

Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday June 14, 2018
5:00 P.M.
Agenda

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. May 24, 2018 Minutes
- IV. CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 18-36

125 North College Avenue: Courthouse Square

Petitioner: Nathan Finney

Replacement of existing storefront doors and side entry door with new anodized black aluminum doors with a more period accurate design.

B. COA 18-37

125 North College Avenue: Courthouse Square

Petitioner: Nathan Finney

Removal of deteriorated soffit and replacement with new soffit board that will be painted white above the main entrance. Installation of new egress can lights above the door.

C. COA 18-38

125 North College Avenue: Courthouse Square

Petitioner: Nathan Finney

Installation of new awning in the same position as one that was previously there. Awning will be sunbreak black fabric and an aluminum frame.

D. COA 18-40

506 South Ballantine Road: Elm Heights

Petitioner: Nandini Gupta & Henry Harbaugh

Amendment to COA 17-81: Move two sections of the wall to the south and east to create more driveway space. The materials and design of the wall will remain the same.

Commission Review

A. COA 18-39

320 West 8th Street: Showers Brothers Furniture Factory LHD

Petitioner: CFC Properties

Replacement of 64 deteriorated non-original double-hung windows on the Showers building. The new windows will have an aluminum exterior and clad-wood interior with a dark green color to match the appearance of the current windows.

B. COA 18-41

915 East University Street: Elm Heights

Petitioner: Chris Sturbaum

Enlarging rear shed dormer to create a separate bedroom upstairs. Demolition of a portion of the existing dormer. Installation of new window in the new and old dormer.

Replacement of existing upstairs window with a casement of the same size.

C. COA 18-42

325 South Rogers Street: Prospect Hill

Petitioner: Lynn & Teri Yohn

Replacement of 16 existing windows with custom designed Marvin clad ultimate insert double hung aluminum windows. Resubmission of request for review from COA 18-29 that was denied.

D. COA 18-43

1130 East 1st Street: Elm Heights

Petitioner: Jim Rosenbarger

Replacement of existing overhead door and adjacent passage door of the garage. Re-roofing and window replacement.

E. COA 18-44

100 East Kirkwood Avenue: Courthouse Square

Petitioner: OEI, Inc., Daniel Oh

Façade renovation to include the removal of aluminum siding and application of stucco. Repair/maintenance of existing masonry (tuck pointing when necessary), restoration of awnings, repair/restore/replace existing windows, repair/repainting of wood and wooden trim, restoration of stone and metal structures, weather proofing, sealing, and standard insulation of protective measures to preserve the longevity of the building.

V. DEMOLITION DELAY

Commission Review

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

726 West 6th Street

Petitioner: James McBee, MBC Construction

Partial demolition – expansion of current window openings on the East and West elevations of the house to their original size and scale.

B. Demo Delay 18-21

210 North Elm Street

Petitioner: Clay Holmstrom

Partial demolition – construction of rear screen in porch addition.

C. Demo Delay 18-22

825 West 8th Street

Petitioner: Beth Ellis

Full demolition.

D. Demo Delay 18-23

820 South Washington Street

Petitioner: Christina Kroeger, Springpoint Architects

Partial demolition – construction of a roof dormer and replacement of existing window.

VI. COURTESY REVIEW

VII. NEW BUSINESS

VIII. OLD BUSINESS

A. Limestone sidewalk deterioration at Euclid and Howe

B. Scattered cemetery blanker designation

C. Willow Terrace Apartment Building and Ralph and Ruth Rogers House designations

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

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

Next meeting date is Thursday June 14, 2018 at 5:00 P.M. in the McCloskey Room

Posted: 6/7/2018

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

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners

Flavia Burrell
Jeff Goldin
John Saunders
Chris Sturbaum
Leslie Abshier

Advisory

Deb Hutton

Staff

Eddie Wright
Rachel Ellenson
Doris Sims
Philippa Guthrie
Emilia Lewis
Jackie Scanlan

Guests

Ernesto Castaneda
Dawn Grey
Michelangelo Bruno
Thomas Densford
Holly Bruno
Marsha Cummins
Barrie Klapper
Jane Goodman
Daniel Roussos
Mary Friedman

III. APPROVAL OF MINUTES

A. May 10, 2018 Minutes

John Saunders made a motion to approve, **Flavia Burrell** seconded.
Motion carried 5/0/0 (Yes/No/Abstain).

IV. New Business

Jeff Goldin stated that they would change the order of the meeting a little and discuss the Maple Heights Conservation District Designation Application. See packet for details.

Rachel Ellenson stated that they cannot extend the demo delay period unless it was extended before thirty days after receiving the demo delay application. So given that a demo delay in the Maple Heights Neighborhood will expire soon, they will have to meet at a special meeting on June 7th. If they wait until the next scheduled HPC meeting, the demo delay will have expired. So they would like to give the Maple Heights Neighborhood association time to speak at the beginning of tonight's meeting about their recently filled petition because they have a have a public neighborhood meeting to attend. The Commission will need to vote tonight to have Rachel make a staff report and a map and they should take public comments.

Jeff Goldin asked for public comments. **Jane Goodman** asked if anything has changed since they submitted the original application. **Rachel** stated they will hold a special meeting on June 7th to place everything under interim protection but they will have to vote on that. **Jeff Goldin** stated that nothing has changed but that the **Commission** has been informed that they must move forward procedurally. **Jane** requested that they hold a special meeting and that the neighborhood feels like the house up for demolition (717 N. Maple St) is important to the history of the neighborhood and is one of the oldest houses in the neighborhood. It's just down the street from the four Blair houses. She understands that the house has been evaluated by several people and is structurally sound and could be renovated, but has just fallen into a state of disrepair. But they feel like this is not a good reason to demolish. They have seen that many new homes and complexes have come in and they feel like if they do not designate their neighborhood could be demolished within the next ten years. **Tom Densford** representing Richard Wells, the owner of the house 717 N. Maple St, stated that the copy of the application he received was not signed by anyone. He wanted to know if there was a signed copy of the application. **Rachel** stated that the neighborhood association completed the application but no one personally signed the application. **Tom** then stated that it is his understanding that a signed application has not been filed with the **Historic Preservation Commission**. **Rachel** stated that she does not know who in the neighborhood association would have signed the application. **Tom** asked again if there is a signed application on file with the Commission. **Rachel** stated that she has nothing

other than what is in the packet. **Tom** stated that there is a list of properties included that identifies 122 properties but there are photographs that identify 156 properties. Exactly how many properties are included in the designation? **Rachel** stated that some properties duplicated on the list and the pictures are just a sampling of what might be included and may be duplicated as well. But the list in the packet is a complete list of addresses. **Tom** asked if 112 properties is what would be included in the district. **Rachel** stated they would. **Tom** asked if any notices have gone out to property owners. **Rachel** stated that once the **Commission** has decided on a map and a staff report then the notices would be sent.

Chris Sturbaum made a motion to receive a staff report and map for proposed Maple Heights historic district, **John Saunders** seconded.

Motion carried 5/0/0

John Saunders made a motion to hold a special Commission meeting on June 7th, 2018 @ 5 pm, **Chris Sturbaum** seconded.

Motion carried 5/0/0

V. 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.

Rachel Ellenson gave her presentation. See packet for details.

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.

Rachel Ellenson gave her presentation. See packet for details.

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 re-mortar 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.

Rachel Ellenson gave her presentation. See packet for details.

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.

Rachel Ellenson gave her presentation. See packet for details.

Jeff Goldin asked about drawings for the deck, **Rachel** displayed the drawing, see packet for details. **Amelia Lewis** stated that the building permits for the plans are currently under review by the planning department.

John Saunders asked if there have been any changes since the last meeting. **Rachel** stated that she just took a picture of the wall. **Daniel Roussos** stated that the only change to the deck is the side which the steps will be coming down. **Jeff Golden** asked if any changes have been made to the front of the house. **Daniel** said that they have stopped all work on the house since the last meeting. **Chris Sturbaum** asked if the wood on the front of the house was unfinished because they had stopped work or was it to be left like that. **Daniel** stated that would be staining the cedar planks but the stain would be close to the natural color. However they could prime and paint if the **Commission** so chooses. **Chris** mentioned that if left unfinished the cedar would change color over time. **Daniel** said that the home owner made the decision on staining the planks and he didn't think she would like leaving them unfinished. **Chris** feels like they would look better and weather better. **Daniel** stated that Doug Bruce made a similar comment at the last **Commission** meeting. **Chris** suggested that all the natural wood be painted, as after about a year the planks will look very weathered and age quickly. **Deb Hutton** asked if the owner had considered going back to the horizontal style on the right side of the home. **Daniel** stated that everything that was original on the house was aluminum siding. But they were recommended at the last meeting to stop all work and they have done that while waiting for this meeting. **Leslie Abshier** asked as to why this was continued from the last meeting. Due to no drawings or no building

permits for the deck. **John Saunders** asked about the removal of the vertical slats on the right side of the building. **Daniel** stated that he is willing to switch back to the Allura siding in that area but he was told at the last meeting to wait and they would discuss that at the current meeting. **John** then asked about removal of some of the slats on the left side or gable of the home. **John** stated that the **Commission** is not going to direct them to do those changes, but are they considering making changes. **Daniel** stated that's why they are here tonight, to see what the **Commission** says. **Jeff** interjected that he assumes that they would rather not make any changes. **Daniel** stated that he gets paid for any changes so it doesn't matter, it's not personal. But it is personal to the one living in the house because she is the one who decided on all the options.

John Saunders stated he would like to see changes to the right side of the house and go with the siding over the planks as was discussed at the last meeting. **Chris Sturbaum** feels like they could accept the board and baton look if it was painted and blend more with the rest of the house. As long as the wood was painted it wouldn't be such a contrast and it would protect the wood better. **Daniel** stated it was fiber cement board behind the cedar planks. **Daniel** also stated that he doesn't see this being different from other work he has seen and he has not seen stained cedar in the area. Another house in the area had a lot of cedar but it was painted. He does not like to stain something that high up because he would be there again in about five years sanding and re-staining the slats. **Deb Hutton** agrees with **Chris** that painting on the right side would make that blend better with the rest of the home. She would like to see some of the slats removed on the left side of the house as it just looks too busy in that area. The vertical stripes hold up better if there are not as many. **Leslie Abshier** stated that her opinion hasn't changed since the last meeting and she feel like the whole house to have the horizontal but could make the concession to the horizontal on the right side if the left side was spaced out and painted the same color. **Flavia Burrell** made the same recommendations as the previous **Commissioners**. **Jeff Goldin** stated that he is not as bothered by the vertical elements but he is bothered by the natural wood. He agrees with the other commissioners that they should be painted with a shadow element or just paint it the same color.

Chris Sturbaum made a motion to leave the gable as is, but paint the elements, and then horizontal on the dormer to be painted, **John Saunders** seconded. **Leslie Abshier** asked if the dormer would horizontal instead of vertical but the gable would stay as is and if everything would be painted. **Chris stated** that the board and baton element would be painted one color. **Leslie** asked about approval of the deck. **Chris** stated that the deck is in the back and he doesn't care about that. **Deb Hutton** asked when he said all cedar to be painted, is he referring to the cedar around the windows. **Jeff Goldin** then suggested that **Chris** restate his motion. **Chris** clarified that all cedar should be painted, the board and baton element should be one color, & horizontal siding on the dormer and all other elements approved. All cedar elements on the house should be painted or solid stained.

Motion carried 4/1/0.

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.

Rachel Ellenson gave her presentation. See packet for details.

John Saunders asked that since the pavers are precast would mortar go between the pavers. **Jeff Goldin** asked, concrete or sand. **Rachel** believes she wants concrete. **Chris Sturbaum** asked if **Rachel** considered this request at the staff level. **Rachel** stated that she did but since this is the oldest home in the district she wanted to be sure about approval. She personally doesn't agree with the concrete pavers because they are not historic and have no historic value, but you really can't see them. **Chris** stated that much of it is new pathways. **Rachel** replied yes except for right in front of the house. **Deb Hutton** said she lives right across the street and the one parking pathway is taking a j shape to lower parking spot. The one going from the back door to the garage is new. **Leslie Abshier** asked **Deb** how the neighborhood feels about this since she lives there. All nine out of nine of the members of the neighborhood association is ok with the changes; they felt it was a safety issue. They didn't consider limestone vs. pavers that would be a **Commission** question.

Chris Sturbaum commented that she might make the removed limestone available to the neighborhood. Some of the stone can be reused and that's a good way to get rid of the old limestone. **Jeff Goldin** stated that he feels like this should be replaced with limestone.

John Saunders made a motion to approve, **Flavia Burrell** seconded.

Motion carried 4/1/0.

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.

Rachel Ellenson gave her presentation. See packet for details.

A question was asked about the path the ramp would take. **Rachel** stated it would go down the existing sidewalk.

Marsha Cummins stated that she was going for a slanted ramp so it would be hidden better from the street. It would be easier to come straight out because the sidewalk is damaged. But she is ok with the slanted walkway and she will be removing all of those u's in the front of the house because that's where the porch will be. The ramp has to come out at an angle because there is too much slope. **Rachel** stated that the neighborhood is supportive of the changes and she could have approved at the staff level but she wanted to bring it to the Commission because this is new construction.

Chris Sturbaum asked about hand rail details, it would be what is outlined in the packet. He then asked if the railing would go all the way down to the front. **Marsha** stated that if it goes all the way down to the front then at least one side would have railing and since it would be slanted probably both sides. **Chris** asked if all the bushes would be taken down. **Marsha** replied the first three u's would be taken down as well as a spruce which she would replace with a shrub. **Jeff Goldin** noted that the **Commission** has no purview over landscaping. **Chris** stated that he was asking because the diagonal ramp would be a huge feature that could be bigger than the house. **Deb Hutton** asked if they went straight down the front would it be safe if someone lost control and ran over the sidewalk and into the street. **Marsha** stated that because of the elevation everything should be fine.

John Saunders stated that he liked the number one proposal and it looks pretty easy to accomplish. **Chris Sturbaum** agrees as it distracts from the house less, the second plan distracts from the front of the house. **Deb Hutton** likes the diagonal plan the best as the best route to the driveway as it shows off the house the best. **Leslie Abshier** agrees with **Deb** as the guideline state to keep ramps off the front façade. She would approve either one but likes the diagonal plan the best. **Flavia Burrell** agrees with **Deb** and **Leslie**. **Jeff Goldin** agrees with **John** and **Chris**, but he would approve either plan. **Chris** asked if there is a porch in place right now. **Marsha** stated that the old porch was rotted and had to be removed. There is just a step up in place at this time. **Amelia Lewis** note that due to setback regulations they would likely need to get a building permit for the addition of the deck.

Leslie Abshier made a motion to approve, **Chris Sturbaum** seconded.

Motion carried 5/0/0

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.

Rachel Ellenson gave her presentation. See packet for details.

Jeff Goldin began by noting that the local neighborhood association is supportive of the project. **Rachel** also noted that the windows are not deteriorated but not original. **Barre Klapper** noted that the windows would look the same. The project manager noted that they would be bringing everything back as close as possible to original in appearance.

John Saunders noted that he likes the project and drives by the building quite often. **Chris Sturbaum** asked about the canopy and light. The canopy is metal and the light will be restored and operational. **Deb Hutton** asked about the sign and lighting of the sign. The project manager stated there would be subtle back lighting. **Barre** stated there would be subtle LED lighting inside the sign. **Flavia Burrell** asked about the alternatives to cleaning the limestone that does not involve sand blasting. **Rachel** said there are chemical cleaners that meet the Secretary of the Interior standards but are more labor intensive. **Chris** added they involve brushes.

The **Commissioners** were all in favor of the project, **Jeff Goldin** suggested not power washing the limestone.

Jackie Scanlan noted that the new sign would need to get a sign permit. Also there would need to be a discussion about the small exterior display. They have sign permit regulations about that kind of box. The front of the building is in the right of way so anything they propose that extends out from the building would need to get approval from the Board of Public Works.

Leslie Abshier made a motion to approve as is, with the recommendation that they work with staff to clean the stone and not power wash it, **Chris Sturbaum** seconded.
Motion carried 5/0/0

V. **DEMOLITION DELAY**

Commission Review

A. Demo Delay 18-09 (cont. from last meeting) – Was heard at the start of the meeting as part of Maple Heights Historic Designation.
717 N Maple St
Petitioner: Richard Wells Full demolition.

Chris Sturbaum stated that the protection for the house will come with the historic district. **Rachel** stated that she is concerned that the application was not signed. **Philippa Guthrie** stated that she thinks its form over substance. It's obvious who

submitted the application and that's the neighborhood association. They had to get the petition in on time, before the demo delay period. **Philippa** further stated that a petitioner and owner needs to sign the petition and include contact information. Going forward we should always get the person or persons asking for designation to put their names on the petition. **Jeff Goldin** asked if they just move forward now even though the petition has not been signed. **Philippa** clarified that it's not just signing but filling out all of the information.

Continued to the next meeting.

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

1209 W. 2nd Street

Petitioner: Omega Properties

Full demolition.

Rachel Ellenson gave her presentation. See packet for details.

Barre Klapper added that the lot that Habitat wanted to move the house to currently does not have utilities. That coupled with the fact that they lost their director last week they could not take on a project of this size. She told then that even if the demo delay is released they do not anticipate doing anything with the lot until next spring. So if the circumstances would change they would be open to anyone that would express interest in the house. They respectfully request that the Commission make a decision in light of no additional information coming forward. **Leslie Abshier** asked if they make a decision to designate and send to **Council** or they release. If it looks like they are going to designate could the Petitioner pull the petition and resubmit in the spring when they are ready to build. **Barre** responded that the owner wants to know that if no one wants the house then she wants to begin planning the project and have a blank slate. So if nothing happens in the next year ultimately she could do something. **Leslie** stated then if they designate then someone wants to move the house then would that be allowed. **Rachel Ellinson** noted that they would have to go through the demo delay process. **Jeff Goldin** clarified that they are not voting to designate, the **Commission** recommends to the **City Council** for designation. **Barre** clarified that if it is recommended and the **Council** votes yes then they would have to return for COA to either move the house or demolish.

Chris Sturbaum asked if they have ran scenarios where they incorporate moving the house on site. Barre responded that they have not begun on site work.

John Saunders feels like the house is worth saving as they don't have many of these houses left and he would recommend it to go to **Common Council**. **Chris Sturbaum** stated that it's in the wrong place and he doesn't want to see it stop a project, but he would like to see it moved, either on site or somewhere. Taking it to **Council** is not a done deal and taking it to council he wouldn't beat either way how it would come out.

Leslie Abshier stated that she has a hard time with this one; she doesn't want it to see it hold up a project and understands it's in a tough location. But the job of the **Commission** is to look at the house and preserve the house. She understands that it likely wouldn't get approved by **Council** but they still have to attempt protect the house. She likes that the owner is working with the **Commission** and trying to get the house moved. **Flavia Burrell** agreed with a previous comment by **Chris** that "this house has gotten away from the herd". However, the **Commissioners** job is to preserve and she would vote to send to **Council** and let them make the decision. **Jeff Goldin** stated this is about context and if there was something special about this property in some other was such as if someone lived there. But the context of this property is that it doesn't fit in. He does trust the Friedman's that if some stepped in and wanted the house that they would make that happen. They should release the house and then work to save it in some way that someone would take it. **Chris** stated that he would like to continue to the next meeting and decide at that time. **Rachel** clarified that they would need two meetings to vote to send to **Council** for interim protection unless they hold a special meeting. It could be continued to the June 7th meeting then vote to send to council on June 14th. **Rachel** stated that the delay period is up on June 9th. So they would need a motion to send to council or release, and the second vote would need to occur at the special meeting on June 7th.

Chris Sturbaum made a motion to that he would move to release the demo delay with the offer on record not to demolish until absolutely necessary and to make every effort to find use for the house whether on site or off, **Jeff Goldin** seconded.

Motion defeated 2/3/0

Leslie Abshier made a motion to request a staff report and map, **John Saunders** seconded.

Chris Sturbaum spoke politically and noted they have to be careful where they spend their good will, they are pretty serious about supporting a neighborhood that wants to have a designation despite a homeowner who is going to bring a lawyer. He's not sure how he would vote on this at **Council** and would not like to see it come before the **Council**. **Jeff Goldin** agreed with **Chris** and added that they have some hot potatoes on the plate right now and that preserving a neighborhood is more important than this single designation given its context. **Leslie** asked if she could withdraw her motion. **Philippa Guthrie** stated that they would have to vote on the motion.

Motion defeated 0/5/0

Flavia Burrell asked if they could make a motion for the house to be relocated or incorporated. No they can only send to **Council** or release.

Barre asked if this is definitive and they are releasing the permit. **Rachel** stated that they don't have to come before the **Commission** for a year. She has one year to do something on the property.

Chris Sturbaum made a motion to release Demo Delay 18-10, **John Saunders** seconded.

Motion carried 4/1/0

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.

Continued to the next Commission meeting due to the petitioner not being present.

D. Demo Delay 18-16

1206 S. Nancy Street

Petitioner: Michaelangelo Sims Bruno

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

Rachel Ellenson gave her presentation. See packet for details.

Dawn Grey representing the owner stated that they have looked at design options and the owner respects the style and would like to maintain that design in the addition. **Dawn** offered preliminary sketches of the design of the house, but it was clarified that the commission does not have purview over design.

Chris Sturbaum asked to vote on this demo delay soon as he needs to leave. **Deb Hutton** asked if the addition would go behind the trees. **Dawn** stated that it is a corner lot and it would be in the side yard. The **Commission** discussed the procedure if/when **Chris** left the meeting. Everything remaining on the agenda would be continued to the next meeting. **Dawn** stated that the windows on the side of the house to be replaced do not meet current egress requirements. The other windows would to scale of the previous windows. **John Saunders** asked if they want to make the side windows larger for egress. The size of the side windows are grandfathered in.

Chris Sturbaum stated that the substantial changes are in the back and they have and owner and architect that respect the design of the home. He doesn't see any reason for the **Commission** to get involved.

Chris Sturbaum made a motion to release Demo Delay 18-16, **John Saunders** seconded.

Motion carried 4/0/1

D. Demo Delay 18-20

1300 S. Washington Street

Petitioner: Ernesto Castaneda

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

Rachel Ellenson gave her presentation. See packet for details.

Ernesto Castaneda stated that the house doesn't have a garage and they would like to have a screened porch.

Chris Sturbaum asked for clarification on the garage. **Ernesto** replied that the garage would be at the rear of the property.

Chris Sturbaum stated that it's a compatible addition and a great way for the property to grow. **Deb Hutton** likes the design plans. **Leslie Abshier** agrees with the previous comments.

John Saunders made a motion to release Demo Delay 18-20, **Leslie Abshier** seconded.

Motion carried 5/0/0

Chris Stubaum left the meeting @ 6:25.

VI. COURTESY REVIEW

VII. NEW BUSINESS

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

Rachel asked about designation for the scattered pioneer cemeteries around the city. The specific cemeteries are hidden away and the city doesn't maintain those cemeteries. One of the cemeteries is surrounded by houses and almost on someone's property. She would like the **Commission** to at least consider protecting those cemeteries.

Rachel stated that she is leading walking tours in Vinegar Hill for Limestone month on June 16th & 30th through the visitor's center. There is no charge but you have to RSVP through the visitor's center.

The **Council** meetings went well last night for the Ralph Rogers house and Willow Terrace apartments. **Rachel** feels like the Ralph Rogers house will receive designation but the **Council** has questions about Willow Terrace. She would like one of the **Commissioners** to attend the next council meeting to answer questions that she is not able to answer. **Jeff Goldin** stated that he would make himself available.

Rachel has reached out to home owners in the area to get them involved in the process but they have not responded. She will reach out to them again.

VIII. OLD BUSINESS

A. Limestone sidewalk deterioration at Euclid and Howe

Rachel has no updates on this. **Leslie Abshire** stated that they discussed this at the last neighborhood association meeting and they were in favor of looking for funding, maybe a small and simple grant or matching funds.

IX. COMMISSIONER COMMENTS

Leslie Abshire commented that it's important to keep in mind the **Commission** is not judging design but whether changes fit into a house historically. Also, she appreciates **Chris'** pushback and that you have to sometimes think politically.

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNEMENT

Jeff Goldin adjourned meeting at 6:30 p.m.

SUMMARY

COA 18-36 (Staff review)

125 N. College Avenue: Courthouse Square
Petitioner: Nathan Finney

Notable

IHSSI #: 105-055-23034

c. 1893



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

Request: Replacement of existing storefront doors and side entry door with new anodized black aluminum doors with a more period accurate design.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

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

Courthouse Square Local Historic District Design Guidelines

B. Secondary Façade(s)

1. All contributing entrances, doors, and loading docks and their elements, materials, and features (functional and decorative), should be preserved and repaired using recognized preservation methods, rather than replaced. Where they survive, original doors and door fittings are significant architectural features that lend distinctive historical character to the area. Where historic fabric has been removed, appropriate infill designs will be considered.
2. The original entrance design and arrangement of the openings should be retained. Where alterations are required, they will be reviewed on a case-by-case basis. It is anticipated that some adaptations may require more prominent entrances with a compatible new design.
3. When contributing entrance and door elements, materials, and features (functional and decorative) cannot be repaired, they should be replaced with materials and elements which match the original in materials, color, texture, size, shape, profile and detail of installation.
4. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
5. Contributing entrance materials, elements, and features (functional and decorative) shall not be sheathed or otherwise obscured by other materials.
6. Proposals for new doors or entrances will be reviewed on a case-by-case basis.
8. Whenever feasible historic materials should not be damaged or removed when installing equipment.

Recommendations: Staff approved COA 18-36 on May 21, 2018. The replacement of the non-original doors with new anodized doors will not detract from the overall historic integrity of the building or the district. The new doors will fit the existing openings and will not impact unaltered historic fabric.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 21 2018
BY: RICE

Case Number: COA 18 - 36

Date Filed: May 21, 2018

Scheduled for Hearing: Staff

Address of Historic Property: 125 N. College Ave. Bloomington, IN 47404

Petitioner's Name: Nathan Finney

Petitioner's Address: 101 N. College Ave. Bloomington, IN 47404

Phone Number/e-mail: 317.696.0842 nathan@thetapbeer.com

Owner's Name: LYNN Pollack

Owner's Address: 9405, Claraz Blvd. #25 Bloomington, IN 47401

Phone Number/e-mail: 812.325.3032 hvanness@abodes.com

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 013-21400-25 College Avenue Unit 125

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

Replace existing storefront entry and side entry doors that
are in poor condition with more period correct and
functioning / performing / insulating doors.

3. A description of the materials used.

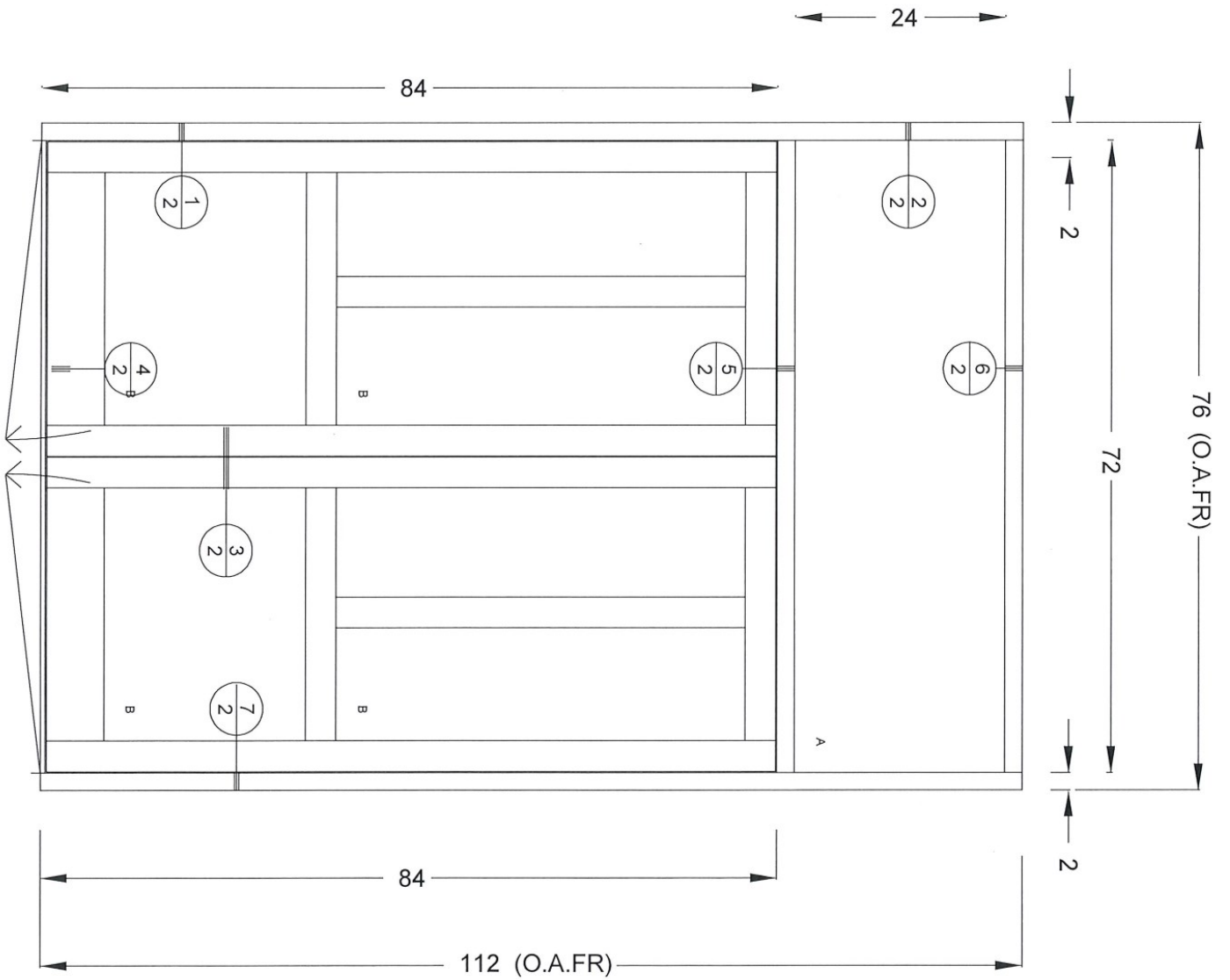
Please see attached addendums for explanation.
Anodized Black Aluminum

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 submission to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



City Glass of Bloomington, Inc.

**719 W. 17th Street
Bloomington, IN 47404
Phone: (812) 331-2988
Fax: (812) 335-7627**

Proposal

Project: Social Cantina

Date: May 17, 2018

City Glass, Inc. hereby submits a quotation to furnish and install the following:

- (1) 5'-6" x 7'-0" pair of aluminum storefront doors**
- (1) 3'-0" x 7'-0" single aluminum storefront door**

Hardware:

- Ms lock, lock indicator, 18" offset ladder pull, threshold, offset pivots
- Heavy duty surface closers

Includes:

- Perimeter caulking of our aluminum frames
- Black anodized finish

Excludes:

- Anything not listed above
- Final Cleaning

Price: \$6970.00 including taxes

The above price is for full glass doors if you want to divide them like the picture your designed sent with a panel in the bottom add \$2,000.00 to the above price this could affect the lead time also.

Contact Jason Zehr 812-327-4228 if you have any questions regarding this proposal





SUMMARY

COA 18-37 (Staff review)

125 N. College Avenue: Courthouse Square
Petitioner: Nathan Finney

Notable

IHSSI #: 105-055-23034

c. 1893



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

Request: Removal of deteriorated soffit and replacement with new soffit board that will be painted white above the main entrance. Installation of new egress can lights above the door.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

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

Courthouse Square Local Historic District Design Guidelines

B. Levels of Review

i.) Maintenance

1. Historic buildings, structures, and sites shall be maintained to meet the applicable requirements established under state statute for buildings generally so as to prevent the loss of historic material and the deterioration of important character defining details and features.
2. These guidelines do not include ordinary repairs and maintenance of any structure or site, provided that such repairs or maintenance do not result in a conspicuous change in the design, form, building material, texture, color, location, or external visual appearance of any structure, or part thereof. Below are some examples of ordinary repairs or maintenance:
 - i. Routine maintenance which does not result in a permanent alterations to the site or structure.
 - ii. In-kind replacement of broken glass.
 - iii. Window washing.
 - iv. Pruning vegetation.
 - v. Display of holiday decorations.
 - vi. Cleaning or monuments or building, provided the cleaning materials and manner is consistent with the methods approved by the City staff person assigned to assist the Historic Preservation Commission.
 - vii. Repair or identical replacement of existing sidewalks, side paths, driveways and steps.
 - viii. Roof repair where the new surface matches the original surface and the pitch is not changed.
 - ix. Replacement or installation of mechanical equipment provided the new element is not more visible from the public way then the original mechanical equipment.

Recommendations: Staff approved COA 18-37 on May 29, 2018. Staff believes the replacement of the non-original soffit board is considered maintenance and the installation of the can egress lights in the new soffit will not be visible from the main right of way, making neither of these alterations reviewable by the HPC. A COA was granted as a formality due to receiving a COA application for the work.

RECEIVED
MAY 23 2018
BY: RICE

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 18 -37

Date Filed: May 23, 2018

Scheduled for Hearing: Staff

Address of Historic Property: 125 N. College Ave. Bloomington, IN 47404

Petitioner's Name: Nathan Finney

Petitioner's Address: 101 N. College Ave. Bloomington, IN 47404

Phone Number/e-mail: 317.696.0842 nathan@thetapher.com

Owner's Name: LYNN POLLACK

Owner's Address: 940 S. Claritz Blvd. #25 Bloomington, IN 47401

Phone Number/e-mail: 812.325.3032 hvanness@abodes.com

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 013-21400-25 College Avenue Unit 25

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

Remove deteriorated soffit. Install updated materials that
will allow to access to update wiring and add
egress lights for safety & appearance.

3. A description of the materials used.

Exterior soffit board painted white. Two can lights

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 18-38 (Staff review)

125 N. College Avenue: Courthouse Square
Petitioner: Nathan Finney

Notable

IHSSI #: 105-055-23034

c. 1893



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

Request: Installation of a new awning in the same position as the one that was previously there. Awning will be sunbreak black fabric and an aluminum frame.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

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

Courthouse Square Local Historic District Design Guidelines

4. Guidelines for Signage and Awnings

C. Awnings and Canopies

1. Awnings or canopies should be mounted in a manner which does not damage historic building elements.
2. It is preferred that awning and canopy materials be canvas in a shape that compliments the building's historic character and/or reflects the door or window openings in cover.
3. In the cases where there is evidence of a historic marquee, preference may be given to the reestablishment of the marquee and these will be reviewed on a case-by-case basis.

Recommendations: Staff approved COA 18-38 on May 29, 2018. Staff believes the design of the new awning will be compatible to the building and will not detract from the overall historic integrity. Staff has advised the property owner that the mounting mechanisms should be bolted into preexisting holes whenever possible or the mortar joints of the brick façade.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 23 2018
BY: RKE

Case Number: COA 18 - 38

Date Filed: may 23, 2018

Scheduled for Hearing: Staff

Address of Historic Property: 125 N. College Ave. Bloomington, IN 47404

Petitioner's Name: Nathan Finney

Petitioner's Address: 101 N. College Ave. Bloomington, IN 47404

Phone Number/e-mail: 317.696.0842 nathan@thetapbeer.com

Owner's Name: LYNN Pollack

Owner's Address: 9405, Clarice Blvd. #25 Bloomington, IN 47401

Phone Number/e-mail: 812.325.3032 hvanness@abodes.com

Instructions to Petitioners

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 013-21400-25 College Avenue Unit 25

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

Install all black (new) awning in exact position as
former bikehouse awning location.

3. A description of the materials used.

Sunbrella black fabric and aluminum frame.

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.

East and North elevation awnings

84' black vinyl awning with 6' projection and 10" rigid valance. 10, 2" square posts.
Canopy and posts only. (No panels at the bottom).

\$13,580, plus tax on materials, installed

East and North elevation existing signage and awnings

Remove and dispose of existing signs "The Bakehouse" existing trim and awnings.

\$785 plus tax on materials, installed





Your Single Source for Wholesale Signage.™

To:

Janell Norton
200 S Westplex Ave, Bloomington, IN 47404
Bus: (812) 334-7777
Email: manager@delphisigns.com

From: AI Processing

Pages: 7

Date: 5/2/18

The following drawings are for:

70561 Social Cantina Awnings

These drawings reflect **exactly** what AI Innovations plans to fabricate for this project. Please carefully review all pages, as **these drawings supercede all prior written or verbal communications.**

AI Innovations is responsible only for details of the job that are included in these drawings.

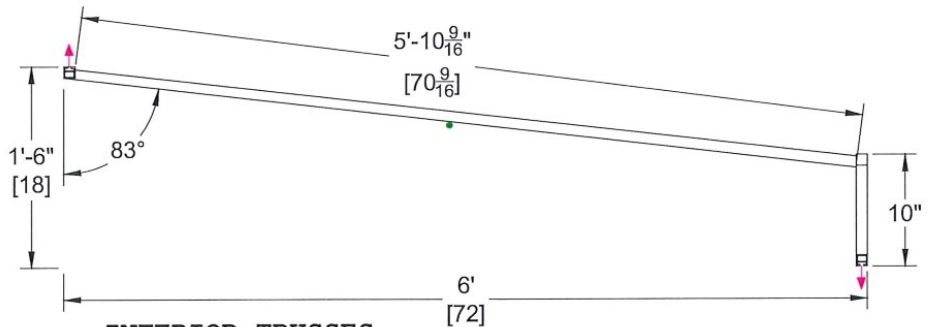
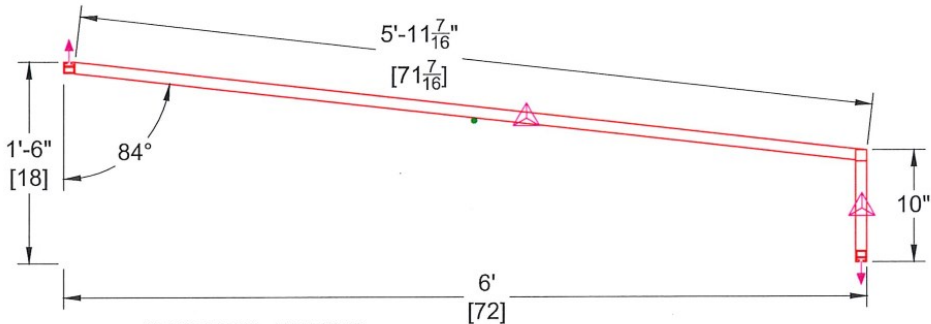
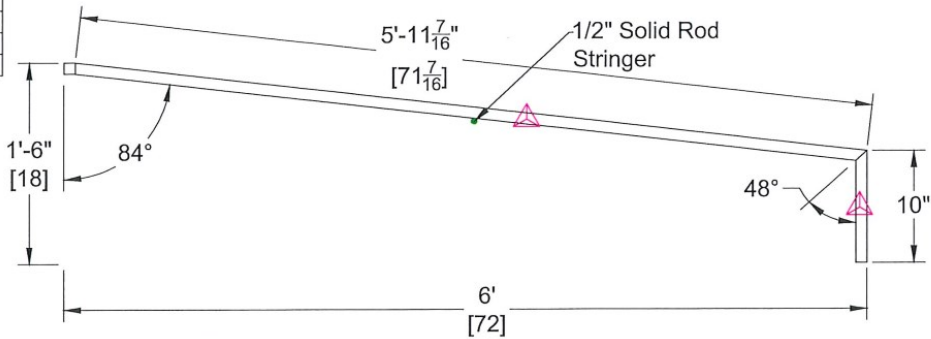
If these drawings accurately represent this project, and you would like us to proceed with the job as drawn, **please sign and date below, initial each page, and email all pages** back to Approvals@Allinnovations.com. (You may Fax to 877-308-8720)

If there are changes, please note them and fax these drawings back, unsigned. You will then receive a new set of drawings for your review and approval.

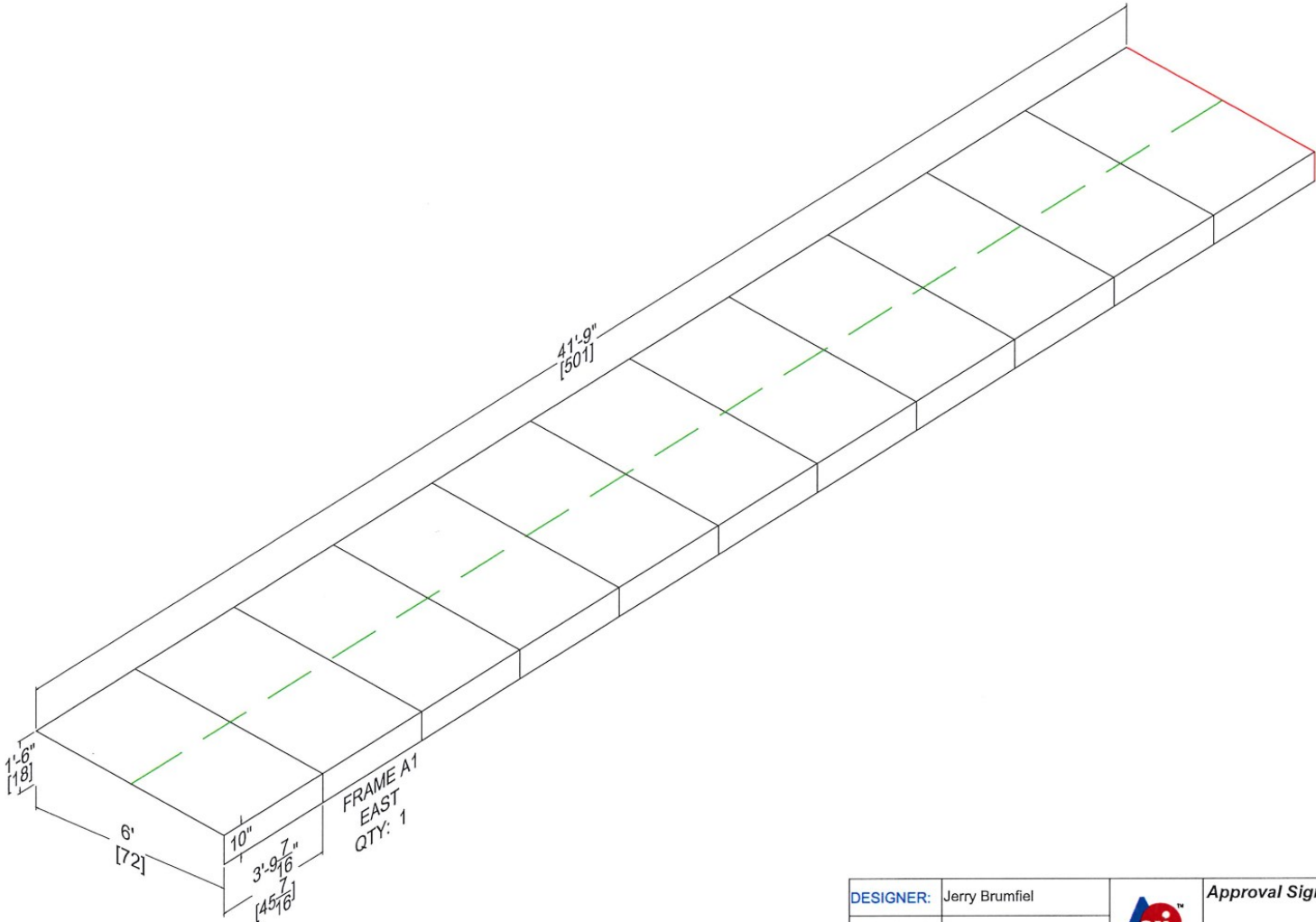
X _____
Customer Signature/Date

Ph: (877)352-8014 Fax: (877)308-8720

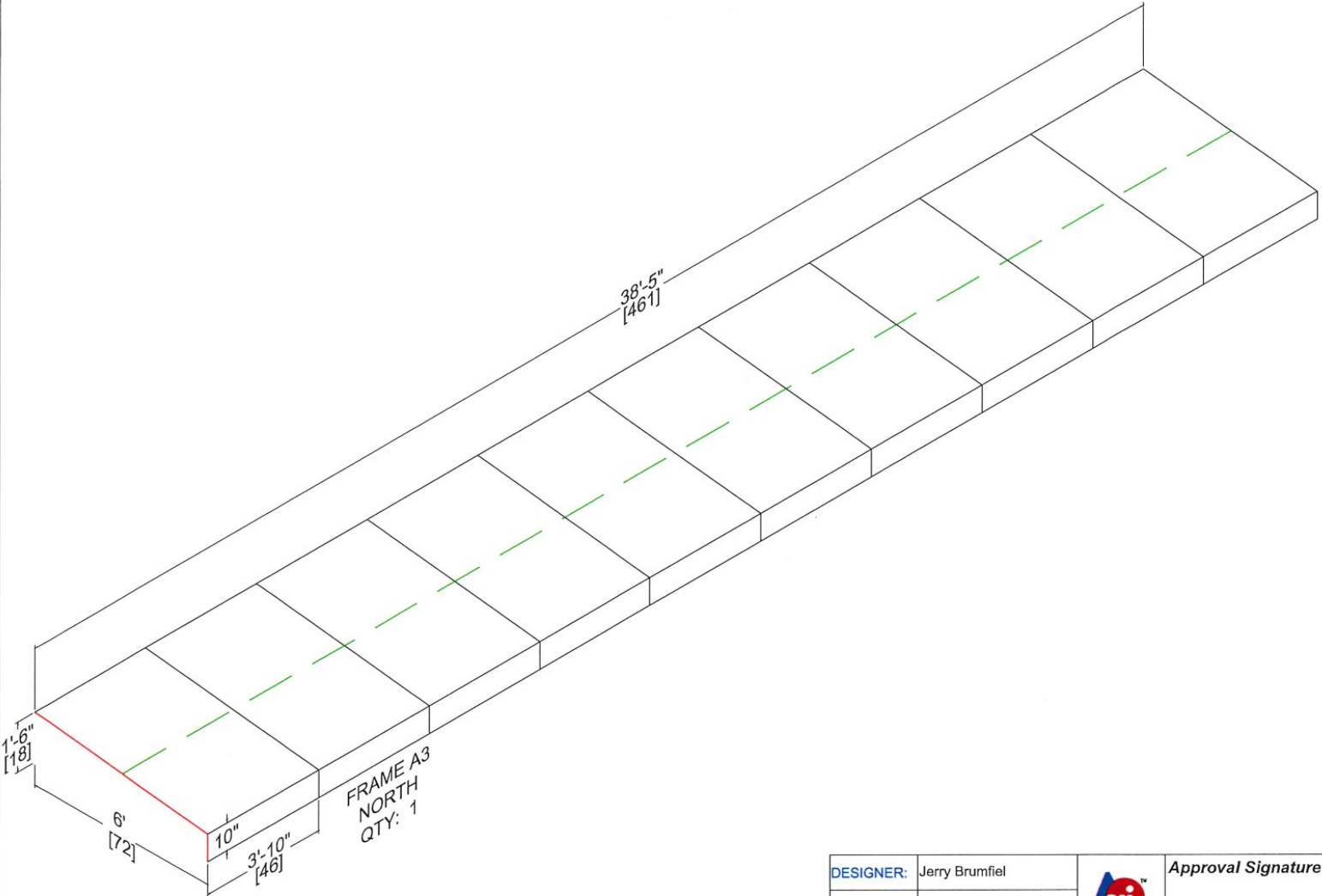
# Of Units:	1
# Of Sections:	3
Type:	Shed
Wall Footage:	84'
Projection (W):	72"
Total Height (H):	18"
Sign Panel:	10"
Special Labeling:	A1-A3



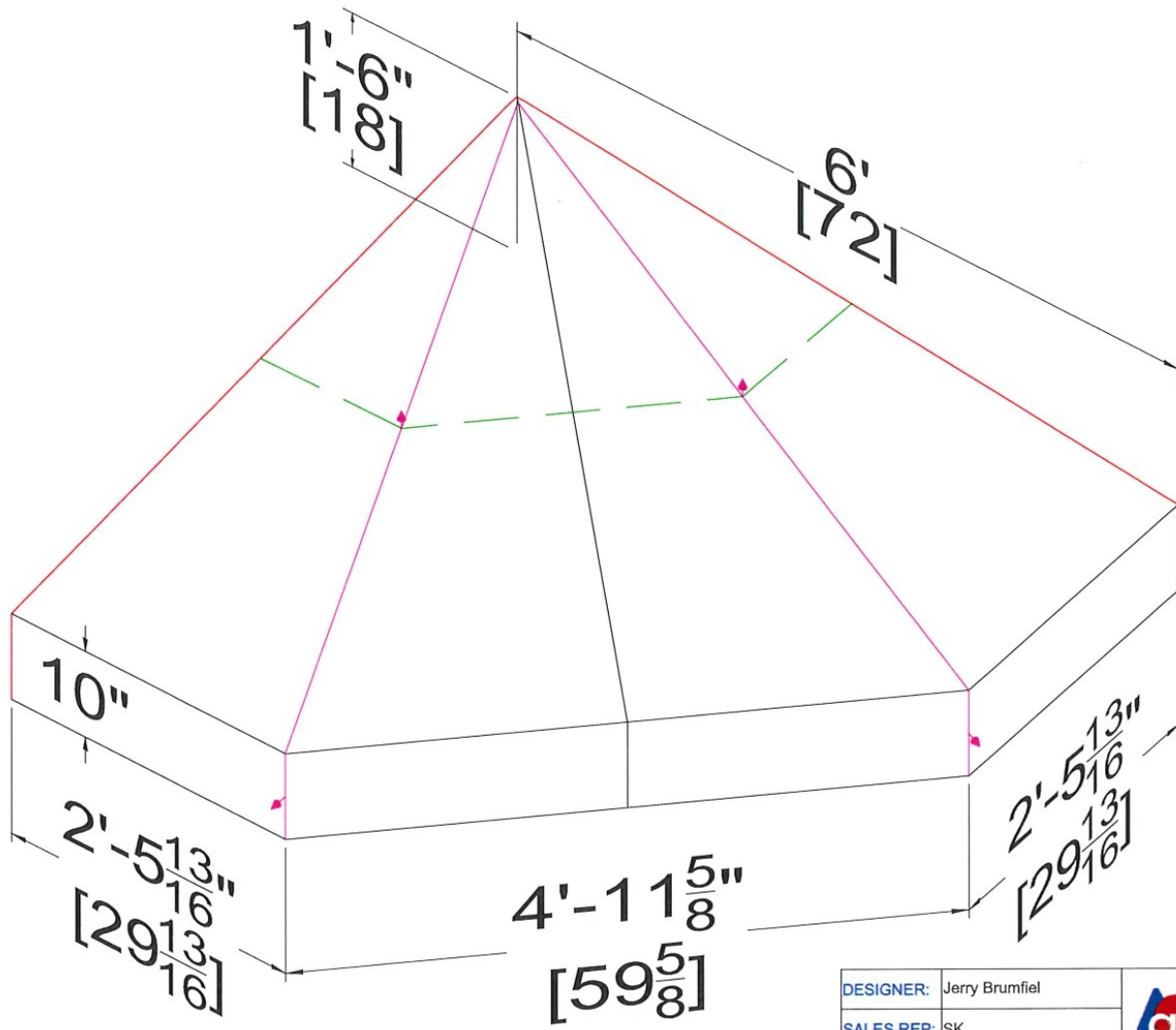
Frame Material:	Aluminum Extrusion	Fabric:	Sattler - 745 - Black	DESIGNER:	Jerry Brumfield
Frame Coating:	Mill Finish	Flamecoat:	No	SALES REP:	SK
Lights Fixtures:	No	Vinyl Trim:	CP01 - Black	DATE:	5/2/18
Flourescent Lamps :	No	Graphics:	No	 Approval Signature Date	
Eggcrate:	No	Seaming:	No		
Section Bolts:	10 Sets of Section Bolts (1/4-20x2.5 long)	Sewing:	No		
Return Arms:	No	Binding:	No		
Z-Clips:	63	Thread:	No		
Misc. Hardware:	10 - 1.5" SCH 40 Steel Posts /W Kee Klamps / Painted white				




DESIGNER:	Jerry Brumfiel		Approval Signature
SALES REP:	SK		Date
DATE:	5/2/18		

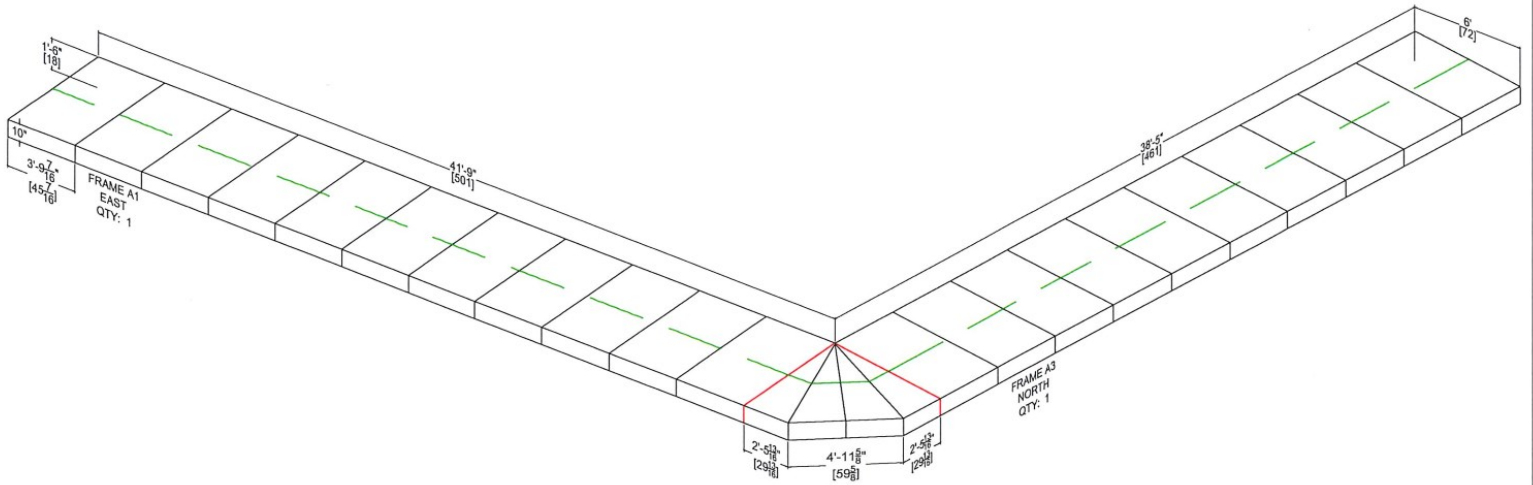


DESIGNER:	Jerry Brumfiel		Approval Signature
SALES REP:	SK		Date
DATE:	5/2/18		



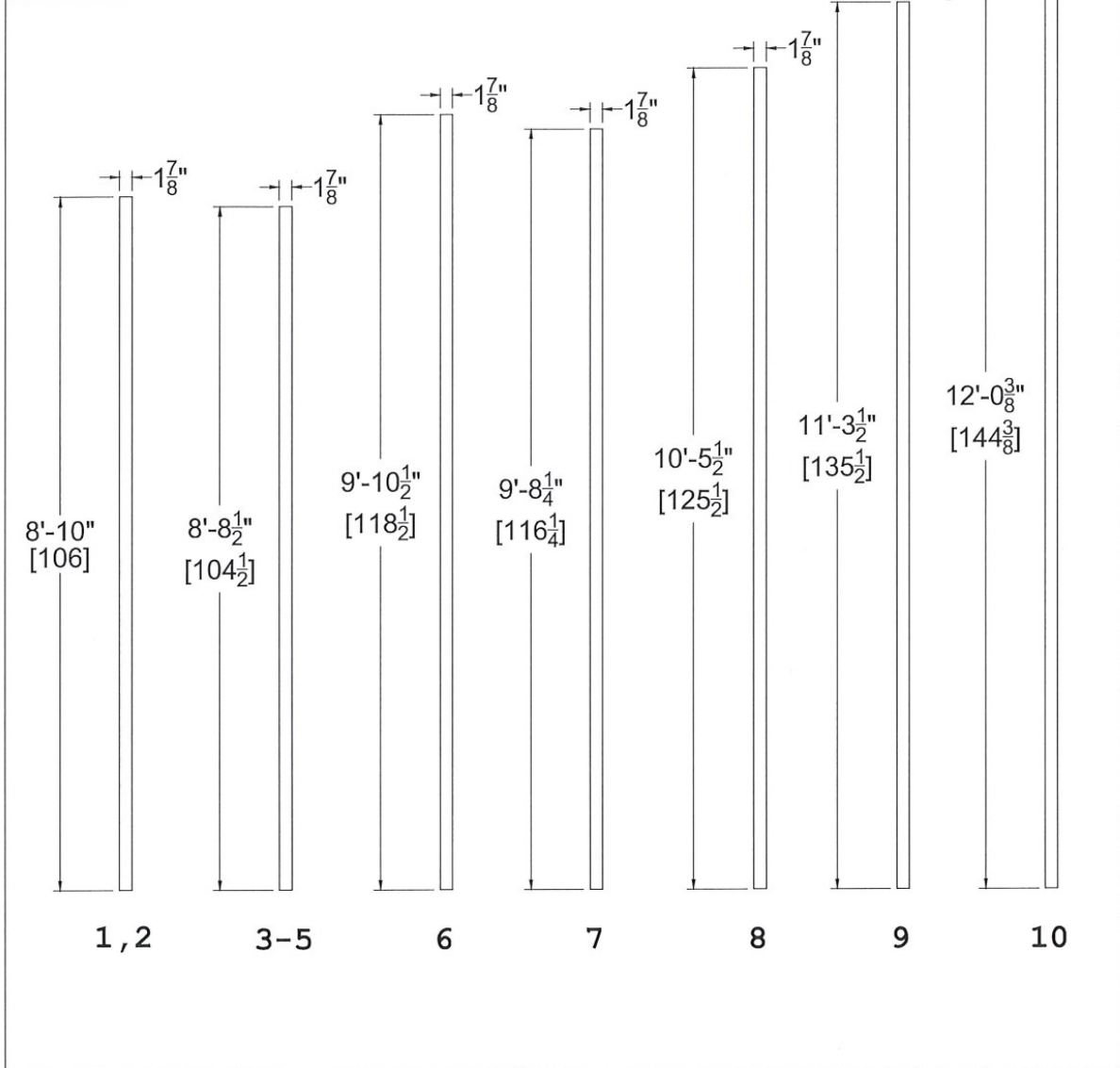
DESIGNER:	Jerry Brumfiel
SALES REP:	SK
DATE:	5/2/18


	Approval Signature
	Date



DESIGNER:	Jerry Brumfiel		Approval Signature
SALES REP:	SK		Date
DATE:	5/2/18		

# Of Units:	1
# Of Sections:	3
Type:	Shed
Wall Footage:	84'
Projection (W):	72"
Total Height (H):	18"
Sign Panel:	10"
Special Labeling:	A1-A3



Frame Material:	Aluminum Extrusion	Fabric:	Sattler - 745 - Black	DESIGNER:	Jerry Brumfiel
Frame Coating:	Mill Finish	Flamecoat:	No	SALES REP:	SK
Lights Fixtures:	No	Vinyl Trim:	CP01 - Black	DATE:	5/2/18
Flourescent Lamps :	No	Graphics:	No	 Approval Signature Date	
Eggcrate:	No	Seaming:	No		
Section Bolts:	10 Sets of Section Bolts (1/4-20x2.5 long)	Sewing:	No		
Return Arms:	No	Binding:	No		
Z-Clips:	63	Thread:	No		
Misc. Hardware:	10 - 1.5" SCH 40 Steel Posts /W Kee Klamps / Painted white				

SUMMARY

COA 18-40 (Staff review)

506 S. Ballantine Road: Elm Heights
Petitioner: Nandini Gupta & Henry Harbaugh

Contributing

IHSSI #: 105-055-51076

c. 1920



Background: The house located at 506 S. Ballantine Road is a contributing slightly altered Tudor Revival house in good condition that was constructed c. 1920. The house is located within the Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Amendment to COA 17-81: Move two sections of the wall to the south and east to create more driveway space. The materials and design of the wall will remain the same.

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

3.3 Walls and Fences

A COA is required for the following:

- I. Installation or removal of walls or fences visible from the public right-of-way.
 - For new fences, use historically appropriate materials for Elm Heights, which, depending on the type and style of architecture, may include iron, stone, brick, or wood.
 - New retaining walls should be appropriate in heights 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.
 - Installation of rear yard fences should begin no farther forward than a point midway between the front and rear facades of the house.
 - Consideration is given for fences that pertain to special needs, children, and dogs. Temporary seasonal fences for gardening are permitted and do not require a COA.

Recommendations: Staff approved COA 18-40 on June 4, 2018. Staff believes the new configuration of the wall will not detract from the overall historic integrity of the property and all of the originally proposed materials will still be implemented. Staff has notified the petitioners that this COA only covers the design aspects of the new wall, and will become void if the City's Planning department finds that the increased parking area is non-conforming to the Bloomington Municipal Code. In this event, the originally approved design in COA 17-81 shall be the approved design of the project and any alterations beyond that will need further review by the HPC.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 25 2018
BY: RICE

Case Number: COA 18-40

Date Filed: may 25, 2018

Scheduled for Hearing: Staff

Address of Historic Property: 506 S Ballantine Rd

Petitioner's Name: Nandini Gupta and Henry R. Harbaugh

Petitioner's Address: 506 S Ballantine Rd

Phone Number/e-mail: 812 360-1010

Owner's Name: Nandini Gupta and Henry R. Harbaugh

Owner's Address: 506 S. Ballantine Rd

Phone Number/e-mail: 812 360-1010

Instructions to Petitioners

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

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

A **“Complete Application”** consists of the following:

1. A legal description of the lot. 015-48920-00

2. A description of the nature of the proposed modifications or new construction:
Change in the placement of the stone wall approved on October 26, 2017 as part of COA 17-81.

Move two sections of the wall to the south and east as outlined on the attached drawing.

The wall pillars will now line up with the original driveway and with the remaining recessed section.

This change will make it easier for us to pull into the parking area behind the wall, and for our neighbor to back out of parking spots directly across the alley.

The change is desired because of an expected increase in street parking on our west side of Ballantine due to the large number of new units being built on the east side where there is no street parking.

3. A description of the materials used.
The materials and other aspects of the wall are unchanged, including maximum height and width.

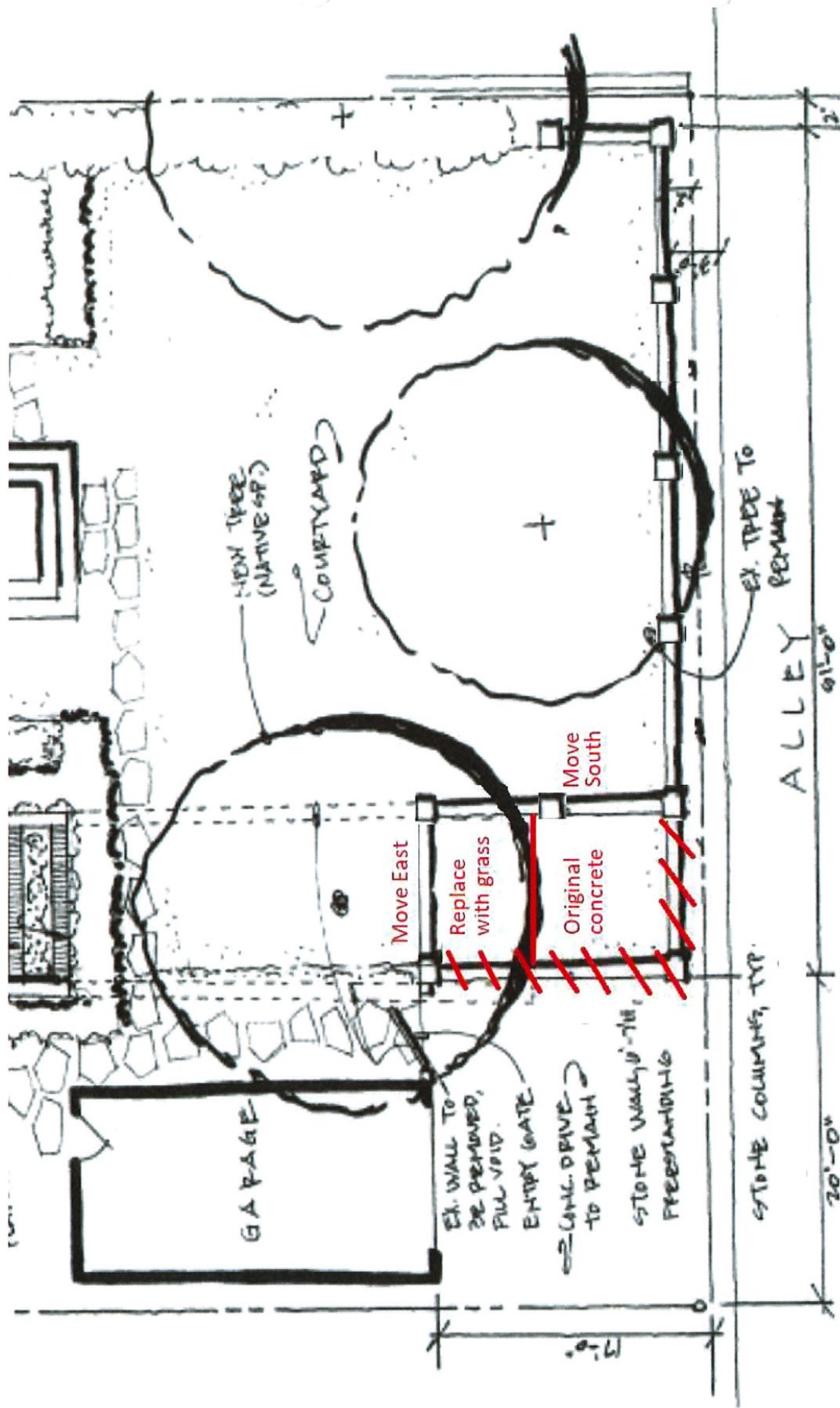
Part of the current paved driveway to the east and west of the wall will be turned to grass. The paved parking area will therefore shrink and hence be compliant with city regulations.

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

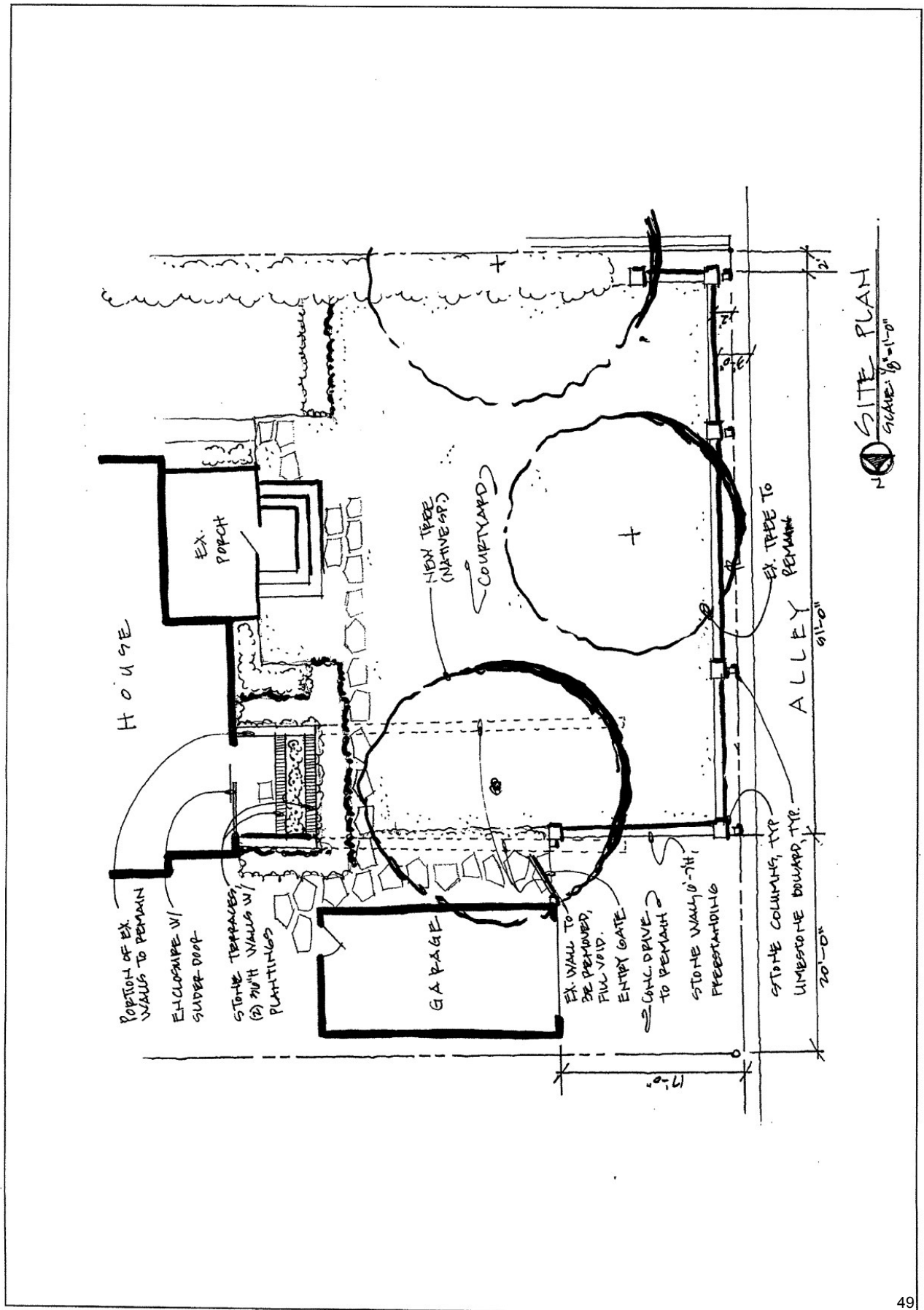
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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



Note that the Elevation perspective is unchanged



HARBAUGH GUPTA RESIDENCE
COA APPLICATION

Project Information

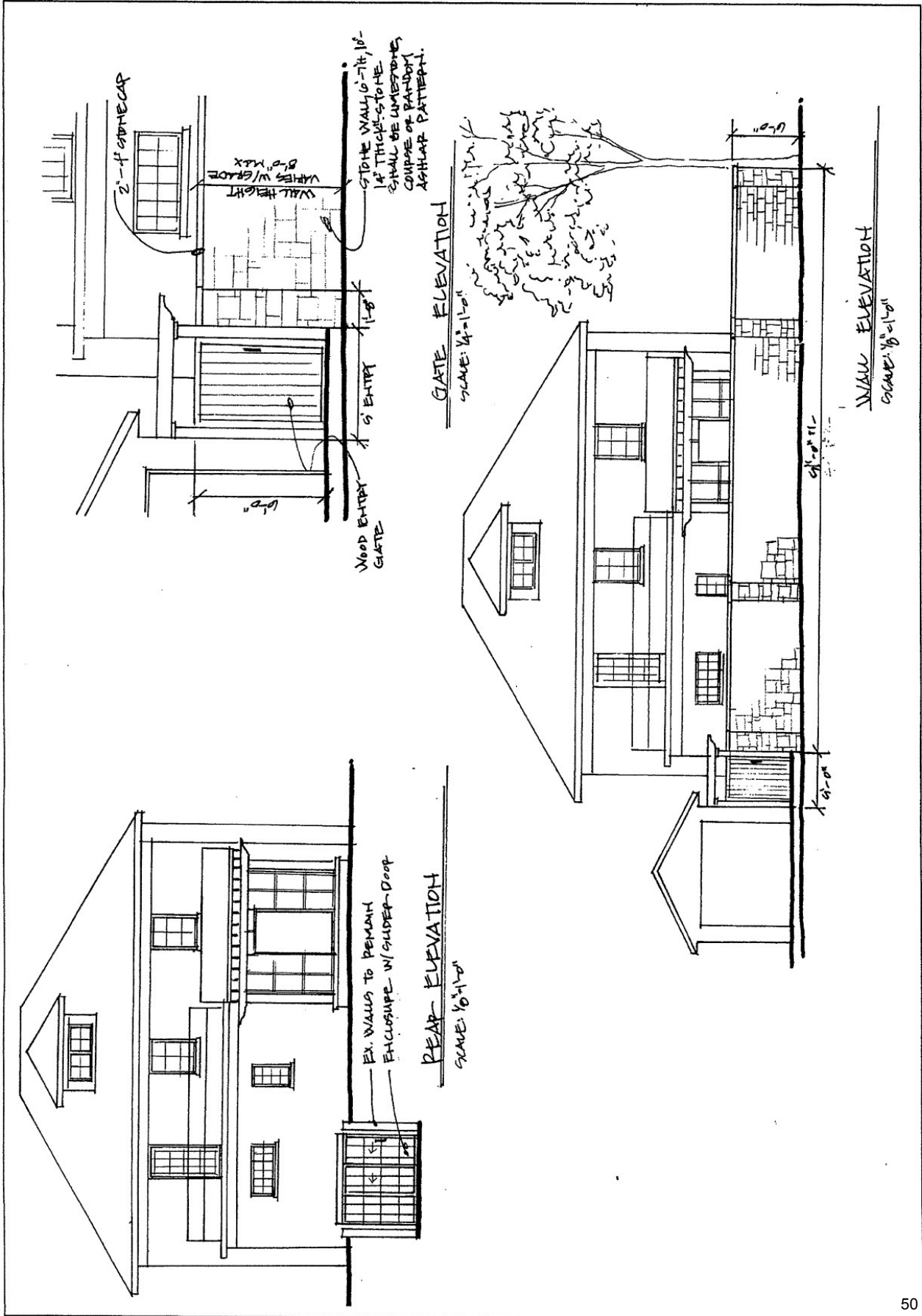
PROJECT NO: 17-XX
DATE: 08/10/18/2017
REVISION DATE:

sheet title

ELEVATIONS
& SECTIONS

sheet number

12



SUMMARY

COA 18-39

320 W. 8th Street: Showers Brothers Furniture Factory LHD
Petitioner: CFC Properties

No attribute data found



Background: The Showers Brothers Furniture Factory Building is an outstanding slightly altered factory building in good condition that was constructed c. 1909. The property is located within the Showers Brothers Furniture Factory Local Historic District, the Downtown Core Overlay District, and is zoned CD-Commercial Downtown.

Request: Replacement of 64 deteriorated non-original double-hung windows on the Showers building. The new windows will have an aluminum exterior and clad-wood interior with a dark green color to match the appearance of the current windows.

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.

Showers Brother Furniture Factory Local Historic District Design Guidelines

B. Windows

The original window design, elements, and features (functional and decorative) and the arrangement of window openings should be preserved and repaired using recognized preservation methods, rather than replaced. Windows, window fittings, sash operation, and shutters are important elements of building design that reflect the period of development and the original purpose. Representative window sash included wood with single glazing, steel ventilator windows, double-hung (single light and multi-light), double vent casements, and pivot window. Deteriorated or missing window elements and features (functional and decorative) should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation as closely as technically and economically feasible.

1. Retrofitting existing frames and sash to allow for the insertion of an additional pane of insulating glass for storm window applications may be allowed if the alteration does not visually detract from historic fabric of the original window.
2. Before the Commission will consider window replacement, a survey of existing window conditions shall be submitted for review including photographic documentation. For large scale replacement, a site visit may be appropriate.
3. If it is demonstrated that original windows cannot be repaired, they should be replaced with windows that match the original in materials, detail, profile, and dimension. If using the same material is not technically or economically feasible the Commission may consider the use of replacement windows. The Commission may require the retention of some original windows, preferably in situ, to provide documentation of original conditions. Enlarging or reducing window openings for the purpose of fitting stock window sash or air conditioner will not be allowed.
4. The number and arrangement of window panes in the sash design shall not be changed from the original.
5. True divided light window sash with muntins that match the dimension and profile of the original muntins if preferred. Applied muntins may be allowed if the applied muntins match the original muntin dimension and profile, are identical on the interior and exterior of the window, and have a dark spacer bar between the glass.
6. Tinted or reflective-coated glass are not preferred, but may be approved on a case-by-case basis. In particular, solar thermal, energy efficiency and similar “green” properties will be a consideration toward an approval of tinted or reflective-coated glass.
7. Some of these buildings have already lost their original windows or these have been filled in. Replacement windows for these properties should be based on documentary evidence of the original windows. If such evidence is unavailable, the replacement window design should be based on documentation of original windows on a similar property among the Showers Buildings. An opening may be adapted for other used on a case-by-case basis.
8. Exterior combination storm windows and/or screen may be allowed provided the installation has a minimal visual impact. Exterior or interior storm windows are encouraged as long as the windows do not obscure the original sash design. This is done easily by matching the placement of the dividing rails, stiles and rails on double-hung windows with features of an equal or small dimension of the storm windows.
9. Storm window sashes and frames shall have a finish that matches the primary window sash and frame color, so as not to obscure the original sash design.

Recommendations: Staff recommends approving COA 18-39. Because the windows are non-original replacements, an in-kind replacement with the same dimensions, style, and design will be appropriate. However, Staff does not agree with the replacement type that will match The Depot windows (301 N Morton). The existing windows are an approved design and type specific to the Showers Complex and the replacements should be replicas of what is being replaced. Staff is happy to work with the petitioner to come up with an acceptable replacement type.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 25 2018
BY: RKE

Case Number: COA 18-39

Date Filed: May 25, 2018

Scheduled for Hearing: June 14, 2018

Address of Historic Property: 320 W 8th St. Showers Plaza

Petitioner's Name: CFC Properties (CFC, LLC)

Petitioner's Address: 320 W 8th St, Suite 200

Phone Number/e-mail: 812-332-0053 ron.walker@cfcproperties.com

Owner's Name: same as petitioner

Owner's Address: same as petitioner

Phone Number/e-mail: same as petitioner

Instructions to Petitioners

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

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

A **“Complete Application”** consists of the following:

1. A legal description of the lot. see attached

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

see attached

3. A description of the materials used.

see attached

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.

~~Exhibit B~~

Legal Description

Lot Three (3) of the Showers Office and Research Center, as shown on the plat thereof, recorded in Plat Cabinet C, Envelope 129, in the Office of the recorder of Monroe County, Indiana.

CFC Properties: Window Replacement, 320 W Eighth Street

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

This project is a window replacement of 64 double-hung windows (32 on each floor). The existing double-hung windows, which are not original, have deteriorated to such an extent that replacement is the preferred solution. The current windows were installed in the 1990s during the Showers building renovation.

2. A description of the materials used.

We will install new Marvin, double-hung, dual-insulated windows. These are the same windows that were approved by the HPC and then installed at The Depot (301 N. Morton Street). The windows will be comprised of an extruded aluminum exterior and a clad-wood interior. The window is double-hung and energy-efficient. We will retain the dark green exterior color and will install the windows in such a fashion to ensure they match the fit and appearance of the current windows. This window will include crossbars.



SUMMARY

COA 18-41

915 E. University Street: Elm Heights
Petitioner: Chris Sturbaum, Golden Hands Construction

Non-contributing

IHSSI #: 105-055-51356

c. 1920



Background: The house located at 915 E. University Street is a non-contributing slightly altered Tudor Revival house in good condition that was constructed c. 1920. The property is located within the Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Enlarging rear shed dormer to create a separate bedroom upstairs. Demolition of a portion of the existing dormer. Installation of a new window in the new and old dormer. Replacement of existing upstairs window with a casement of the same size. Construction of a roof over the rear 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

5.1 Additions and New Construction

II. Construction of additions

- Locate additions so as not to obscure the primary façade of the historic building.
- Retain significant building elements and site features, and minimize the loss of historic materials and details.
- Size and scale of additions should not visually overpower the historic building or significantly change the proportion of the original building mass to open space.
- Select exterior surface materials and architectural details for addition that are complementary to the existing building in term of composition, module, texture, patten, and detail.
- Additions should be self-supporting, distinguishable from the original historic building, and constructed so that they can be removed without harming the building's original structure.
- Protect historic features and large trees from immediate and delayed damage due to construction activities.
- Sensitive areas around historic features and mature trees should be roped off before demolition or construction begins.

Recommendations: Staff recommends approving COA 18-41. The proposed work will not be visible from the primary public-right-of-way and will not detract from the historic integrity of the house. The proposed materials are compatible with the Elm Heights Local Historic District design guidelines.

5/29/18

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 30 2018
BY: RKE

Case Number: COA 18-41

Date Filed: may 30, 2018

Scheduled for Hearing: Commission June 14, 2018

Address of Historic Property: 915 E University

Petitioner's Name: Chris Sturbaum / Golden Hands Construction

Petitioner's Address: 334 S Jackson Blmtn IN 47403

Phone Number/e-mail: 812-340-0724 goldenhandsinc@comcast.net

Owner's Name: Frank T Helt

Owner's Address: 915 E University

Phone Number/e-mail: 812 369-6150

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.

6/6/18

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. 915 E University

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

Enlarging Rear Shed Dormer or Dining Room, small shed dormer to create full bath, build roof over part of deck to create a separate BR upstairs. Demo part of old dormer, new windows in new + old dormer, replace one existing Att. upstairs with a casement of same size

3. A description of the materials used.

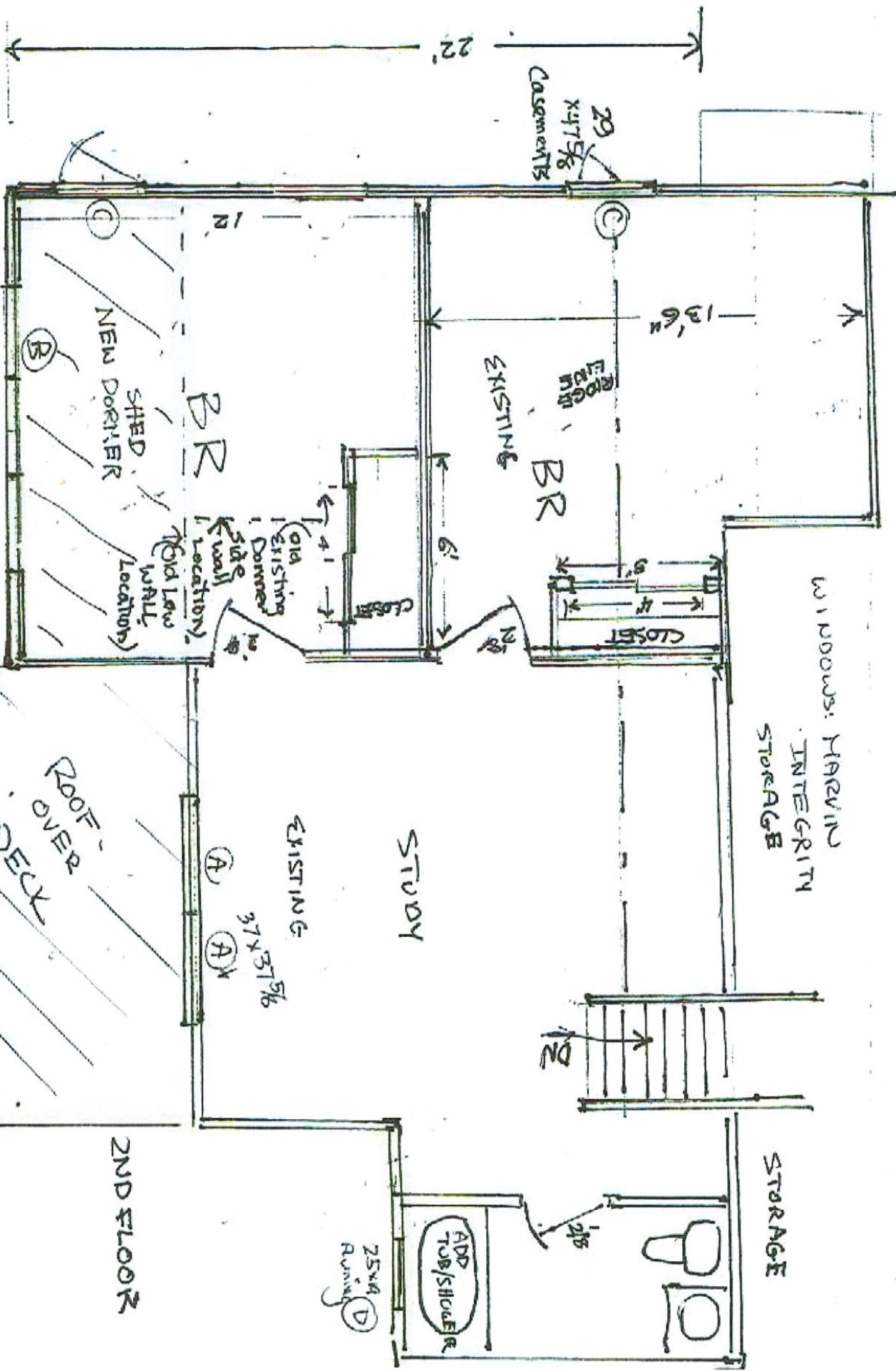
Cement Board Siding / Integrity windows from Marvin

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.



GOLDEN HANDS CONSTRUCTION

314 SOUTH ALCOVE STREET
BIRMINGHAM, TN 37403

4/30/18

105 1/4 x 19 5/8
AWNING

WINDOWS: HARVIN
INTEGRITY
STORAGE

ROOF OVER
DECK

STUDY

EXISTING

37 x 37 5/8

A

A

12

STORAGE

ADD TUB/SHOWER

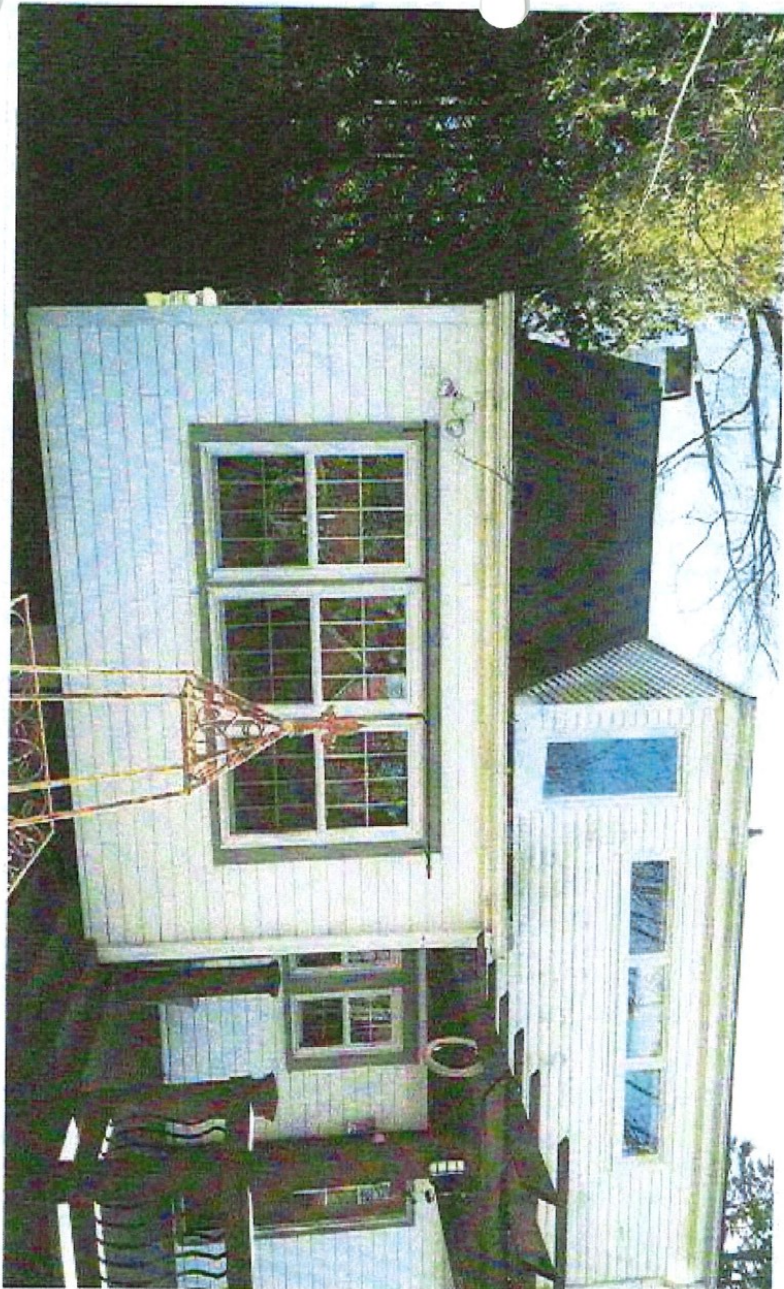
25 x 4
Raining
D

2ND FLOOR

6/6/18
NCL

From: Chris Sturbaum chrissturbaum@gmail.com
Subject:
Date: March 24, 2017 at 1:15 PM
To: chris@jnetcenterlandson.com

Before



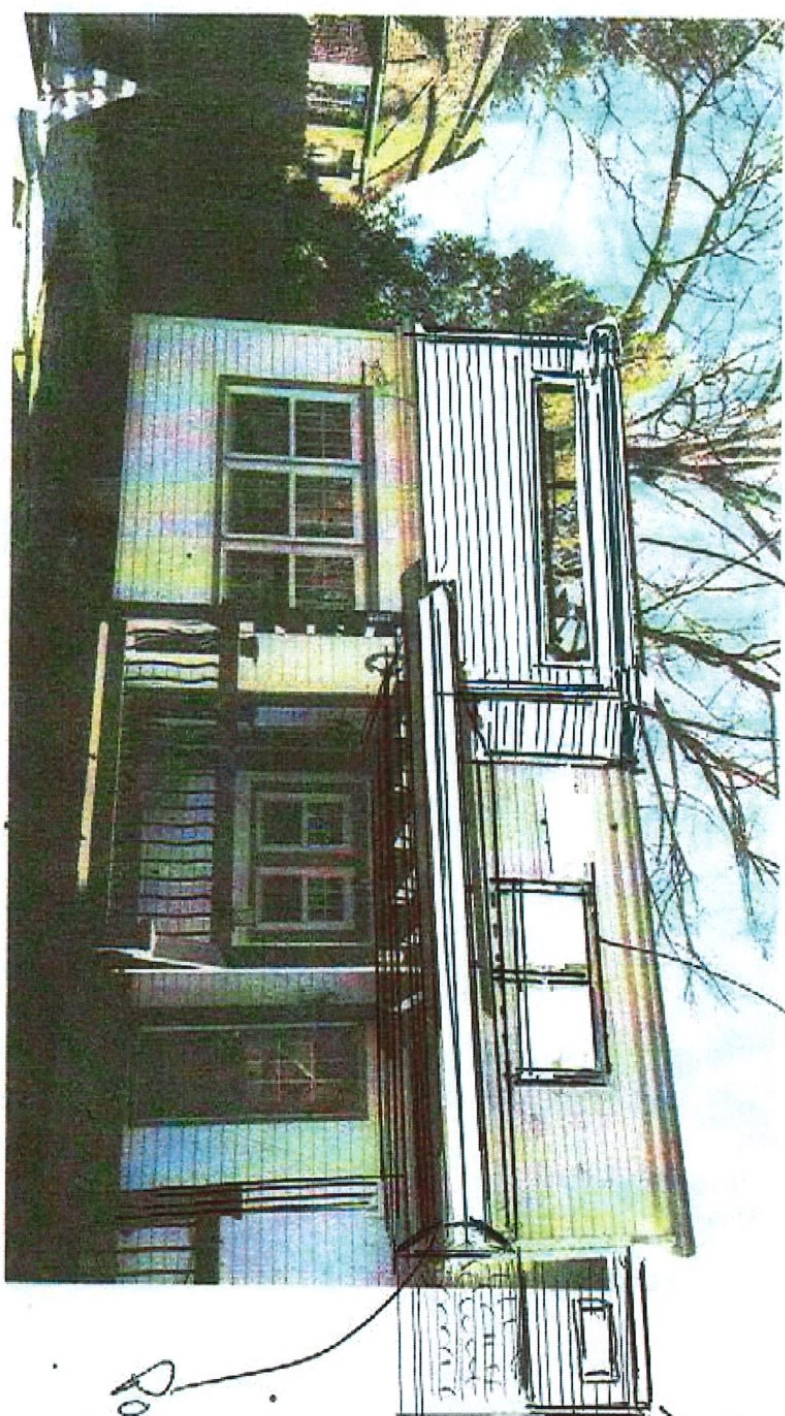
915 E UNIVERSITY

New
Man
6/6/18

NEW
ADDITION

NEW
WINDOWS

AFTER SHOWING
BATH + DECK



BATH
DORMER

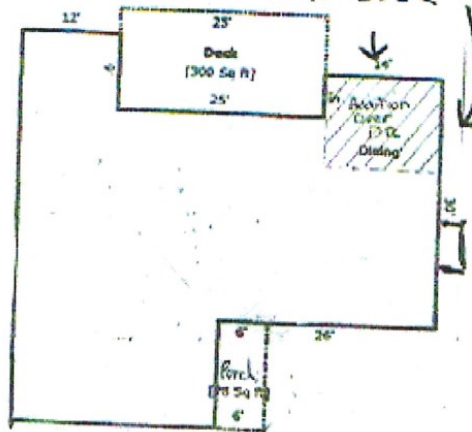
2
PORCH
ROOF

915 E UNIVERSITY

GOLDEN HANDS CONSTRUCTION
341 SOUTH JACKSON STREET
BLOOMINGTON, IN 47403

4/30/18

2nd Story
Addition
Dormer
IN Back



GOLDEN HANDS CONSTRUCTION

334 SOUTH JACKSON STREET
BLOOMINGTON IN 47403

915 E UNIVERSITY

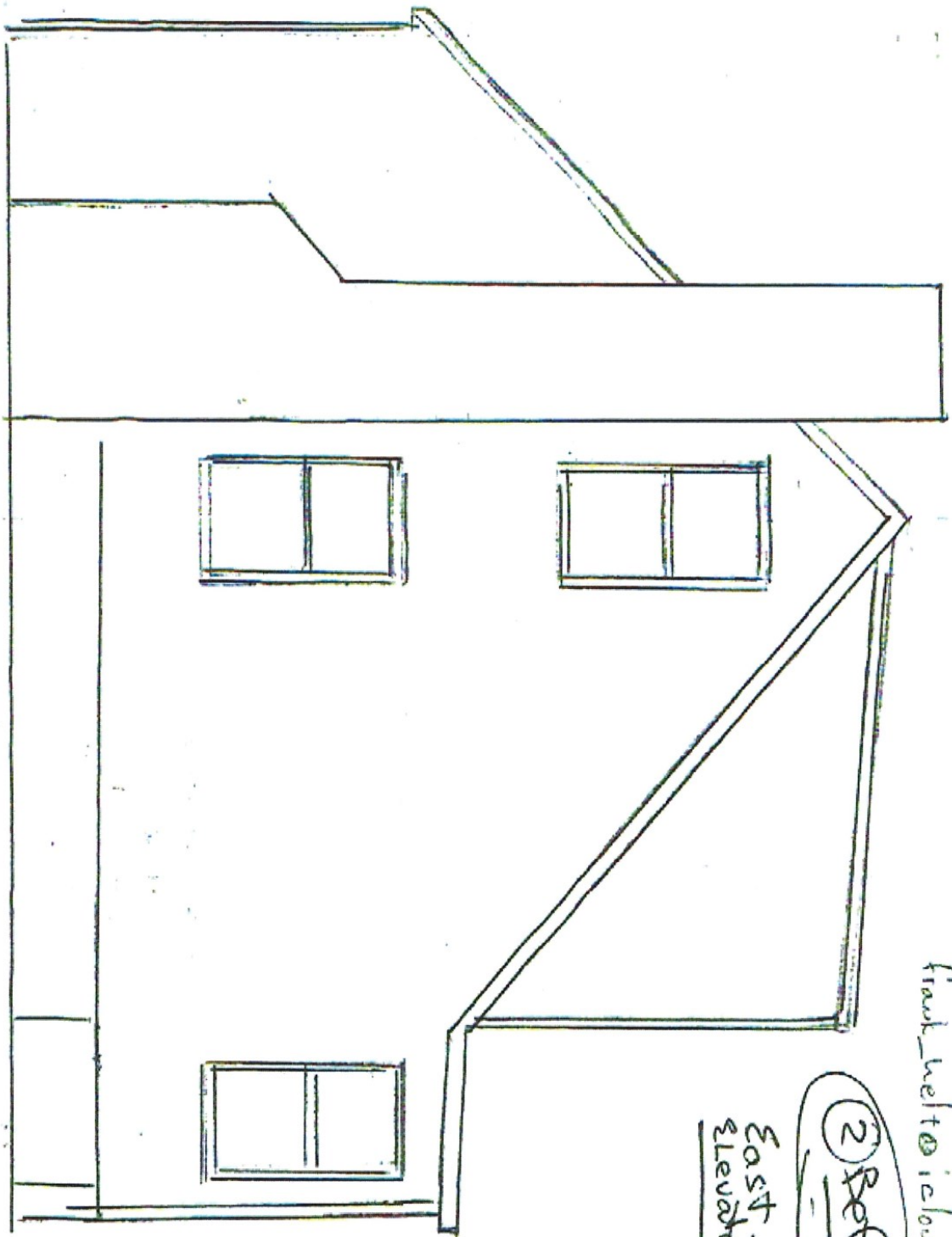
EXISTING HOUSE

Frank Helt
812 369-6150

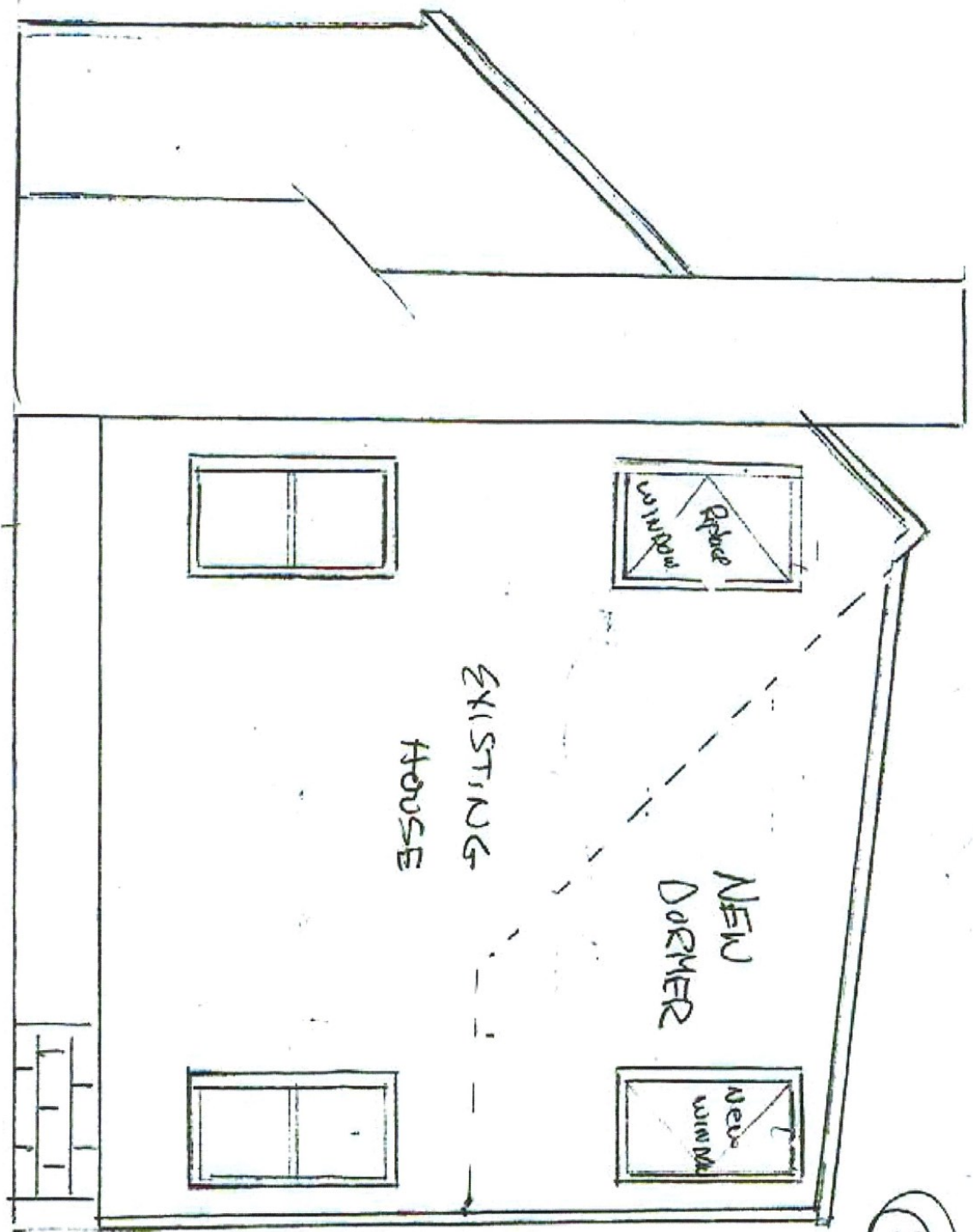
frank_helt@icloud.com

2 Before

East Elevation



4/30/18



EXISTING HOUSE

NEW DORMER

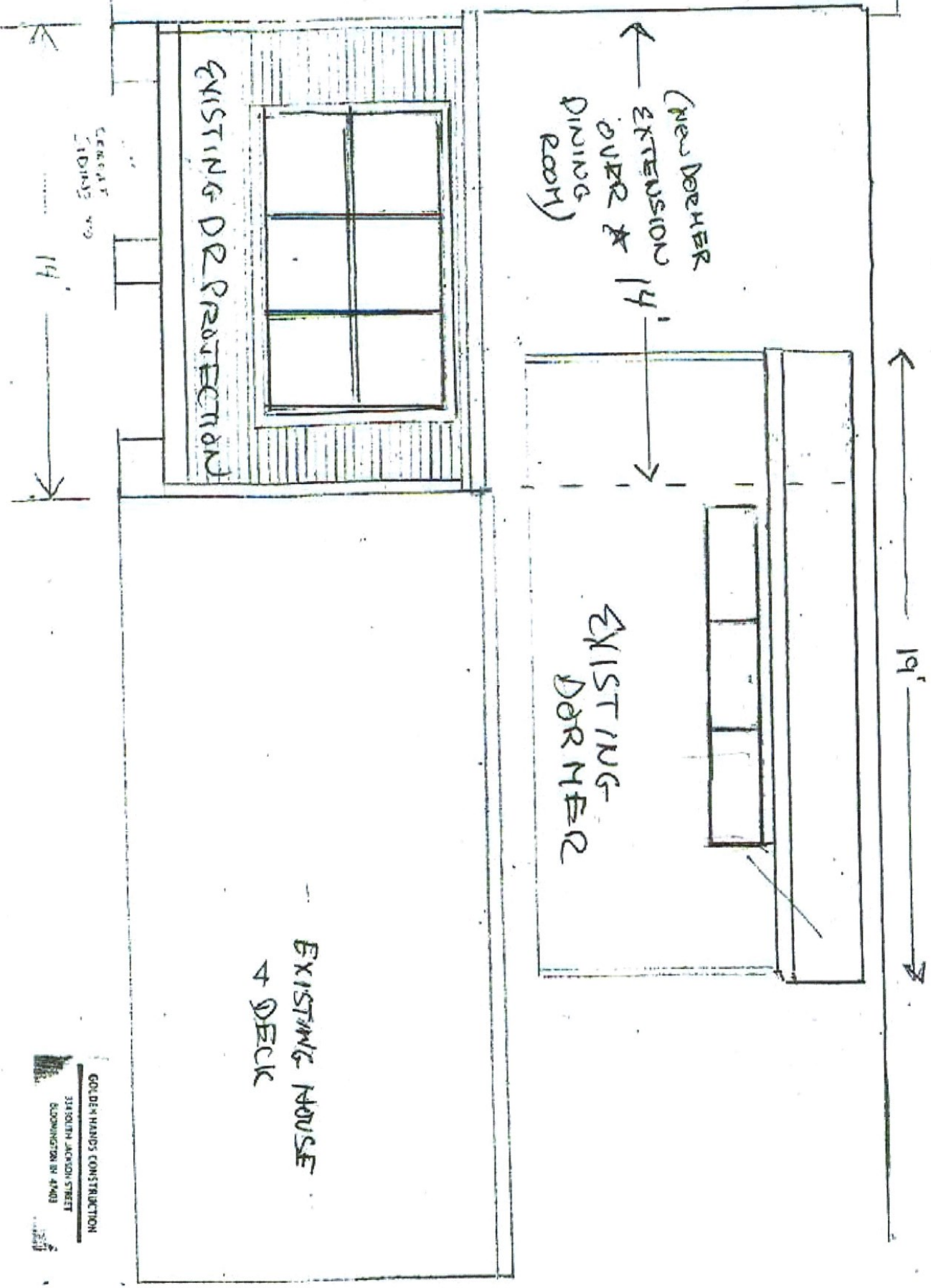
After EAST

Elevation

New 6/6/18

① Before

North Elevation



EXISTING HOUSE
+ DECK

(New DECKER
EXTENSION
OVER *
DINING
ROOM)

EXISTING DR PROTECTION

EXISTING
DECK

19'

14'

GENERAL
SIDING 4"

14'

GOLDEN HANDS CONSTRUCTION

314 SOUTHERN JACKSON STREET
BLOOMINGTON, TN 37603

NEW RUBBER ROOF



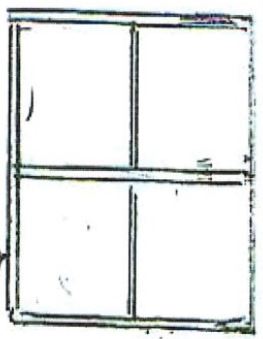
NEW

COVER ROOF PROJECTION
EXISTING ABOVE DR



EXISTING DR

IT A Gen



EXISTING / NEW WINDOWS

North Elevation

EXISTING

PROPOSED ADDITION

FOR FRANK HOLT

912 E UNIVERSITY

Bloomington IN

47401

GOLDEN HANDS CONSTRUCTION

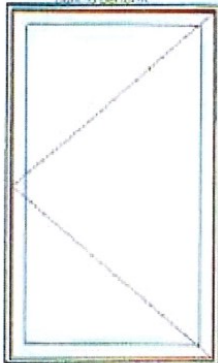
334 SOUTH JACKSON STREET
BLOOMINGTON IN 47403

4/30/18

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 30 X 48 CASEMENT	Net Price:	324.26
Qty: 3		Ext. Net Price:	972.78



As Viewed From The Exterior

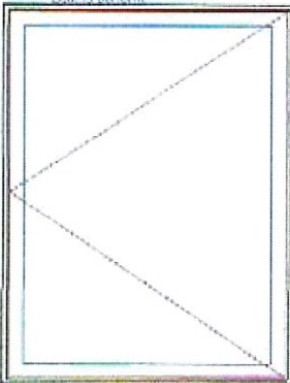
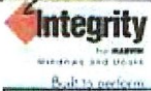
CN 2947

Stone White Exterior
 Bare Pine Interior
 Integrity Casement - Left Hand 310.62
 Wood-Ultrex
 CN 2947
 Rough Opening 29" X 47 5/8"
 IG - 1 Lite
 Low E2 w/Argon
 Almond Frost Folding Handle
 Interior Aluminum Screen 13.64
 Almond Frost Surround
 Charcoal Fiberglass Mesh
 4 9/16" Jamb
 Nailing Fin



CONFIRM SWINGS

Line #2	Mark Unit: 36 X 48 CASEMENT	Net Price:	365.80
Qty: 3		Ext. Net Price:	1,097.40



As Viewed From The Exterior

CN 3747

(2)
 Stone White Exterior
 Bare Pine Interior
 Integrity Casement - Left Hand 346.58
 Wood-Ultrex
 CN 3747
 Rough Opening 37" X 47 5/8"
 IG - 1 Lite
 Low E2 w/Argon
 Almond Frost Folding Handle
 Interior Aluminum Screen 19.22
 Almond Frost Surround
 Charcoal Fiberglass Mesh
 4 9/16" Jamb
 Nailing Fin

Rear

Line #3	Mark Unit: 3W AWNING	Net Price:	885.36
Qty: 1		Ext. Net Price:	885.36



As Viewed From The Exterior

Stone White Exterior
 Bare Pine Interior
 3W1H - Rectangle Assembly
 Assembly Rough Opening
 105 1/4" X 19 5/8"
 Unit: A1 278.38

SUMMARY

COA 18-42

325 S. Rogers Street (William Fulwider House): Prospect Hill
Petitioner: Lynn & Terri Yohn

Contributing

IHSSI #: 105-055-46021

c. 1890



Background: The house located at 325 S. Rogers Street is a contributing slightly altered gabled front T-Plan house in good condition that was constructed c. 1890. It is located within the Prospect Hill Local Historic District and is zoned RC-Residential Core.

Request: Replacement of 17 windows with custom designed Marvin Clad Ultimate Insert Double Hung wood and aluminum clad windows. The Commission has previously reviewed and denied this project under COA 18-29.

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.

Prospect Hill Local Historic District Design Guidelines

Windows and Doors

- Appropriate
 - Original windows and doors and their characteristic elements including sashes, lintels, sills, shutters, transoms, pediments, molding, hardware, muntins, and decorative glass should be retained and repaired rather than replaced. If original windows and doors are deteriorated beyond repair, replacement should duplicate the original in size and scale. Design, material, color, and texture should be duplicated as faithfully as possible.
- Inappropriate
 - If original windows, doors, and hardware can be restored and reused in place, they should not be replaced. Inappropriate treatments of windows and doors include (a) creation of new window and door openings, (b) introduction of inappropriate styles or materials such as vinyl or aluminum or insulated steel replacement doors, and (d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.

Recommendations: Staff recommends denying COA 18-42. The replacement of the original windows is an inappropriate action based on the design guidelines for the district and the original should be retained in place and restored. The petitioner is correct that water infiltration has occurred due to mis-installed storm windows but Staff still believes that the windows are repairable in order to stop the water infiltration. An appropriate action would be to repair the windows and correctly install new storm windows. The new windows will not retain the same historic integrity as the originals.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUN 04 2018
BY: RKE

Case Number: COA 18-42

Date Filed: June 4, 2018

Scheduled for Hearing: June 14, 2018

Address of Historic Property: 325 South Rogers St

Petitioner's Name: Lynn & Teri John

Petitioner's Address: 325 South Rogers St

Phone Number/e-mail: 703-867-3327 / THE HILLIAN @ YAHOO.COM

Owner's Name: Lynn & Teri John

Owner's Address: SAME

Phone Number/e-mail: SAME

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. RESIDENTIAL PROPERTY

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

3. A description of the materials used.
SEE ATTACHMENTS

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.

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

Since purchasing our home in 2011 we have made numerous attempts to restore and extend the life of the windows in the house. This includes re-glazing and caulking various windows. The home does have storm windows installed but they were not installed correctly and do not provide much, if anything in the way of energy efficiency and in some cases have caused structural deterioration and interior leaks in the house.

Due to these issues, we are proposing the replacement of 16 existing windows with custom designed Marvin "Clad Ultimate Insert Double Hung" aluminum windows (please see window specification provided for additional details). We will not be removing any existing windows or adding any new windows to our home.

We have chosen these windows because of Marvin's reputation for quality windows and their national reputation as a company focused on meeting the historical requirements at both a local and national level. We believe these windows will allow us to keep our house true to its historic character while addressing the issues we discussed above.

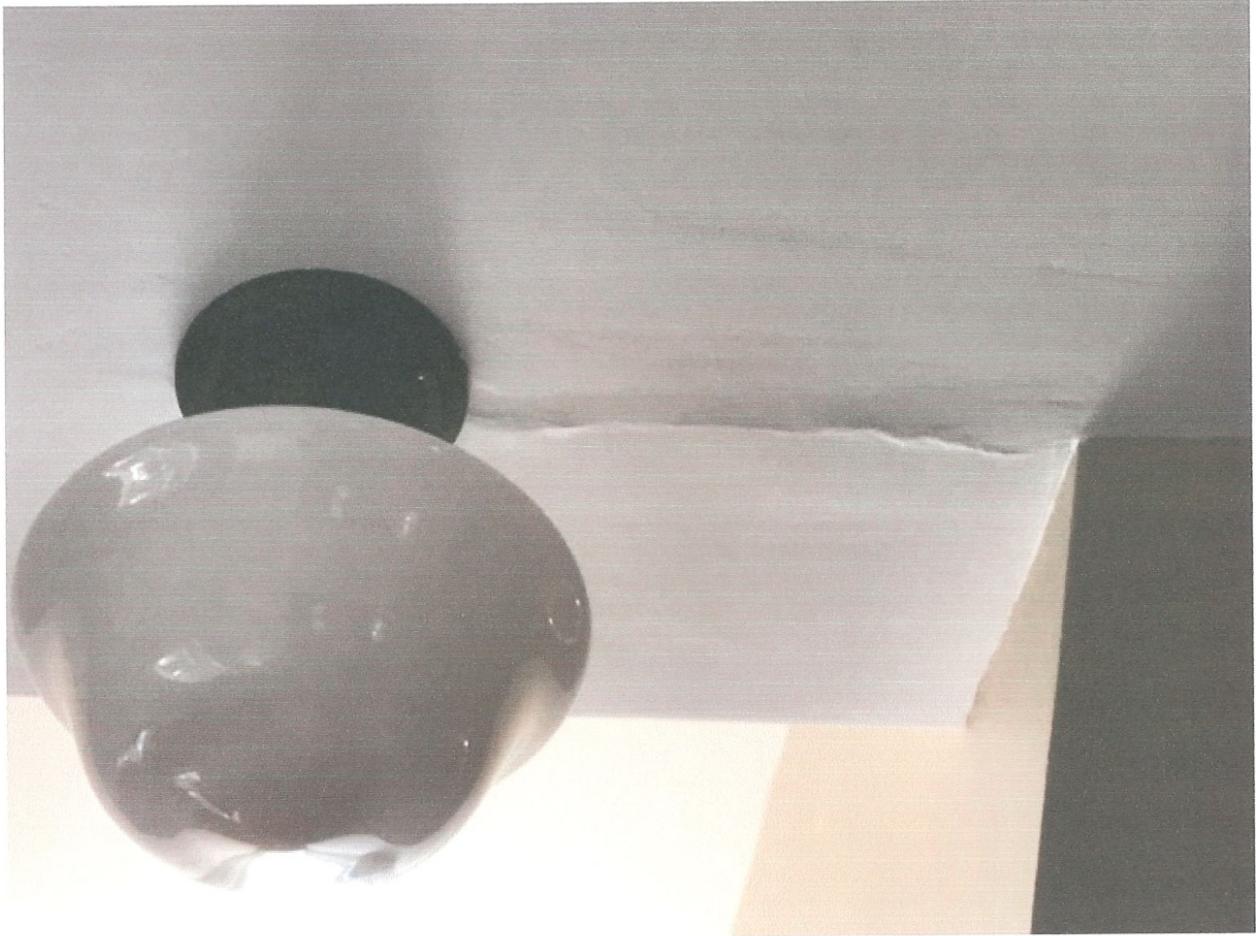
The following is a detailed review of the windows we are replacing:

East Bedroom - South Facing Window

This window is positioned directly above the kitchen and currently leaks into the light fixture located directly below the window. We have made numerous attempts to correct and repair this problem but to date have not been successful (see pictures). We are concerned that there is a risk to the electrical system in the kitchen along with the possibility of fire.



The left side picture shows the most current attempt to stop the leak while the picture on the right is an example of the deteriorating structure of the window.



This picture shows damage to the kitchen ceiling due to the leak. Please note that the light globe actually captures the water and has filled the electrical fixture.

East Bedroom - East Facing Window

This window is positioned above a door frame in an area of the house that we use as an office which has a newly refinished floors. This window leaks and requires the use of something to catch the rain so that it does not damage the floors. The ceiling in the dining room below the window is beginning to show water damage (see pictures below).



The top two pictures show the deteriorating structure of the window while the bottom pictures show the new floors that are at risk of water damage.

East Bedroom - North Facing Window

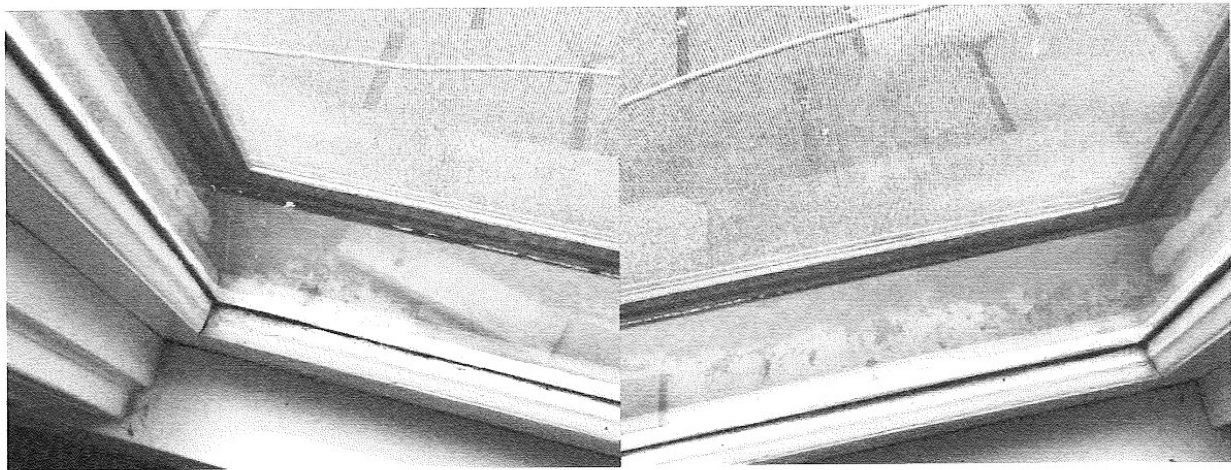
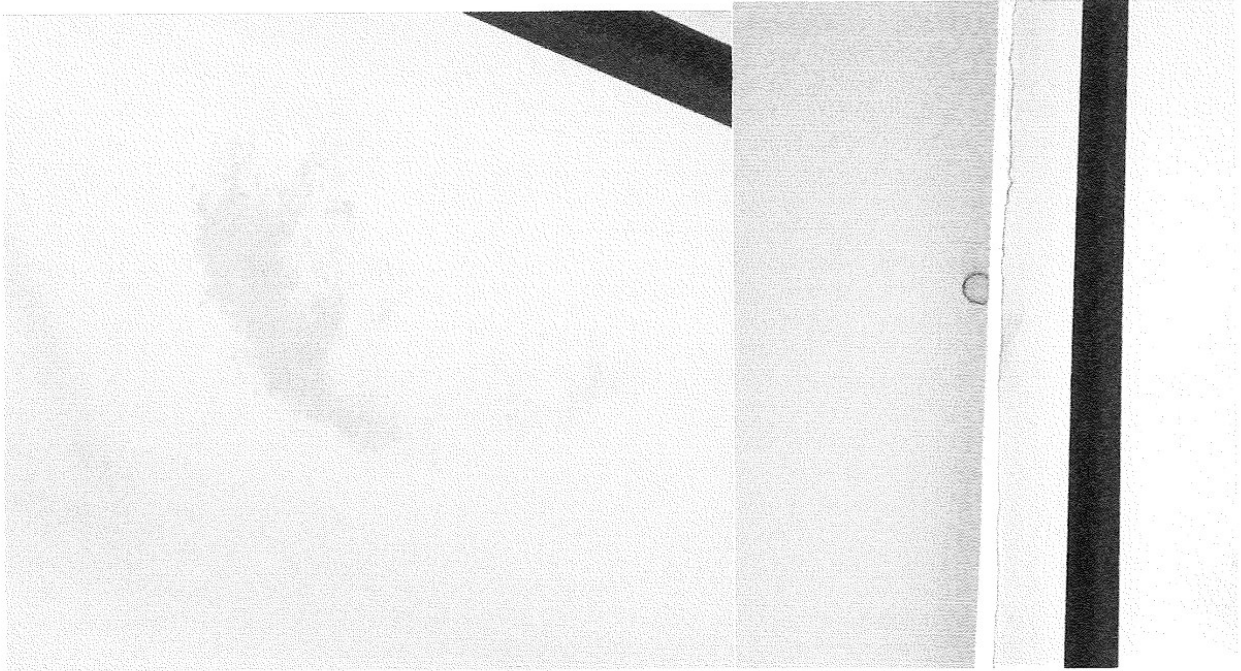
This window appears to have a storm window installed incorrectly by a previous owner that allows water to build up behind the storm window. It shows signs of water damage (see pictures). The window is directly over a new remodeled laundry room and is likely to cause damage to the ceiling.



The two top pictures show the poorly installed storm window that has allowed water to build up and begin to deteriorate the window. The bottom picture shows overall window structure and the attempt made by a previous owner to get the window to lock.

North Bedroom – North Facing Window

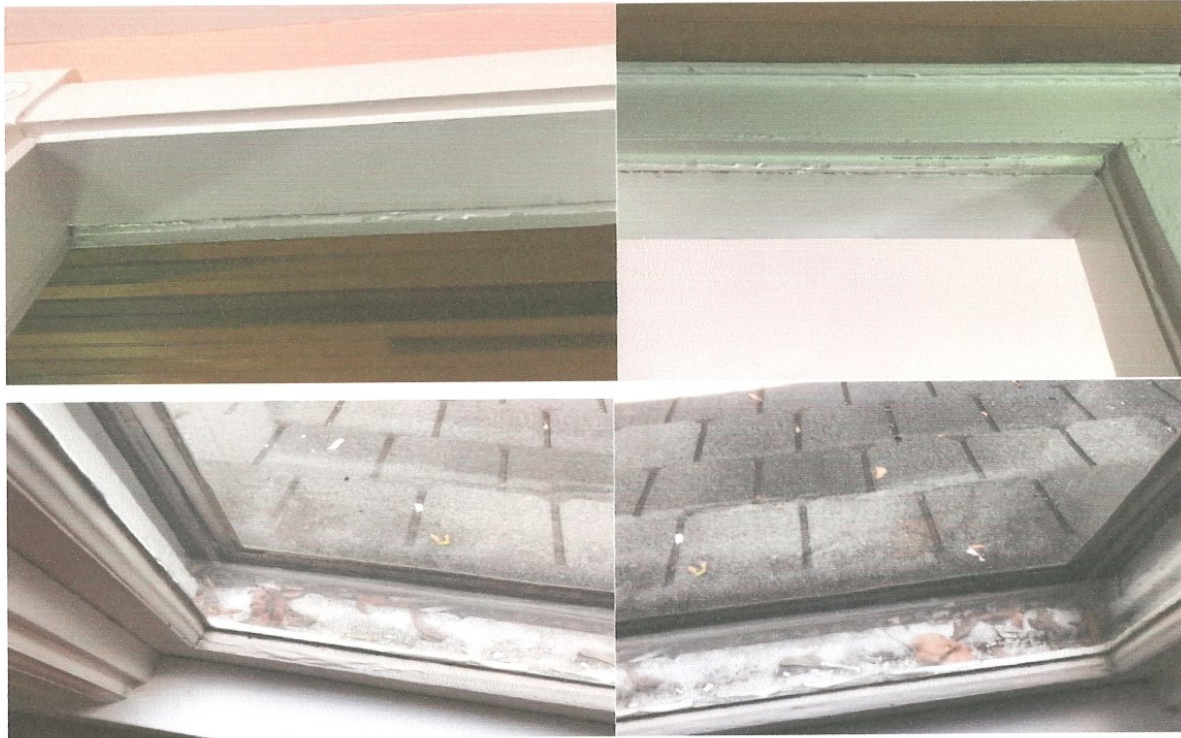
This window is located directly above the north facing lower level bay window set and is leaking into the ceiling structure of these windows (see pictures below). Again, this appears to be a result of the storm window being incorrectly installed by a previous owner.



The top two pictures are examples of the water damage to the ceiling below this window. The bottom two pictures are examples of storm window installation.

West Bedroom – North Facing Window

This window is located over a doorway into a small side room on the first floor of the house. This window leaks and requires the use of something to catch the rain so that it does not damage the floors (see pictures below).



The top two pictures show the water damage to the door frame caused by the window leak. The bottom two pictures once again show what appears to be an incorrectly installed storm window.

West Bedroom – South Facing Window

This window has an incorrectly installed storm window and is showing deterioration due to water damage. The interior rope sash was cut by a prior own and the window will not lock (see pictures). While each issue on it's could warrant repair, taking into consideration with the problems with the other windows in this room we would like to replace it.



The top two pictures show the incorrectly installed storm window. The middle picture shows that the window will not currently lock while the bottom row pictures show that the sash rope was cut/removed by a previous owner.

West Facing Bedroom – All Exterior Windows

Below are additional pictures taken from the front porch roof of the exterior of the three windows for this bedroom.





Dinner Room – North Facing Window

This window has rope sashes cut on both sides and the locking mechanism has been modified so that it will “lock” (see pictures).





The top picture shows the outside of the window and the incorrectly installed storm window. The middle two pictures show the sash ropes cut and the bottom picture shows the modifications to the window lock.

Sitting Room – North Facing Windows

This is a set of three windows that sit extended out from the house. The exterior of this structure has slanted downward over the years and is show sign of deterioration (this is the structure that has a ceiling leak from the window directly above it (reference North Bedroom – North Facing Window)).

Additionally, these windows are missing rope sashes and the lock mechanisms that don't function due to change to the overall structure (see pictures).







These pictures show a wide range of issues with these windows and supporting structure.

Hall Way – South Facing Windows

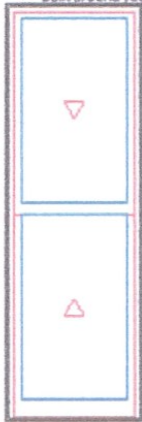
This is a set of three windows that sit extended out from the house. The exterior of this structure has slanted downward over the years and has been supported with metal poles.



3. Description of Materials Used:



Built around you.



As Viewed From The Exterior

- Stone White Clad Exterior
- Painted Interior Finish - White - Pine Interior
- Clad Ultimate Insert Double Hung
- Inside Opening 28 1/2" X 85 9/16"
- 0 Degree Frame Bevel
- Top Sash
 - Stone White Clad Sash Exterior
 - Painted Interior Finish - White - Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - Ovolo Interior Glazing Profile
- Bottom Sash
 - Stone White Clad Sash Exterior
 - Painted Interior Finish - White - Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - Ovolo Interior Glazing Profile
- Satin Taupe Sash Lock
- White Jamb Hardware
- Aluminum Screen
 - Stone White Surround
 - Charcoal Fiberglass Mesh
- 3 1/4" Jamb

SUMMARY

COA 18-43

1130 East 1st Street: Elm Heights
Petitioner: Jim Rosenbarger

Contributing

IHSSI #: 105-055-47069

c. 1928



Background: The house located at 1130 E. 1st Street is a contributing slightly altered Colonial Revival house in good condition that was constructed c. 1928. The property is located within the Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Replacement of existing overhead door and adjacent passage door of the garage. Re-roofing and window replacement.

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

5.3 Garages and Service Buildings

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

- New construction and additions should follow section 5.1, additions and new construction
- Avoid the choice of pre-manufactured sheds or service buildings that are uncharacteristic of the surrounding neighborhood. They may be considered if sufficiently screened from view.
- New structures should be sited with regard for the historic orientation of the house and with care for their impact on the site.
- New garages and garage additions should be accessed by alleyways when available and appropriate and away from the primary façade whenever possible.

Recommendations: Staff recommends approving COA 18-43. Staff does not feel that the replacement of the overhead and side entrance door to the garage will detract from the overall historic integrity of the house and the design of the window and door replacements are sympathetic to the overall context of the site and surrounding neighborhood. The garage is not easily visible from a public right of way, making the replacement of the doors acceptable according to the Elm Heights Local Historic District design guidelines.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUN 04 2018
BY: RKE

Case Number: COA 18-43

Date Filed: June 4, 2018

Scheduled for Hearing: June 14, 2018

Address of Historic Property: 1130 E 1st Street Bloomington, IN 47401

Petitioner's Name: Tim Rosenbarger

Petitioner's Address: —

Phone Number/e-mail: 812-334-8932 / jrosenbarger@stbcglobal.net

Owner's Name: Sarah Mitchell and Rob Schneider

Owner's Address: 1130 E 1st Street Bloomington, IN 47401

Phone Number/e-mail: Sigmitchell@gmail.com / raschnei@indiana.edu

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than 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:
Replacement of existing overhead door and adjacent passage
door. Re-roofing and window replacement.

3. A description of the materials used.
See attached description of materials

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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



Rachel Ellenson <ellensor@bloomington.in.gov>

1130 E. 1st

Mon, Jun 4, 2018 at 3:05 PM

James Rosenbarger <jrosenbarger@sbccglobal.net>

To: Rachel Ellenson <ellensor@bloomington.in.gov>

Cc: Sarah Mitchell <slgmitchell@gmail.com>, Rob Schneider <raschnei@indiana.edu>, Rusty Peterson <rustypete@yahoo.com>

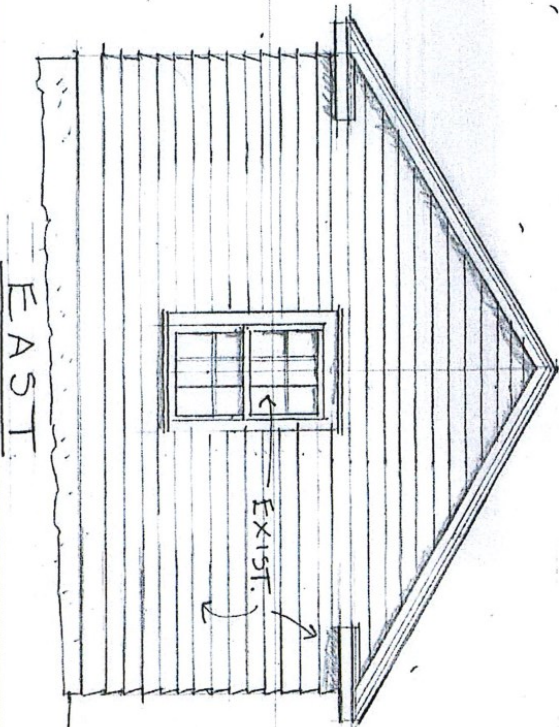
The north side new windows are proposed to be Andersen 100 series (or similar Marvin's) vented awnings with simulated divided light grilles. The grilles are surface applied, not between the glass, so they provide shadow lines. The windows are made of 'fibrex'. I think it's a fiberglass reinforced product. The windows are a nominal 36x36 inches.

The north doors will be custom made, and painted. They are 48x80 +- inches.

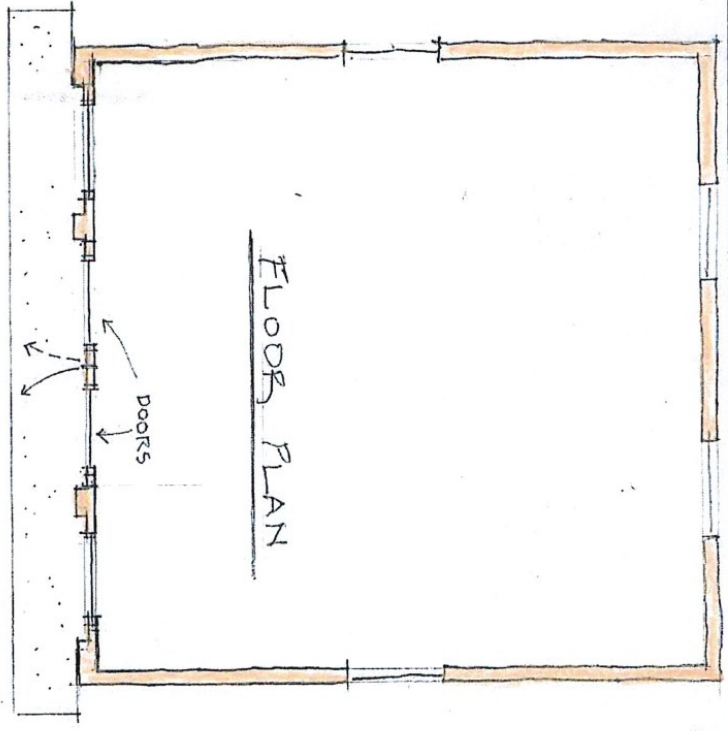
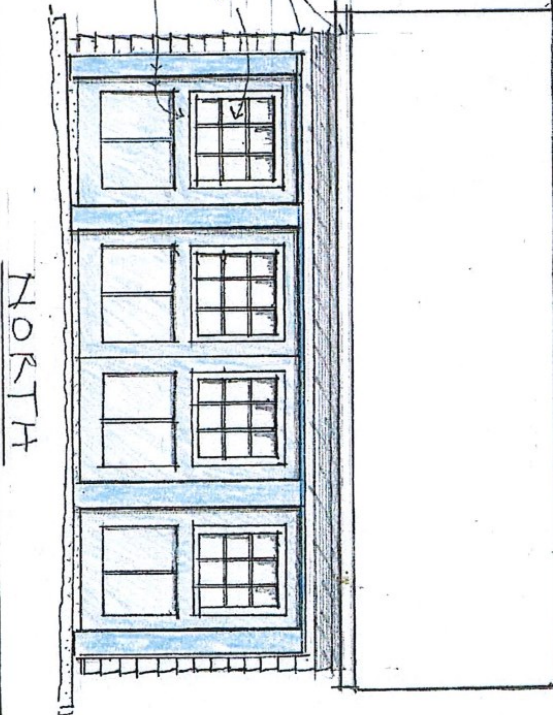
The existing windows on the east (1), south (2), west (1) are double hungs, approximately 34x54. We are looking at the cost of repairing them but may decide to go with replacement venting double hungs or casements in the existing openings. The replacements may be vinyl, or the same brand as the north side.

The existing roof shingles will be removed and replaced with similar shingles....but without the moss....

[Quoted text hidden]



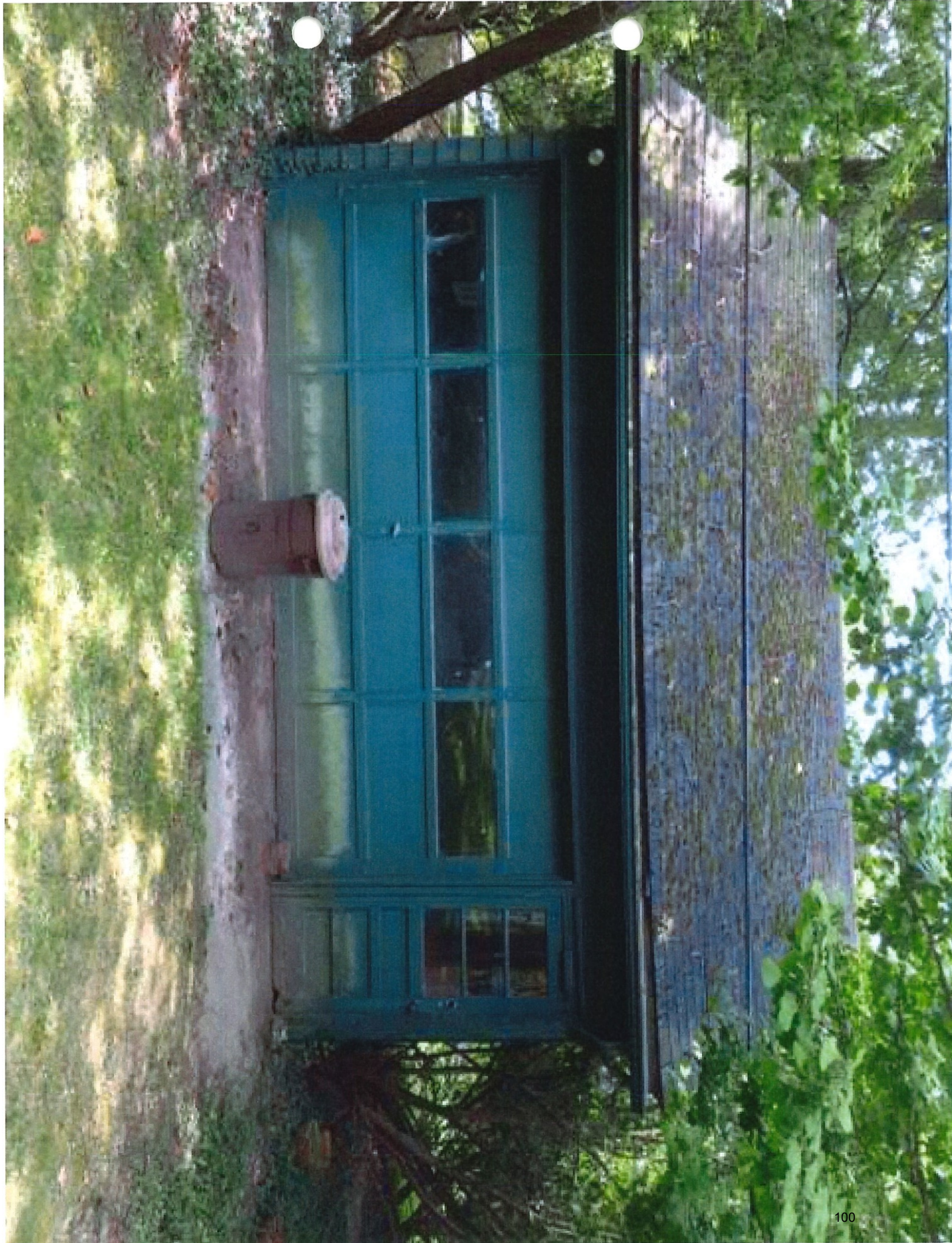
EXIST
AWNING
WINDOWS
PAINTED
TRIM



MITCHELL - SCHNEIDER GARAGE RENOVATION

1130 E. 1ST ST. BLOOMINGTON, IN
J. ROSENBERGER ARCHITECT 812 334 8932









SUMMARY

COA 18-44

100 E. Kirkwood Avenue (Trojan Horse): Courthouse Square
Petitioner: OEI, Inc, Daniel Oh

Contributing

IHSSI #: 105-055-23040

c. 1890



Background: The property located at 100 E. Kirkwood Avenue is a contributing severely altered commercial storefront building in good condition. The property is located within the Courthouse Square Local Historic District, the Courthouse Square Overlay District, and is zoned CD-Commercial Downtown.

Request: Façade renovation to include the removal of aluminum siding and application of stucco. Repair/maintenance of existing masonry (tuck pointing when necessary), restoration of awnings, repair/restore/replace existing windows, repair/repainting of wood and wooden trim, restoration of stone and metal structures, weather proofing, sealing, and standard insulation of protective measures to preserve the longevity of the building.

Guidelines:

Secretary of the Interior of Standards for Rehabilitation

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

Courthouse Square Local Historic District Design Guidelines

B. Levels of Review

i.) Maintenance

1. Historic buildings, structures, and sites shall be maintained to meet the applicable requirements established under state statute for building generally so as to prevent the loss of historic material and the deterioration of important character defining details and features.
2. These guidelines do not include ordinary repairs and maintenance of any structure or site, provided that such repairs or maintenance do not result in a conspicuous change in the design, form, proportion, mass, configuration, building material, texture, color, location, or external visual appearance of any structure, or part thereof. Below are some examples of ordinary repairs or maintenance:
 - i. Routine maintenance which does not result in a permanent alteration to the site or structure.
 - ii. In-kind replacement of broken glass.
 - iii. Window washing.
 - iv. Pruning vegetation.
 - v. Display of holiday decorations.
 - vi. Cleaning of monuments or building, provided the cleaning materials and manner is consistent with the methods approved by the City staff person assigned to assist the Historic Preservation Commission.
 - vii. Repair or identical replacement of existing sidewalks, side paths, driveways and steps.
 - viii. Roof repair where the new surface matched the original surface and the pitch is not changed.
 - ix. Replacement of installation of mechanical equipment provided the new element is no more visible from the public way than the original mechanical equipment.

E. General Guidelines

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within this document should be preserved. In general, this will minimize alterations that will be allowed.
2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the district. These changes to the property may have developed significance in their own right, and this significance in their own right, and this significance should be recognized and respected.
3. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.
4. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material, and character of the property and its environment.
5. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its surrounding environment.

6. New additions or related new construction should be differentiated from the existing thus, they should not necessarily be imitative of an earlier style of period.
7. Surface cleaning shall use the mildest method possible. Sandblasting, wire brushing, power, washing, or other similar abrasive cleaning methods may not be permitted. Consult the following National Park Service technical reports on the appropriate treatment of historic materials.
8. The Commission recommends the use of preservation consultants when dealing with large scale rehabilitation, or specific questions regarding materials conservation.

2. Guidelines for Rehabilitation and Maintenance

a) Storefronts

- The scale and proportion of the existing building, including the recognition of the bay spacing of the upper stories, should be respected in the storefront.
- The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.
- The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper façade. Changes to the primary façade should maintain this separation and be made apparent.
- The placement and architectural treatment of the front entrances shall differentiate the primary retail entrance from the secondary access to the upper floors.
- The treatment of the secondary appointments such as graphics and awnings should be simple as possible in order to avoid visual clutter to the building and its streetscape.

b) Upper façade windows

- The original window design, elements, and features (functional and decorative) and the arrangement of window openings should be preserved and repaired using recognized preservation methods, rather than replaced. Windows, window fittings, sash operation, and shutters are important elements of building design that reflect the period of development and the original purpose. Representative window sash includes wood with single glazing, steel ventilator windows, double-hung (single light and multi-light), double vent casements, and pivot windows. Deteriorated or missing window elements and features (functional and decorative), should be replaced with material, color, texture, size, shape, profile, configuration, and detail as closely as technically feasible.
- Retrofitting existing frames and sash to allow for the insertion of an additional pane of insulating glass from storm window applications may be allowed if the alteration does not visually detract from the historic fabric of the original window.
- Before the Commission will consider original window replacement, a survey of existing window condition shall be submitted for review including photographic documentation. For large scale replacement, a site visit may be appropriate.
- If it is demonstrated that original windows cannot be repaired, they should be replaced with windows that match the original in material, detail, profile, and dimension. If using the same material is not technically or economically feasible, the Commission may require the retention of some original windows, preferably in situ, to provide documentation of original conditions. Enlarging or reducing window openings for the purpose of fitting stock window sash or air conditioners will not be allowed.
- The number and arrangement of window panes in the sash design shall not be changed from the original.
- True divided light window sash with muntins that match the dimension and profile of the original muntins is preferred. Applied muntins may be allowed if the applied muntins match

the original muntin dimension and profile, are identical on the interior and exterior of the window, and have a dark spacer barn between the glass.

- Tinted or reflective-coated glass are not preferred, but may be approved on a case-by-case basis. In particular, solar thermal, energy efficiency and similar “green” properties will be a consideration toward an approval of tinted or reflective-coated glass.
- Some of these building have already lost their original windows or they have been filled over time. It is preferred that the replacement windows for these properties be based on documentary evidence of the original windows. If such evidence is unavailable, the replacement window design should be based on documentation of original windows on a similar property in the Courthouse Square Historic District. Adaptation of an opening for other used may be approved on a case-by-case basis.
- Exterior combination storm windows and/or screens may be allowed provided the installation has a minimal visual impact. Exterior or interior storm windows are encouraged as long as the windows do not obscure the original sash design. This is done easily by matching the placement of the dividing rails, stiles or rails on double hung windows with features of an equal or smaller dimension on the storm windows.
- Storm window sashes and frames should have a finish that matches the primary window sash and frame color, so as not to obscure the original sash design.

c) Exterior wall, general

- Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, architectural details, and other character-defining features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.
- When character-defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original or building period in material, color, texture, size, shape, profile, and detail of installation. Any replacement design for a fixture or window that is within the district and that has been previously approved for a State or Federal tax credit project may be approved at the Staff level.
- If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
- Using existing openings is preferred, but new opening may be approved on a case-by-case basis.
- Use of existing original openings in their original size and shape is preferred but other designs may be approved on a case-by-case basis.
- Re-opening original openings which have over time been filled is encouraged.
- Changing paint color where paint is the existing application or painting previously unpainted surfaces will be reviewed by the Bloomington Historic Preservation Commission and should be appropriate with the overall character of the district.

Recommendations: Staff recommends approving COA 18-44. Staff believes that the proposed work will not detract from the overall historic integrity of the district and will bring the building back to a more historic appearance. All of the proposed materials and work is consistent with the Courthouse Square Local Historic District design guidelines.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUN 05 2018

BY: RKE

Case Number: COA 18-44

Date Filed: June 5, 2018

Scheduled for Hearing: June 14, 2018

Address of Historic Property: 100 E. Kirkwood Ave., Bloomington, IN 47408

Petitioner's Name: OEI, Inc. (Daniel Oh)

Petitioner's Address: PO Box 1611, Ames, IA 50010

Phone Number/e-mail: 515-735-2220

Owner's Name: OEI, Inc. (Daniel Oh)

Owner's Address: PO Box 1611, Ames, IA 50010

Phone Number/e-mail: 515-735-2220, daniel.oh@oeiinc.com

Instructions to Petitioners

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

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

A **“Complete Application”** consists of the following:

1. A legal description of the lot. 013-33360-00 Original Plat Pt Lot 124 (northern portion)

2. A description of the nature of the proposed modifications or new construction:
Removal of the aluminum siding and application of stucco (EIFS) to restore the property to a more historic appearance, similar to
surrounding historical buildings, in character with the courthouse district. Please see the addendum for a more detailed explanation
of the work to be done. Other repair, maintenance, and restoration of the existing original materials/fabric may include cleaning of
masonry (tuck pointing as necessary), restoration of awnings, repair/restoration/replacement of existing windows, repair and
painting of wood, cleaning and restoration of stone and metal structures, and/or repair of any wood rot, soffit, molding, and trim
with replacements when necessary such that the historical integrity of the structure is preserved, and in accordance with Department of Interior standards.
Other repair and restoration work as necessary – including weather proofing, sealing and standard insulation and protective measures to preserve the longevity of the building.

3. A description of the materials used.
The majority of the restoration will involve modern stucco, commonly referred to as Exterior
Insulation and Finish System, or EIFS for short. Proprietary names for EIFS include Dryvit and STO.
Please see the attached addendum for a more detailed explanation of the materials. In areas where
it is possible, original fabric will be preserved or repaired.

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.

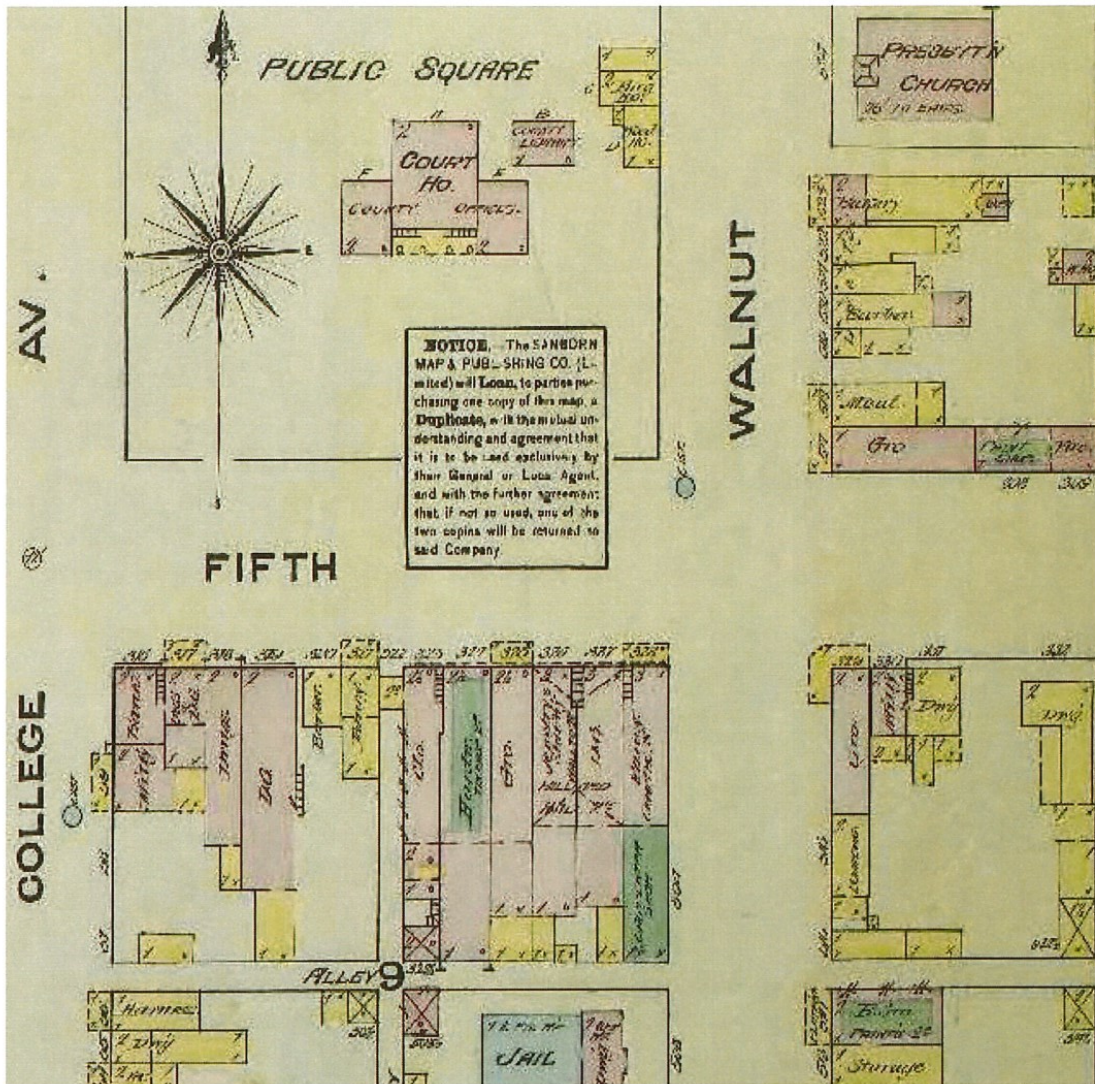
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

100 East Kirkwood – Façade Restoration

Bloomington, Indiana

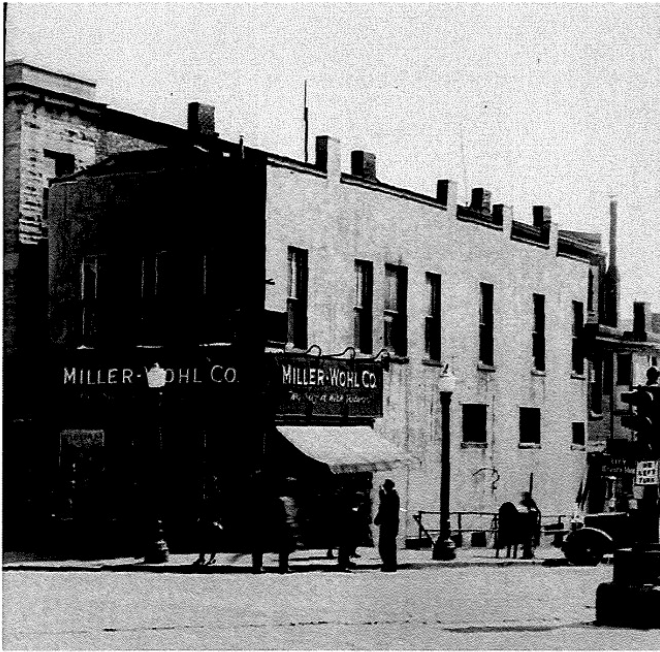
The Sanborn Fire Insurance map of 1883 shows a two-story brick grocery store on the corner of East Fifth Street and South Walnut.

This corner lot, directly across from the Court House, has been in use for over 200 years. The date of construction of this brick building is unknown, but the limestone block foundation and unadorned Federal Style indicates it may have been built sometime before the Civil War.



As noted below, preliminary investigation work indicates that the cement stucco is in poor condition and will need to be replaced.

The Owner requests the Historic Preservation Commission to issue a Certificate of Appropriateness to replace the cement stucco with new stucco materials that will appear similar to the original finish.



This early photo of 100 E. Kirkwood with the Miller-Wohl Co. sign has the motto: "We Say It With Value".

The shop storefront had large plate glass windows, electric lights, and a canvas awning on the west side. A women's dress can be seen through the north window.

The north elevation shows a slight curve on the parapet wall and several chimneys for coal stoves.

The pipe railing protecting the areaway steps to the basement entry is on the west side. The tops of the basement windows are visible.

NORTH WEST VIEW AT KIRKWOOD AVENUE



This second historic photograph shows the east side of the Court House square with 100 East Kirkwood in the upper center. The photo shows that the awnings are attached to the building directly below the second floor windows.

There are striped banners present and the streets are blocked off – perhaps for a 4th of July parade? The number of horse drawn vehicles outnumber the cars, indicating an earlier time than above.

VIEW FROM SIXTH STREET LOOKING DOWN WALNUT STREET
THE COURT HOUSE IS ON THE RIGHT SIDE

These early photographs of 100 East Kirkwood building date from the 1920's. A plain, unadorned, cement stucco finish on the north and west elevations is plainly visible. This cement stucco was covered over with furring strips and aluminum siding before 1960 to give its present appearance.



The north entrance and west wall sign board/canopy have been a fixture of the courthouse square since 1978.

Nothing is left of the original glass storefront or awnings shown in the historic photographs.

No changes are proposed to this storefront, the advertising or canopy.

The sign, canopy and grease hood exhaust duct will need removed for the restoration of the stucco, but it will be replaced at the same location.

The black lines on the west elevation are refrigeration lines for kitchen equipment and air conditioning. They will be rerouted to inside of the building.

NORTH ELEVATION AT KIRKWOOD AVENUE



WEST ELEVATION ALONG WALNUT STREET



WEST ELEVATION ALONG WALNUT STREET

All of the 1950's aluminum siding will be removed. The aluminum siding is fastened to wood furring strips that were anchored through the original cement stucco. Most of the nails go into the brick, so they will be cut off flush with the face of the brick. The original brick will be tuck pointed or rebuilt as necessary before installing the new stucco exterior finish.

The second floor original window openings with historic wood sash and frames will be preserved. The two right hand windows are vinyl windows and may be replaced.

The two rectangular openings on the first story that have been covered over. There is a third, smaller window opening directly below the last second floor window that appears in the historic photo. The sash and glass are in place beneath the aluminum siding. The sash is divided in the center with a single vertical mullion.

Where original windows are present, they will be restored if feasible. If they are not present, then replacement windows to replicate the original wood windows will be installed. There are a number of manufacturers of thermally broken, painted aluminum windows with historic profiles and sight lines for the sash, mullions and frame available that have been approved for replacement by IDNR.

The area way and guard rail are in the public right-of-way. The pipe guard rail as presently installed does not comply with current Codes. The guard rail has to be a minimum of 42 inches high, have openings that a 4" diameter sphere cannot go through, and must resist a force of 200 pounds applied in any direction. Because of the liability, the Owner requests permission to replace or modify the guard rail and attached hand rails.



A small amount of the aluminum siding was removed from the wall in the basement areaway. The wood furring strips were nailed through the cement stucco and into the masonry. Note that the concrete steps were poured against the stucco, indicating that the original steps and areaway was replaced. The surface condition of the cement stucco is cracked, crazed and sounds hollow in places, indicating it has delaminated from the masonry substrate.

The exposed cement stucco shows a number of paint coatings in various colors including rose, yellow, beige and white. The cement stucco consists of a gray base coat applied directly to the masonry substrate with a rose-colored top coat. No metal mesh has been found to beneath the cement stucco.

Modern stucco is commonly referred to as Exterior Insulation and Finish System, or EFIS for short. Proprietary names for EFIS include Dryvit and STO. Depending upon the manufacturer's recommendations, a base cover board may be mechanically attached or adhered to the substrate, followed by a layer of insulation, cover board, plastic mesh and a synthetic top coating. This top coating is applied by trowel and has the selected color in the mix. EFIS was used for the former Tovey Shoe store located across the street at the south west corner of South Walnut and Kirkwood Avenue.

SUMMARY

Demo Delay 18-19 (cont. from last 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 windows on the East and West elevations to enlarge the current window openings to their original size and scale.

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 9, 2018 and the 90 day review period expires on August 6, 2018. The BHPC may thus employ demolition delay for 90 days from the date the

application was received, and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends releasing the demolition delay waiting period for 726 W. 6th Street. Staff believes that the property merits stand-alone designation, but also feels that the proposed work will not detract from the overall historic integrity of the structure. Opening the window openings to their original size will create a more historic appearance and the replacement windows can be removed in the future if the house is ever locally designated.

SUMMARY

Demo Delay 18-21

210 N. Elm Street
Petitioner: Clay Holmstrom

Contributing

IHSSI #: 105-055-26148

c. 1920



Background: The house located at 210 N. Elm Street is a contributing slightly altered American Foursquare house in good condition that was constructed c. 1920. The property is zoned RC-Residential Core.

Request: Partial demolition – construction of a screened-in porch on the rear of the house.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on May 29, 2018 and the 90 day review period expires on August 26, 2018. The BHPC may thus employ demolition delay for 90 days from the date the application was received, and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. 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 for its architectural integrity and style and is a great example of American Foursquare architecture. However, Staff also believes that the construction of the rear screened-in porch will not detract from the overall historic integrity of the house and will be minimally visible from the public right-of-way.

SUMMARY

Demo Delay 18-22

825 W. 8th Street
Petitioner: Beth Ellis

Contributing

IHSSI #: 105-055-26179

c. 1910



Background: The house located at 825 W. 8th Street is contributing slightly altered L-Plan Cottage in fair condition. The property is zoned RC-Residential Core.

Request: Full demolition.

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 June 5, 2018 and the 90 day review period expires on September 2, 2018. The BHPC may thus employ demolition delay for 90 days from the date the application was received, and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends releasing demolition delay 18-22. Staff does not believe the house merits stand-alone designation but would certainly contribute to a larger district if one were to be proposed. Staff does not believe in rewarding demolition by neglect but the current owners are not responsible for the condition of the house as it stands today.

SUMMARY

Demo Delay 18-23

820 S. Washington Street
Petitioner: Christina Kroeger, Springpoint Architects

Contributing

IHSSI #: 105-055-60072

c. 1910



Background: The property located at 820 S. Washington Street is a contributing slightly altered ell-plan cottage in good condition that was constructed c. 1910. The property is zoned RM-Residential Multifamily.

Request: Partial demolition – construction of a shed roof dormer and replacement of window in the rear gable.

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 June 6, 2018 and the 90 day review period expires on September 3, 2018. The BHPC may thus employ demolition delay for 90 days from the date the application was received, and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends releasing demolition delay 18-23. Staff does not believe the house merits stand-alone designation and the proposed work will not detract from the overall historic integrity of the structure. Staff believes the house would contribute to a larger district if one were ever proposed.