST
82. 938 N Jackson ST
83. 939 N Jackson ST
84. 940 N Jackson ST
85. 943½ N Jackson ST
86. 944 N Jackson ST
87. 1002 N Jackson ST
88. 1004 N Jackson ST
89. 1014 N Jackson ST
90. 1020 N Jackson ST
91. 1022 N Jackson ST
92. 1024 N Jackson ST
93. 1106 N Jackson ST
94. 1108 N Jackson ST
95. 1110 N Jackson ST
96. 633 N Maple ST
97. 639 N Maple ST
98. 715 N Maple ST
99. 717 N Maple ST
100. 803 N Maple ST
101. 807 N Maple ST
102. 813 N Maple ST
103. 823 N Maple ST
104. 901 N Maple ST
105. 905 N Maple ST
106. 909 N Maple ST
107. 910 N Maple ST
108. 912 N Maple ST
109. 916 N Maple ST
110. 917 N Maple ST
111. 918 N Maple ST
112. 919 N Maple ST

Maple Heights Conservation District Included Properties

Surveyed Properties on the 2001 Survey

Red – Non-contributing
 Yellow – Contributing
 Green – Notable

1. 701 W 11th ST	40. 620 W 13th ST	79. 927 N Jackson ST
2. 702 W 11th ST	41. 622 W 13th ST	80. 928 N Jackson ST
3. 708 W 11th ST	42. 623 W 13th ST	81. 933 N Jackson ST
4. 709 W 11th ST	43. 625 W 13th ST	82. 938 N Jackson ST
5. 712 W 11th ST	44. 626 W 13th ST	83. 939 N Jackson ST
6. 719 W 11th ST	45. 702 W 13th ST	84. 940 N Jackson ST
7. 720 W 11th ST	46. 705 W 13th ST	85. 943½ N Jackson ST
8. 801 W 11th ST	47. 709 W 13th ST	86. 944 N Jackson ST
9. 800-812 W 11th ST	48. 712 W 13th ST	87. 1002 N Jackson ST
10. 600 W 12th ST	49. 714 W 13th ST	88. 1004 N Jackson
11. 606 W 12th ST	50. 715 W 13th ST	89. 1014 N Jackson ST
12. 611 W 12th ST	51. 720 W 13th ST	90. 1020 N Jackson ST
13. 612 W 12th ST	52. 721 W 13th ST	91. 1022 N Jackson ST
14. 613 W 12th ST	53. 409 W 15th ST	92. 1024 N Jackson ST
15. 614 W 12th ST	54. 410 W 15th ST	93. 1106 N Jackson ST
16. 616 W 12th ST	55. 512 W 15th ST	94. 1108 N Jackson ST
17. 619 W 12th ST	56. 514 W 15th ST	95. 1110 N Jackson ST
18. 621 W 12th ST	57. 715 N Fairview ST	96. 633 N Maple ST
19. 708 W 12th ST	58. 721½ N Fairview ST	97. 639 N Maple ST
20. 708 W 12th ST	59. 721 N Fairview ST	98. 715 N Maple ST
21. 709 W 12th ST	60. 800 N Fairview ST	99. 717 N Maple ST
22. 713 W 12th ST	61. 802 N Fairview ST	100. 803 N Maple ST
23. 720 W 12th ST	62. 914 N Fairview ST	101. 807 N Maple ST
24. 720 W 12th ST	63. 915 N Fairview ST	102. 813 N Maple ST
25. 723 W 12th ST	64. 916 N Fairview ST	103. 823 N Maple ST
26. 412 W 13th ST	65. 917 N Fairview ST	104. 901 N Maple ST
27. 420 W 13th ST	66. 927 N Fairview ST	105. 905 N Maple ST
28. 500 W 13th ST	67. 931 N Fairview ST	106. 909 N Maple ST
29. 501 W 13th ST	68. 811 N Jackson ST	107. 910 N Maple ST
30. 502 W 13th ST	69. 812-814 N Jackson ST	108. 912 N Maple ST
31. 505 W 13th ST	70. 815 N Jackson ST	109. 916 N Maple ST
32. 508 W 13th ST	71. 817 N Jackson ST	110. 917 N Maple ST
33. 509 W 13th ST	72. 819 N Jackson ST	111. 918 N Maple ST
34. 512 W 13th ST	73. 903 N Jackson ST	112. 919 N Maple ST
35. 517 W 13th ST	74. 907 N Jackson ST	
36. 522 W 13th ST	75. 914 N Jackson ST	Unlisted Property Ratings
37. 523 W 13th ST	76. 915 N Jackson ST	702 N Fairview NC
38. 615 W 13th ST	77. 924 N Jackson ST	702 ½ N Fairview NC
39. 619 W 13th ST	78. 925 N Jackson ST	634 N Maple NC
		801 N Maple NC



701 W 11th ST

● SURVEY STATUS 2015



702 W 11th ST

● SURVEY STATUS 2015



708 W 11th ST

● SURVEY STATUS 2015

Contributing



709 W 11th ST

● SURVEY STATUS 2015



712 W 11th ST

● SURVEY STATUS 2015

Contributing



719 W 11th ST

● SURVEY STATUS 2015

Contributing



720 W 11th ST

● SURVEY STATUS 2015

Contributing



801 W 11th ST

● SURVEY STATUS 2015



812-800 W 11th ST

● SURVEY STATUS 2015



600 W 12th ST

● SURVEY STATUS 2015

Contributing



606 W 12th ST

● SURVEY STATUS 2015

Contributing



611 W 12th ST

● SURVEY STATUS 2015

Contributing



612 W 12th ST

● SURVEY STATUS 2015

Contributing



613 W 12th ST

● SURVEY STATUS 2015

Contributing



614 W 12th ST

● SURVEY STATUS 2015

Contributing



616 W 12th ST

● SURVEY STATUS 2015

Contributing



619 W 12th ST

SURVEY STATUS 2015

Contributing



621 W 12th ST

SURVEY STATUS 2015

Contributing



708 W 12th ST

SURVEY STATUS 2015



708 W 12th ST

SURVEY STATUS 2015

Contributing



709 W 12th ST

SURVEY STATUS 2015



713 W 12th ST

SURVEY STATUS 2015



720 W 12th ST

SURVEY STATUS 2015



720 W 12th ST

SURVEY STATUS 2015



723 W 12th ST

SURVEY STATUS 2015



412 W 13th ST

SURVEY STATUS 2015



420 W 13th ST

SURVEY STATUS 2015



500 W 13th ST

SURVEY STATUS 2015



501 W 13th ST

SURVEY STATUS 2015



502 W 13th ST

SURVEY STATUS 2015



505 W 13th ST

SURVEY STATUS 2015



508 W 13th ST

SURVEY STATUS 2015



509 W 13th ST

● SURVEY STATUS 2015



512 W 13th ST

● SURVEY STATUS 2015



517 W 13th ST

● SURVEY STATUS 2015



522 W 13th ST

● SURVEY STATUS 2015



523 W 13th ST

● SURVEY STATUS 2015



615 W 13th ST

● SURVEY STATUS 2015

Contributing



619 W 13th ST

● SURVEY STATUS 2015

Contributing



620 W 13th ST

● SURVEY STATUS 2015



622 W 13th ST

● SURVEY STATUS 2015



623 W 13th ST

● SURVEY STATUS 2015

Contributing



625 W 13th ST

● SURVEY STATUS 2015

Contributing



626 W 13th ST

● SURVEY STATUS 2015

Contributing



702 W 13th ST

● SURVEY STATUS 2015

Contributing



705 W 13th ST

● SURVEY STATUS 2015

Contributing



709 W 13th ST

● SURVEY STATUS 2015

Contributing



712 W 13th ST

● SURVEY STATUS 2015

Contributing



714 W 13th ST

● SURVEY STATUS 2015

Contributing



715 W 13th ST

● SURVEY STATUS 2015

Contributing



720 W 13th ST

● SURVEY STATUS 2015

Contributing



721 W 13th ST

● SURVEY STATUS 2015

Contributing



409 W 15th ST

● SURVEY STATUS 2015



410 W 15th ST

● SURVEY STATUS 2015



512 W 15th ST

● SURVEY STATUS 2015



514 W 15th ST

● SURVEY STATUS 2015



715 N Fairview ST

● SURVEY STATUS 2015



721 1/2 N Fairview ST

● SURVEY STATUS 2015



721 N Fairview ST

● SURVEY STATUS 2015

Contributing



800 N Fairview ST

● SURVEY STATUS 2015



802 N Fairview ST

● SURVEY STATUS 2015



914 N Fairview ST

● SURVEY STATUS 2015



915 N Fairview ST

● SURVEY STATUS 2015



916 N Fairview ST

● SURVEY STATUS 2015



917 N Fairview ST

● SURVEY STATUS 2015



927 N Fairview ST

● SURVEY STATUS 2015

Contributing



931 N Fairview ST

● SURVEY STATUS 2015

Contributing



811 N Jackson ST

● SURVEY STATUS 2015

Contributing



812-814 N Jackson ST

● SURVEY STATUS 2015



815 N Jackson ST

● SURVEY STATUS 2015

Contributing



817 N Jackson ST

● SURVEY STATUS 2015

Contributing



819 N Jackson ST

● SURVEY STATUS 2015

Contributing



903 N Jackson ST

● SURVEY STATUS 2015



907 N Jackson ST

● SURVEY STATUS 2015



914 N Jackson ST

● SURVEY STATUS 2015



915 N Jackson ST

● SURVEY STATUS 2015



924 N Jackson ST

● SURVEY STATUS 2015

Contributing



925 N Jackson ST

● SURVEY STATUS 2015



927 N Jackson ST

● SURVEY STATUS 2015



928 N Jackson ST

● SURVEY STATUS 2015



933 N Jackson ST

● SURVEY STATUS 2015



938 N Jackson ST

● SURVEY STATUS 2015

Contributing



939 N Jackson ST

● SURVEY STATUS 2015



940 N Jackson ST

● SURVEY STATUS 2015

Contributing



943 1/2 N Jackson ST

● SURVEY STATUS 2015



944 N Jackson ST

● SURVEY STATUS 2015



1002 N Jackson ST

● SURVEY STATUS 2015



1004 N Jackson ST

● SURVEY STATUS 2015



1014 N Jackson ST

● SURVEY STATUS 2015

Contributing



1020 N Jackson ST

● SURVEY STATUS 2015



1022 N Jackson ST

● SURVEY STATUS 2015

Contributing



1024 N Jackson ST

● SURVEY STATUS 2015



1106 N Jackson ST

● SURVEY STATUS 2015



1108 N Jackson ST

● SURVEY STATUS 2015

Contributing



1110 N Jackson ST

● SURVEY STATUS 2015

Contributing



633 N Maple ST

● SURVEY STATUS 2015



639 N Maple ST

SURVEY STATUS 2015

Contributing



715 N Maple ST

SURVEY STATUS 2015

Contributing



717 N Maple ST

SURVEY STATUS 2015

Contributing



803 N Maple ST

SURVEY STATUS 2015

Contributing



807 N Maple ST

SURVEY STATUS 2015



813 N Maple ST

SURVEY STATUS 2015

Contributing



823 N Maple ST

SURVEY STATUS 2015

Contributing



901 N Maple ST

SURVEY STATUS 2015



905 N Maple ST

SURVEY STATUS 2015



909 N Maple ST

SURVEY STATUS 2015



910 N Maple ST

SURVEY STATUS 2015



912 N Maple ST

SURVEY STATUS 2015



916 N Maple ST

SURVEY STATUS 2015



917 N Maple ST

SURVEY STATUS 2015



918 N Maple ST

SURVEY STATUS 2015

Contributing



919 N Maple ST

SURVEY STATUS 2015



708 W 11th ST

SURVEY STATUS 2015

Contributing



712 W 11th ST

SURVEY STATUS 2015

Contributing



719 W 11th ST

SURVEY STATUS 2015

Contributing



720 W 11th ST

SURVEY STATUS 2015

Contributing



600 W 12th ST

SURVEY STATUS 2015

Contributing



606 W 12th ST

SURVEY STATUS 2015

Contributing



611 W 12th ST

SURVEY STATUS 2015

Contributing



612 W 12th ST

SURVEY STATUS 2015

Contributing



613 W 12th ST

SURVEY STATUS 2015

Contributing



614 W 12th ST

SURVEY STATUS 2015

Contributing



616 W 12th ST

SURVEY STATUS 2015

Contributing



619 W 12th ST

SURVEY STATUS 2015

Contributing



621 W 12th ST

SURVEY STATUS 2015

Contributing



708 W 12th ST

SURVEY STATUS 2015

Contributing



615 W 13th ST

SURVEY STATUS 2015

Contributing



619 W 13th ST

SURVEY STATUS 2015

Contributing



623 W 13th ST

SURVEY STATUS 2015

Contributing



625 W 13th ST

SURVEY STATUS 2015

Contributing



626 W 13th ST

SURVEY STATUS 2015

Contributing



702 W 13th ST

SURVEY STATUS 2015

Contributing



705 W 13th ST

SURVEY STATUS 2015

Contributing



709 W 13th ST

SURVEY STATUS 2015

Contributing



712 W 13th ST

SURVEY STATUS 2015

Contributing



714 W 13th ST

SURVEY STATUS 2015

Contributing



715 W 13th ST

SURVEY STATUS 2015

Contributing



720 W 13th ST

SURVEY STATUS 2015

Contributing



721 W 13th ST

SURVEY STATUS 2015

Contributing



721 N Fairview ST

SURVEY STATUS 2015

Contributing



927 N Fairview ST

SURVEY STATUS 2015

Contributing



931 N Fairview ST

SURVEY STATUS 2015

Contributing



811 N Jackson ST

SURVEY STATUS 2015

Contributing



815 N Jackson ST

SURVEY STATUS 2015

Contributing



817 N Jackson ST

SURVEY STATUS 2015

Contributing



819 N Jackson ST

SURVEY STATUS 2015

Contributing



924 N Jackson ST

SURVEY STATUS 2015

Contributing



938 N Jackson ST

SURVEY STATUS 2015

Contributing



940 N Jackson ST

SURVEY STATUS 2015

Contributing



1014 N Jackson ST

SURVEY STATUS 2015

Contributing



1022 N Jackson ST

SURVEY STATUS 2015

Contributing



1108 N Jackson ST

SURVEY STATUS 2015

Contributing



1110 N Jackson ST

SURVEY STATUS 2015

Contributing



639 N Maple ST

SURVEY STATUS 2015

Contributing



715 N Maple ST

SURVEY STATUS 2015

Contributing



717 N Maple ST

SURVEY STATUS 2015

Contributing



803 N Maple ST

SURVEY STATUS 2015

Contributing



813 N Maple ST

SURVEY STATUS 2015

Contributing



823 N Maple ST

SURVEY STATUS 2015

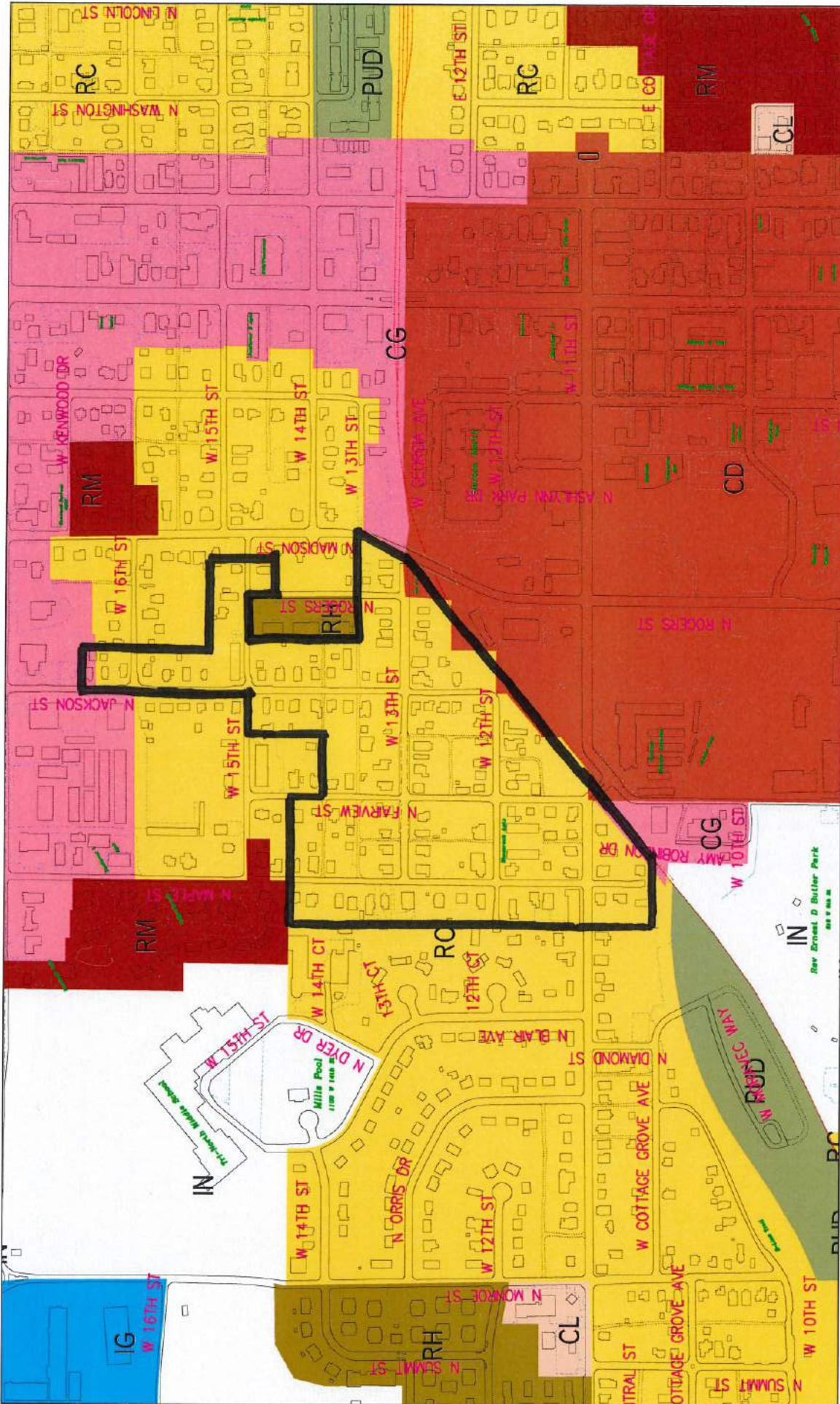
Contributing



918 N Maple ST

SURVEY STATUS 2015

Contributing



Maple Heights Zoning / GIS Map
Proposed Conservation District Boundaries

By: ellensor
17 May 18



For reference only; map information NOT warranted.

City of Bloomington
Housing & Neighborhood



Scale: 1" = 500'



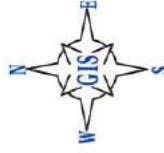


City of
Bloomington

Maple Heights
Neighborhood

TmnrB

Dec 6, 2013



0 150 300

Neighborhood
Association Map

Neighborhood Boundary
— proposed
Conservation
District
Boundaries
This map was produced by
the City of Bloomington GIS
for use as map information
only. Map is NOT warranted.

