

Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday June 28, 2018
5:00 P.M.
Agenda

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

- A. June 7, 2018 Minutes
- B. June 14, 2018 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 18-48

101 W. Kirkwood Avenue #116: Courthouse Square
Petitioner: FASTSIGNS, on behalf of Marcy Cook
Installation of new signage above the storefront.

Commission Review

A. COA 18-42 (cont. from last meeting)

325 S. 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 from COA 18-29 that was denied.

B. COA 18-45

118 N. Walnut Street: Courthouse Square
Petitioner: Flow Bloomington, LLC, Candace Finch (owner)
Replacement of existing storefront with new anodized steel storefront that will fit the existing opening. The new entrance facing Walnut Street will be recessed 3' and the window installation between the existing entrance door and the new recessed door will be at an 8' recess. Installation of lighting above the store front and installation of new wooden sign.

C. COA 18-46

812 S. Morton Street: McDoel
Petitioner: Jefferson Shreve
Full demolition.

D. COA 18-47

407 S. Walker Street: Greater Prospect Hill

Petitioner: Rebecca Stoops

Installation of 18 solar panels on the east-facing portion of the roof. They will not be visible from the primary public right of way.

V. DEMOLITION DELAYS

Commission Review

A. Demo Delay 18-24

1214 S. Pickwick Place

Petitioner: Dylan Grigar, Loren Wood Builders

Partial Demolition – construction of a rear addition.

VI. COURTESY REVIEW

VII. NEW BUSINESS

VIII. OLD BUSINESS

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

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

Next meeting date is Thursday June 28, 2018 at 5:00 P.M. in the McCloskey Room

Posted: 6/21/2018

**Bloomington Historic Preservation Commission
Showers City Hall
Council Chambers
Thursday June 7, 2018 (Special Meeting)
5:00 P.M.
MINUTES**

I. CALL TO ORDER

Meeting was called to order by Chairman, Jeff Goldin.

II. ROLL CALL

COMMISSIONERS

Doug Bruce
John Saunders
Sam DeSollar
Lee Sandweiss
Jeff Goldin
Chris Sturbaum
Flavia Burrell

ADVISORY

Deb Hutton

STAFF

Rachel Ellenson - HAND
Alison Kimmel - HAND
Doris Sims – HAND
Philippa Guthrie - Legal

GUESTS

Thomas Doak - 813 N. Maple Street
Susan Hathaway – 517 W. 13th Street
Davis Hart – 720 W. Maple Street
Thomas Densford – Richard Wells Attorney
Terry Usrey – 522 W. 13th Street
Chris Doran – 817 N. Jackson Street
Conner Ferguson – 509 W. 13th Street
Leslie Kollum – 702 W. 11th Street & 702 ½ N. Fairview Street
Lucy Schaich – 708 W. 12th Street

III. NEW BUSINESS

- A.** Maple Heights Conservation District – Vote to approve district boundaries map and staff report.
- B.** Maple Heights Conservation District – Vote to place interim protection on the listed properties within the district boundaries.

Rachel Ellenson gave presentation. See packet for details.

IV. PUBLIC COMMENTS

Thomas Doak stated he is in favor of the proposed conservation district. He lives in one of the Blair houses and was motivated to support the conservation district proposal due to the proposed demolition. The neighborhood consists of small old homes because they were built for many who worked downtown.

Susan Hathaway stated she is in favor of the proposed district. She has lived in the neighborhood since 2002 and feels the neighborhood is very vulnerable to development as the city continues to grow. She would like to see the character of the neighborhood preserved as much as possible as it is a great neighborhood for families and those who work downtown. She also read a letter of support from a member of the neighborhood, **Jane Goodman** (713 W. 13th Street), who could not be in attendance.

Terry Usrey stated he is in support of the proposed district. He stated he agrees with many of his neighbors and their reasons why to support the proposal. He likes the character of the neighborhood. He does not want new development or more rentals to come to the neighborhood. He clarified the process of how a conservation district works. He commented it would be a great way to test it for a couple of years before possibly becoming elevated to a historic district. **Deb Hutton** clarified that conservation districts have less protections than historic districts. **Terry Usrey** asked if homeowners were supposed to receive notification of this meeting because he did not. **Rachel Ellenson** stated she had several letters returned to her and she would be happy to take his information to make sure it is corrected.

Davis Hart stated he is in support of the proposal. He has owned his house since 1982 and he would like to see the neighborhood maintained the way it is.

Thomas Densford stated he is here representing the petitioner, Richard Wells. He stated Richard Wells owns multiple apartments including a couple of vacant lots in the Maple Heights neighborhood. All of his properties are always well regulated and maintained according to city code. He stated about 30-40% of the properties in the neighborhood have no significant historical value, including his properties in the neighborhood. He asked who the representative was for the application. **Rachel Ellenson** stated Lucy Schaich is the person who drafted the application. **Thomas Densford** asked how many properties were in the proposed district. **Rachel Ellenson** stated she did not have an exact number but she could count them. **Thomas Densford** stated the original application had 112. **Rachel Ellenson** stated it should be about the same. The only differences between the original application map and the current map is the properties near the railroad were taken out. **Jeff Goldin** commented there is a resurvey happening at this time as well, so the classification levels of homes could be changed.

Chris Doran stated he finds the previous comments all the more reason to support the conservation district. There are already a couple of apartment buildings in Maple Heights and with the trend of the city, a conservation district is needed. He advised those who have not toured Maple Heights to do so.

Lucy Schaich stated she has lived in the neighborhood since 2005. She is in support of the proposed conservation district for many of the reasons already stated. She appreciates the small houses with front porches, within walking distance of work and downtown, where kids can also play in the

streets. She would like to continue to see the neighborhood as the safe, affordable, downtown neighborhood it has always been. A lot of the non-contributing houses on the 2001 map were in-fill and were not built with neighborhood compatibility in mind. She stated in just the time she has lived in the neighborhood she has seen about 8 houses be demolished. That doesn't happen in the protected neighborhoods.

Leslie Kollum stated their current shop was the original tin shop for the farm. With the property of the workshop, came a house, which was a rental. Their original plan was to tear the house down and create a business. They had to put a lot of work in to restore and repair the house. She is in support of the district because they were not allowed to tear anything down. These houses are able to be restored and kept up.

Conner Ferguson stated he is in support of the conservation district.

Jeff Goldin stated he also had a letter from the owner of Gaar Properties, Sarah Laughlin. She was not in support of the proposed conservation district. She is the homeowner of four different rental properties in the Maple Heights neighborhood (500, 501, 502, & 505 W. 13th Street). She does not feel these home are historic and should not be designated as such. She is in support of individually designating homes if needed. The conservation district would be burdensome and increase the cost and duration of any renovations needed.

V. COMMISSIONER COMMENTS

Deb Hutton asked how many people were involved in the neighborhood meetings. **Lucy Schaich** stated there were three meetings in the month of May regarding the conservation district application. There wasn't a lot of response either way. Most email responses were in support of the district. There were a few concerns, but after the process and definitions of a conservation district were explained, there were no longer concerns from those people.

Sam DeSollar asked Rachel Ellenson to go over the process of elevating a conservation district to a historic district after being a conservation district for 3 years. **Rachel Ellenson** stated after 3 years any conservation district in the city of Bloomington will have ballots mailed to the homeowners, not the tenants. When the ballots are returned, 51% of the responded ballots will dictate whether or not it remains a conservation district or is elevated to a historic district. If they remain a conservation district, every 3 years a new vote will be taken. **Sam DeSollar** asked what if nobody votes. **Rachel Ellenson** stated then they have the potential to be elevated to a historic district. **Philippa Guthrie** read from the code, the conservation district may continue past the 3 year term, thereby avoiding the designation of a historic district, if the majority of property owners in the district object to the commission in writing to the elevation to a historic district. **Sam DeSollar** clarified, unless property owners object, it gets elevated. **Philippa Guthrie** stated yes, 51% of them, in writing. **Sam DeSollar** cautioned the neighborhood they would have to vote every three years to object to elevation in order to stay a conservation district.

Leslie Kollum then asked if paint color and other items would be regulated. **Sam DeSollar** stated if your neighborhood is elevated, you will then get together and write guidelines for the neighborhood. He stated the commission tries to be very respectful of the intent of the neighborhood and their guidelines when reviewing certificates of appropriateness.

Chris Sturbaum stated being in a historic district does not make you do anything. You can keep your house just the way it is. If you want to make a modification to a visible area, it gets reviewed by the commission based on the neighborhoods guidelines. Chris state most things get approved because the modifications are mostly compatible with the neighborhood and follow the guidelines.

Jeff Goldin stated he lives in Greater Prospect Hill and was involved in writing the guidelines. They made the guidelines more flexible than those compared to Elm Heights. It is up to the neighborhood on how strict or lenient they would like to be.

Terry Usrey asked for clarification on the voting process. **Philippa Guthrie** stated at the end of 3 years, it will become a historic district unless 51% of the vote negates the elevation. **Chris Sturbaum** stated one person who owns four properties in the neighborhood gets one vote.

Deb Hutton commented she is a member of the Matlock Heights neighborhood. She explained their process after they were elevated to a historic district. It was very beneficial to hear from representatives from other historic districts.

Doug Bruce stated he has been on the commission for quite a few years. All of the neighborhoods that he has seen elevated has turned out better than anyone in the neighborhood thought it would. The guidelines the neighborhood writes dictates how they want the neighborhood to feel.

Jeff Goldin stated he is in support of the conservation district. Neighborhoods who have gone through this process adds to the marketability and value of the homes in the neighborhood.

Chris Sturbaum stated he is pleased to see the neighborhood want to become a conservation district. This is indirectly keeping affordable housing in the town. It prevents developers coming in to the neighborhood and creating large buildings. The homes are the only thing historic in the neighborhood, but it is also the form, the streets, the sidewalks, the trees; all of it is important to the neighborhood. This is a way to protect the neighborhoods and the city.

Deb Hutton stated the neighborhood writes the guidelines, whether they be strict or relaxed. The neighborhood is also notified of any certificate of appropriateness application or demolition permit that is applied for and asks the neighborhood's opinion. So, not only does the commission have the guidelines to go by, but also the neighborhood's feedback.

Sam DeSollar stated he thinks the neighborhood becoming a conservation district is fantastic. He wanted to caution the neighborhood there will be some bumps along the way. This will be a collective effort from the neighborhood. The commission will do what they can to help them achieve what they want to be.

Chris Sturbaum stated this is only a recommendation to pass on to council. The neighborhood will need to give another presentation to council when the time comes.

John Saunders made a motion to forward the map and staff report to council as presented. **Chris Sturbaum** seconded. **Motion carried 7/0/0.**

Chris Sturbaum made a motion to place interim protection on the structures in the proposed boundaries. **Lee Sandweiss** seconded. **Motion carried 7/0/0.**

Philippa Guthrie pointed out that the code provides for placing interim protection only on the structures that are classified and designated as historic.

Jeff Goldin requested to withdraw the 2nd motion. **Motion to withdraw carried 7/0/0.**

Chris Sturbaum made a motion to place interim protection on all historic structures within the proposed map. **Doug Bruce** seconded. **Motion carried 7/0/0.**

VI. ANNOUNCEMENTS

A. Next regularly scheduled BHPC meeting – June 14, 2018, McCloskey Room, 5-7 P.M.

VII. ADJOURNMENT

Meeting was adjourned at 6:05 pm.

**Bloomington Historic Preservation Commission
Shows City Hall
McCloskey Room
Thursday June 14, 2018
5:00 P.M.
Minutes**

I. CALL TO ORDER'

Chairman, Jeff Goldin called meeting to order at 5:03 pm

II. ROLL CALL

Commissioners

John Saunders

Leslie Abshier – arrived at 5:04 pm

Lee Sandweiss

Sam DeSollar

Flavia Burrell

Jeff Goldin

Chris Sturbaum – arrived at 5:05 pm

Staff

Eric Sader – HAND

Alison Kimmel – HAND

Anahit Behjou – Legal

Jackie Scanlan – Planning and Transportation

Guests

Carolyn Baumgartner

Jason Baumgartner

Sean Frew

Lynn Yohn

Teri Yohn

Tamera Theodore

Beth Ellis

Andrew Bayer

Jim Rosenbarger

Daniel Oh

David Walter

Carlynn Grise

Cassandra Huskie

Wayne Young

III. APPROVAL OF MINUTES

A. May 24, 2018 Minutes

John Saunders made a motion to approve. **Lee Sandweiss** seconded.
Motion carried 5/0/1 (Yes/No/Abstain)

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.

Eric Sader gave presentation. See packet for details.

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.

Eric Sader gave presentation. See packet for details.

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.

Eric Sader gave presentation. See packet for details.

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.

Eric Sader gave presentation. See packet for details.

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.

COA 18-39 has been withdrawn.

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.

Eric Sader gave presentation. See packet for details.

Chris Sturbaum clarified details of the project.

Leslie Abshier asked if there was any neighborhood input. **Eric Sader** stated there was no feedback, but Rachel's interpretation was it fit into the neighborhood guidelines.

Sam DeSollar asked why the strip windows. **Chris Sturbaum** stated they are reusing them so their furniture can go up against them in a bedroom.

Leslie Abshier stated if the neighborhood is fine with it and it is in the guideline, she sees no problem with the COA.

Sam DeSollar stated he agrees with Leslie.

Sam DeSollar made a motion to approve **COA 18-41**. **Leslie Abshier** seconded. **Motion carried 6/0/0**. Chris Sturbaum did not vote.

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.

Eric Sader gave presentation. See packet for details.

Lynn Yohn stated they have done a tremendous amount of work on the house, specifically the windows, and he does not think they're replaceable. The water that comes through is damaging the interior of the home. The windows they place on replacing will not look any different from the exterior.

Chris Sturbaum asked how the windows would be installed. **Teri Yohn** stated the trim would not be pulled off the outside. They would be set in the inside sashes. **Chris Sturbaum** asked the petitioner if he had a picture of the new windows. **Lynn Yohn** stated he did not, only the schematics.

John Saunders asked if the neighborhood has seen this. **Jeff Goldin** stated he did not believe they did.

Sam DeSollar asked if these were clad windows. He also asked if the petitioner explored just plain wood windows. **Lynn Yohn** stated they were clad but he did not look into wood windows. **Sam DeSollar** asked if the petitioner would lay out the steps he has taken for replacing the windows. **Lynn Yohn** stated he has caulked it, had two different contractors come in for replacement work, and re-glazed them.

Chris Sturbaum commented, technically he knows the correct answer for which way he should vote, but he does understand the homeowners' situation.

John Saunders stated it didn't look like there was a lot of damage in the pictures. He would tend to lean towards repairing versus replacing the windows.

Lee Sandweiss stated she agreed with Chris Sturbaum.

Sam DeSollar asked why the windows were already purchased without having the approval of the commission. **Lynn Yohn** stated they were under the impression the commission was going to give guidance on repairing or replacing, but it did not seem like it would be a problem either way.

Sam DeSollar stated he would like to continue this. He would also like to do a site visit if the owner approves.

Flavia Burrell commented she is confused as to why this was not brought to the neighborhood. **Jeff Goldin** commented a lot of Greater Prospect Hill's neighborhood association reviews Prospect Hill's COAs.

Chris Sturbaum made a motion to continue **COA 18-42**. **Sam DeSollar** seconded.
Motion carried 5/1/1 (Yes/No/Abstain)

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.

Reroofing and window replacement.

Eric Sader gave presentation. See packet for details.

Jim Rosenbarger gave details of project.

Leslie Abshier stated she likes the project even if the garage is original. She approves either way.

Jeff Goldin stated it looks like a good project.

John Saunders made a motion to approve **COA 18-43**. **Chris Sturbaum** seconded.
Motion carried 7/0/0.

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.

Eric Sader gave presentation. See packet for details.

David Walter stated they did a lot of research, looking for old photos of the Kirkwood building. They also started removing siding, discovering what was beneath the aluminum siding.

Chris Sturbaum asked if the EIFS was softer and less durable than stucco. He did **David Walter** stated stucco will not hold up in temperatures that fluctuate like they do in southern Indiana. EIFS will flex with the changing temperatures, whereas cement stucco will crack and chip.

Jackie Scanlan stated EIFS is not permitted in the courthouse overlay, but she will check to see if it will meet the exceptions for using it.

Chris Sturbaum did not agree with using EIFS.

Sam Sturbaum asked the process of putting layers back on the building for EIFS. **David Walter** asked if the commission wanted to accept a pink stucco building, because that is what is there. He stated once they start removing the furring strips, the stucco is going to come off. He is aware the building is not damage resistant, but that is a discussion to have with the contractor to reinforce the bottom part of the building where traffic is.

Sam DeSollar asked how thick the current and new material would be. **David Walter** stated probably about an inch. He stated the final material should be just over an inch.

Chris Sturbaum stated he is worried if they don't get the color and texture right, it may look artificial. He stated he is excited for the project, he just hopes it is done correctly.

John Saunders stated he supports this project and thinks the EIFS will be fine.

Leslie Abshier stated she also supports the project. She is fine with the original or a different color for the building.

Lee Sandweiss stated she approves the project, she just wants the texture to be done correctly.

Sam DeSollar stated he understands their concern with stucco, but he is reluctant for using EIFS.

Chris Sturbaum made a motion to approve **COA 18-44**. **John Saunders** seconded. **Motion carried 7/0/0.**

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.

Eric Sader gave presentation. See packet for details.

John Saunders released Demo-Delay 18-19. **Chris Sturbaum** seconded. **Motion carried 7/0/0.**

B. Demo Delay 18-21

210 North Elm Street

Petitioner: Clay Holmstrom

Partial demolition – construction of rear screen in porch addition.

Eric Sader gave presentation. See packet for details.

John Saunders released Demo-Delay 18-21. **Leslie Abshier** seconded. **Motion carried 7/0/0.**

C. Demo Delay 18-22

825 West 8th Street

Petitioner: Beth Ellis

Full demolition.

Eric Sader gave presentation. See packet for details.

Carlynn Grise stated she is in support of the demolition of the house. She lives two houses down from proposed demolition. It is a hazard for the neighborhood.

Cassandra Huskie stated she lives in the house behind the house. She attempted to purchase the home but was outbid. She is pleased to hear that Beth Ellis would like to demolish the house.

Wayne Young stated he lives in the neighborhood. He supports preservation of homes, but this house has been neglected too much to save.

John Saunders released Demo-Delay 18-21. **Sam DeSollar** seconded. **Motion carried 6/1/0 (Yes/No/Abstain)**

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.

Eric Sader gave presentation. See packet for details.

Sam DeSollar released Demo-Delay 18-21. **Leslie Abshier** seconded. **Motion carried 7/0/0.**

VI. COURTESY REVIEW

NONE

VII. NEW BUSINESS

NONE

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

Eric Sader did not have update on old business.

IX. COMMISSIONER COMMENTS

Sam DeSollar commented he appreciates the different views on the commission.

X. PUBLIC COMMENTS

NONE

XI. ANNOUNCEMENTS

NONE

XII. ADJOURNMENT

Meeting was adjourned at 7:30 pm.

SUMMARY

COA 18-48 (Staff review)

101 W. Kirkwood Avenue #116: Courthouse Square
Petitioner: FASTSIGNS, on behalf of Marcy Cook

Contributing

IHSSI #: 105-055-23041

c. 1875



Background: The property located at 101 W. Kirkwood Avenue #116 is a contributing severely altered Italianate storefront building in good condition. The property is located within the Courthouse Square Local Historic District and in the Courthouse Square Overlay District. It is zoned CD-Commercial Downtown.

Request: Installation of new signage above the storefront entrance.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

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

Courthouse Square Local Historic District Design Guidelines

4. Guidelines for Signage and Awnings

A. Signage, General

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

B. Wall Signs

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

Recommendations: Staff approved COA 18-48 on June 19, 2018. The new signage letters will be adhered to the wooden backing above the entrance so no historic fabric will be affected with the install. The sign is an appropriate material for the district and meeting all Planning regulations for signage in the Overlay District.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUN 19 2018
BY: RICE

Case Number: COA 18-48

Date Filed: June 19, 2018

Scheduled for Hearing: Staff review

Address of Historic Property: 101 W. Kirkwood Ave. #116, Bloomington, IN 47404

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

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

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

Owner's Name: Marcy Cook

Owner's Address: 101 W. Kirkwood Ave. #116, Bloomington, IN 47404

Phone Number/e-mail: 812-361-6865 / marcyandcarl@aol.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. Ellie Mae's Boutique

2. A description of the nature of the proposed modifications or new construction:
Proposing dimensional letters / logo above storefront.

3. A description of the materials used.
1/2" thick Acylic Letters with brushed gold and silver laminate. Edges painted silver / gold to match faces.
To be applied using adhesive.

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

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

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

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



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



Phone: 812-349-3423

Fax: 812-349-3520

Email: planning@bloomington.in.gov

APPLICATION FOR PERMANENT SIGN PERMIT

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

Date Applied: 5/25/2019
 Name of Business: Ellie Mae's Boutique
 Type of Business Use: Retail
 Address of Business: 101 W. Kirkwood Ave. #116, Bloomington, IN 47404
 Business Phone: _____
 Alternative Phone/Fax: _____
 Name of Applicant: Leighla Taylor (FASTSIGNS)
 Applicant Phone: 812-287-8179

<p align="center"><small>(OFFICE USE ONLY)</small></p> <p>Application #: _____</p> <p>Permit Fee: \$125.00 per sign</p> <p>Total Fee: _____</p> <p>Date Issued: _____</p> <p>Permit Reviewer: _____</p>

A SCALED SITE PLAN IS REQUIRED WITH YOUR APPLICATION.

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

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

CERTIFICATION

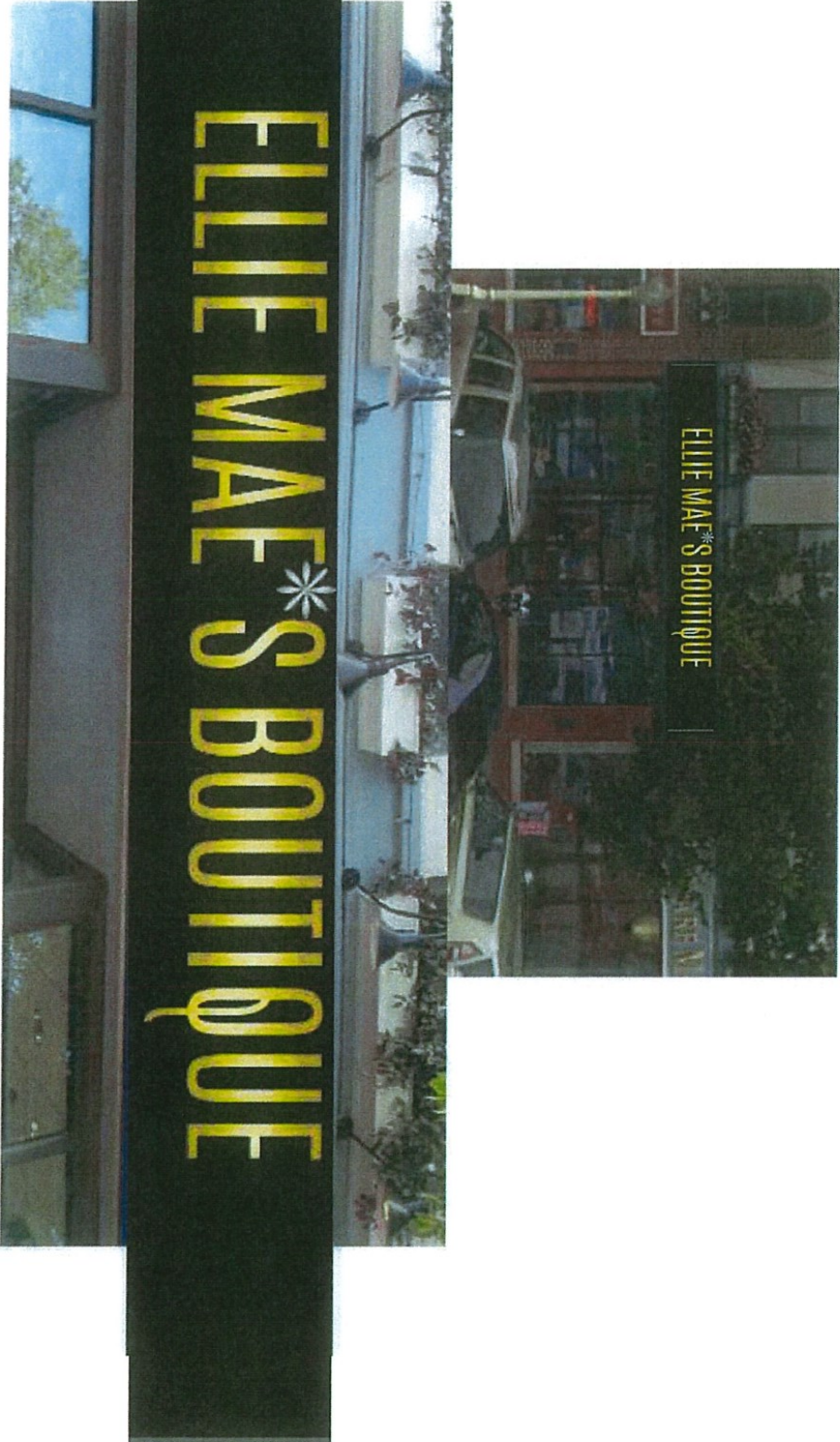
I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

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

Applicant's Signature _____

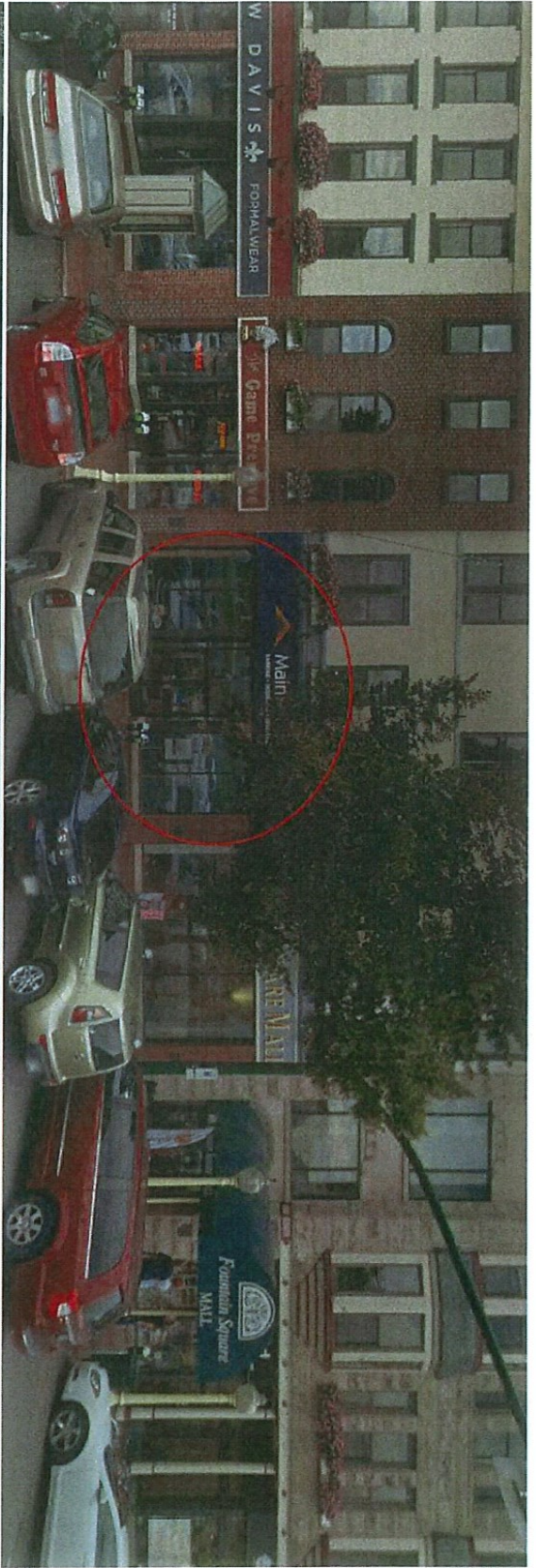
Date 5/25/18

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

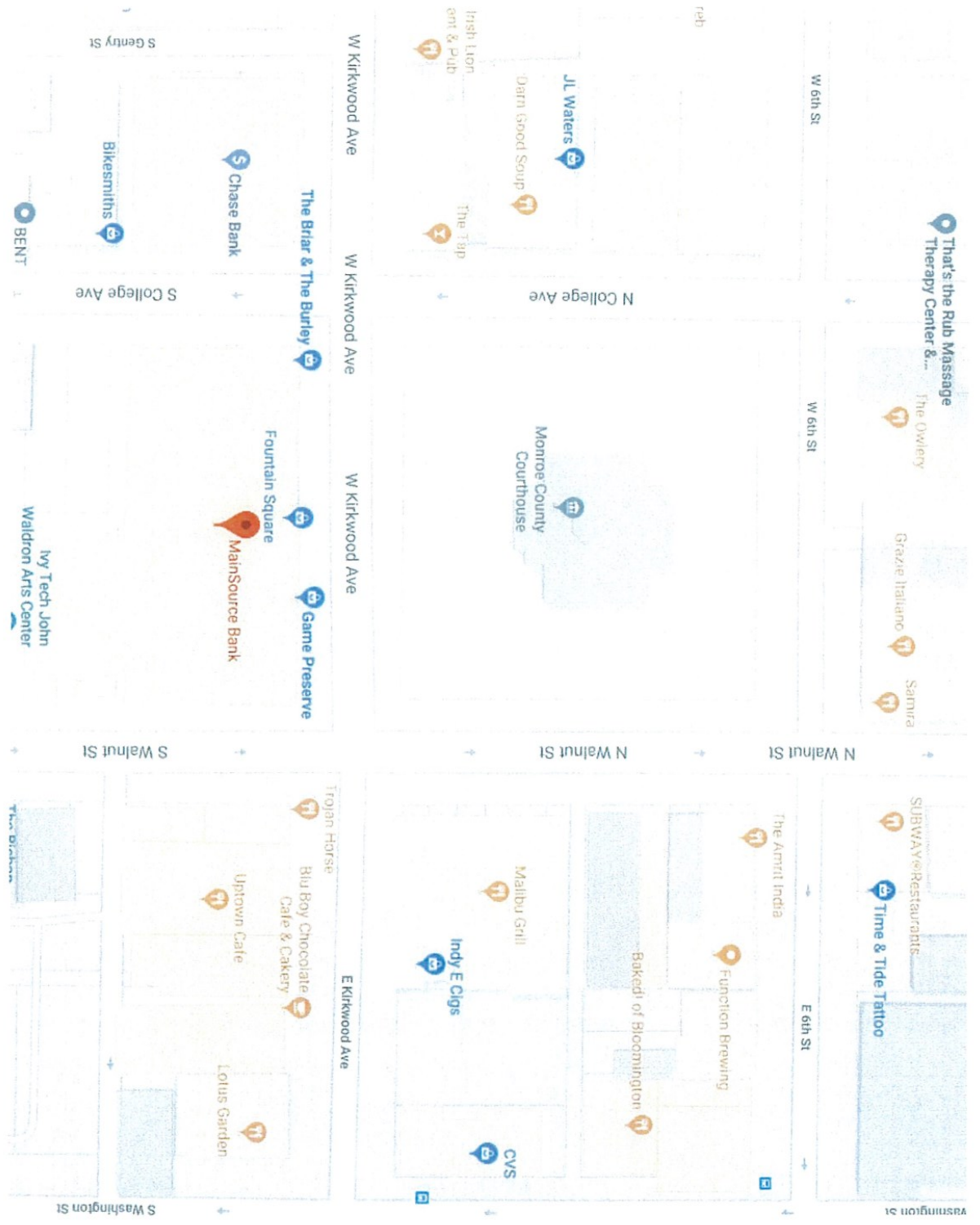


Dimensional Text = 30" h x 167.78" w (35 sq. ft)
Linear Stone Front = 24.8 ft

Ellie Mae's Boutique: 101 W Kirkwood Ave #116, Bloomington, IN 47404 (Fountain Square)



Total linear feet of store front = 24.8 ft
Previous MainSource logo is 23x150 and will be removed.
Backer panel will be painted black.
New Sign will be Contour cut dimensional letters ½" thick sized to 30"h x 167.78"w (35 square feet)



SUMMARY

COA 18-42 (cont. from last meeting)

325 S. Rogers Street: 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.

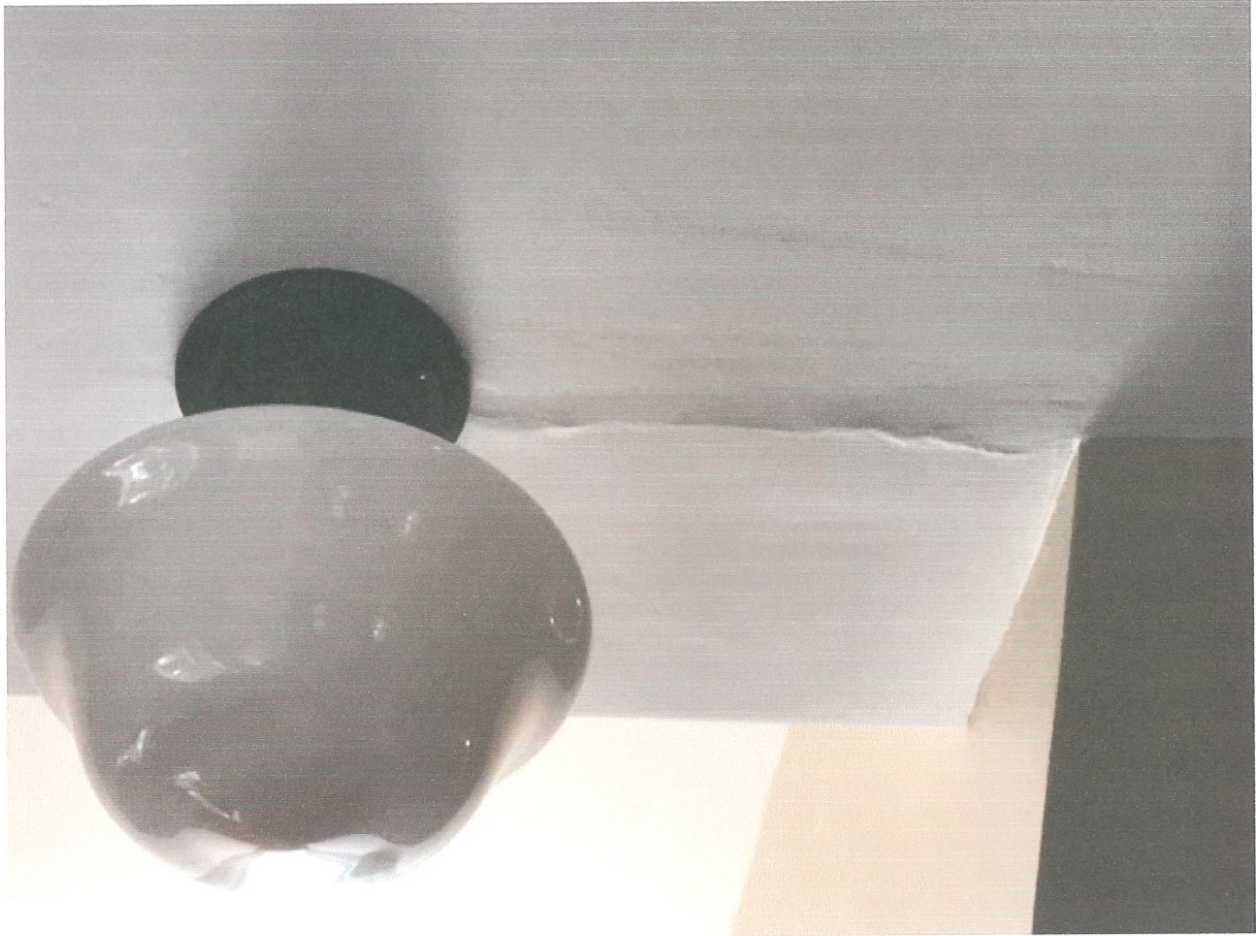
The following is a detailed review of the windows we are replacing:

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

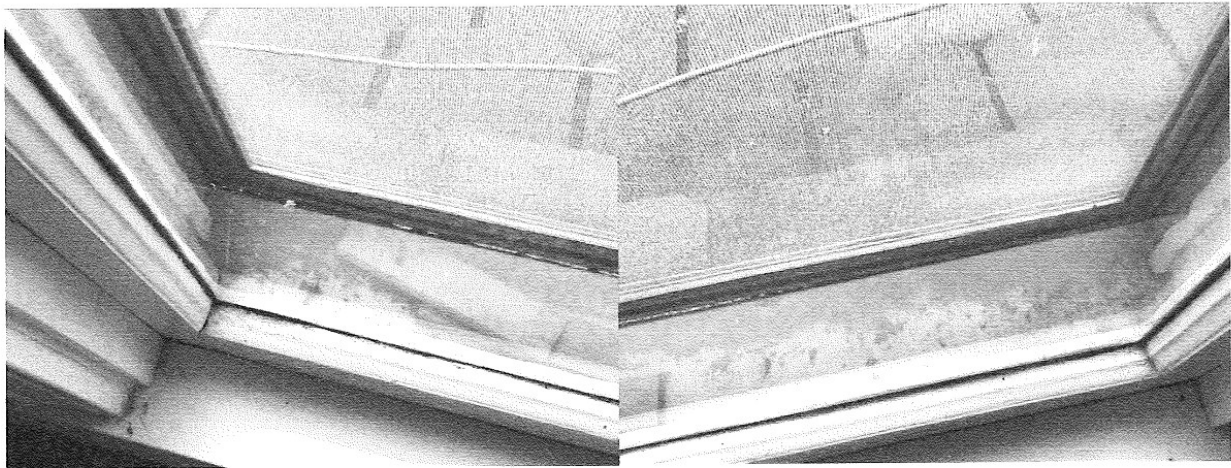
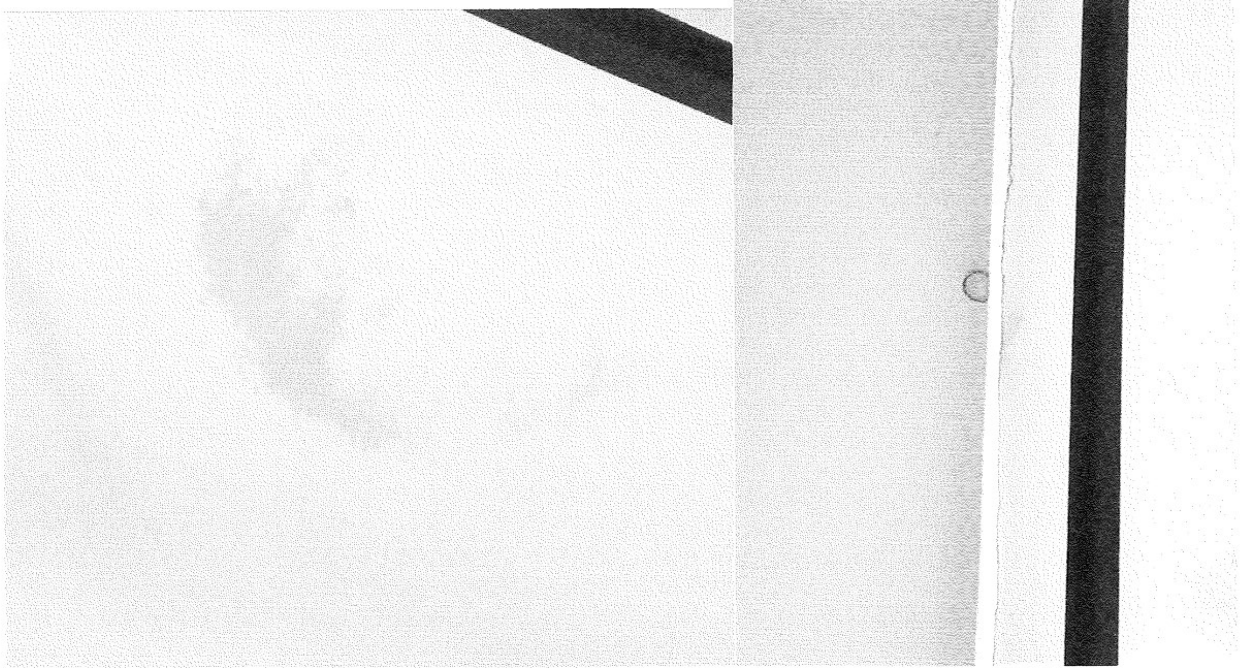
This window appears to have a storm window installed incorrectly by a previous owner that allows water to build up behind the storm window. It shows signs of water damage (see pictures). The window is directly over a new remodeled laundry room and is likely to cause damage to the ceiling.



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

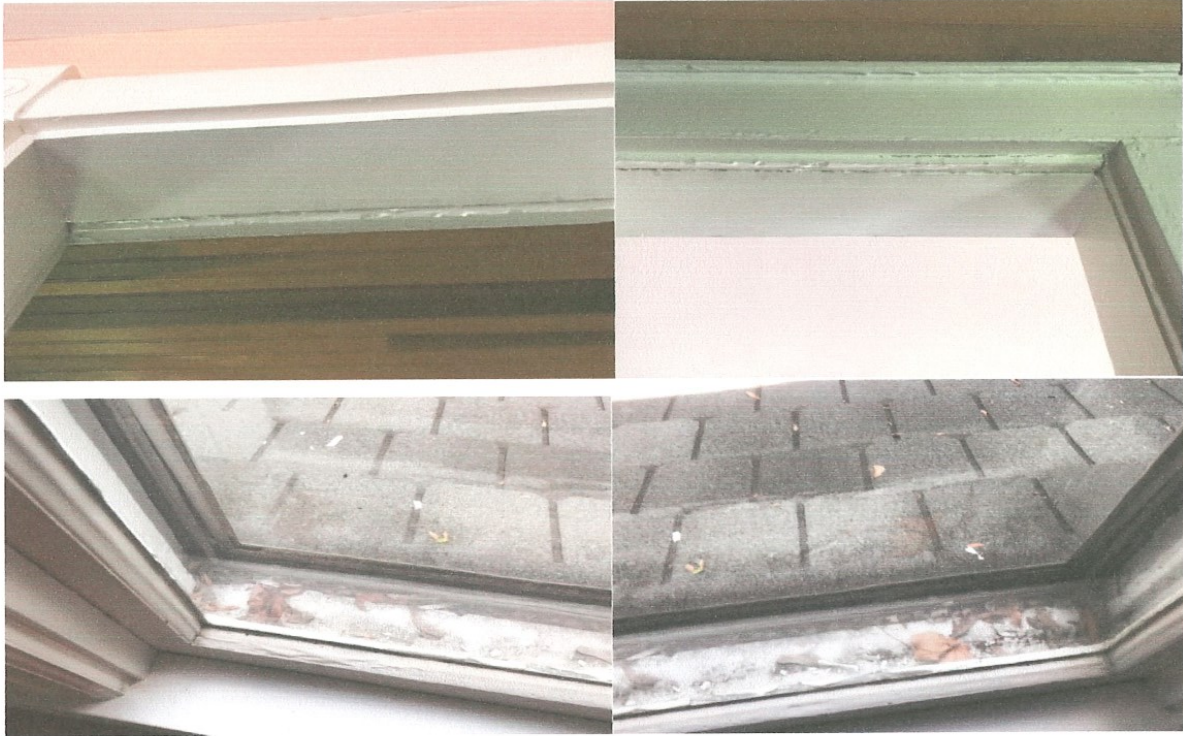
This window is located directly above the north facing lower level bay window set and is leaking into the ceiling structure of these windows (see pictures below). Again, this appears to be a result of the storm window being incorrectly installed by a previous owner.



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

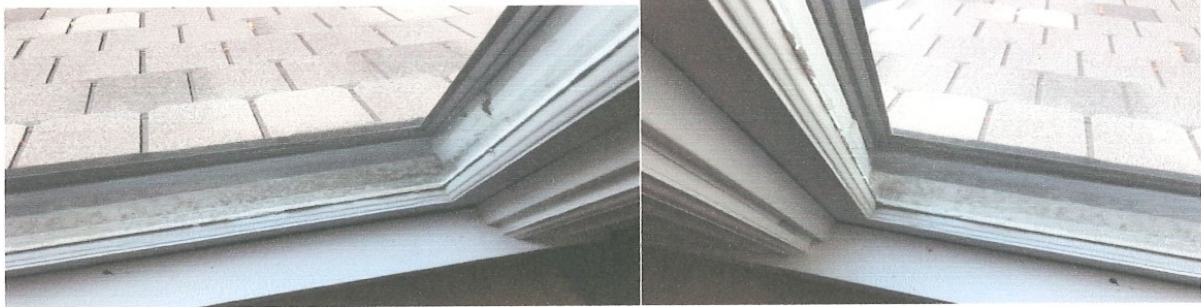
This window is located over a doorway into a small side room on the first floor of the house. This window leaks and requires the use of something to catch the rain so that it does not damage the floors (see pictures below).



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

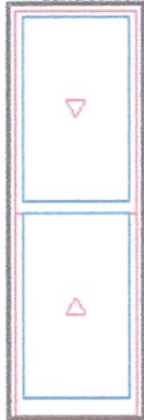
This is a set of three windows that sit extended out from the house. The exterior of this structure has slanted downward over the years and has been supported with metal poles.



3. Description of Materials Used:



Built around you.



As Viewed From The Exterior

LAL INCL FINE.

- 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 18-45

118 N. Walnut Street (Wylie Building): Courthouse Square
Petitioner: Flow Bloomington, LLC, Candace Finch (owner)

Contributing

IHSSI #: 105-055-23028

c. 1900



Background: The building located at 118 N. Walnut Street is a severely altered storefront in good condition that was constructed c. 1900. The property is located within the Courthouse Square Local Historic District and the Courthouse Square Overlay District. It is zoned CD-Commercial Downtown.

Request: Replacement of existing storefront with new anodized steel storefront that will fit the existing opening. The new entrance facing Walnut Street will be recessed 3' and the window installation between the existing entrance door and the new recessed door will be at an 8' recess from the current configuration. Installation of lighting above the store front and installation of new wooden sign. Removal of awning and awning fixtures.

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

2. Guidelines for Rehabilitation and Maintenance

A. Primary Façade - 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 as simple as possible in order to avoid visual clutter to the building and its streetscape.

B. Primary Façade – Exterior Walls, 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 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 openings 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 18-45. Staff believes the replacement of the non-original entrance is an approved action of the district design guidelines. The new materials will be the same or similar to other storefront entrance materials on the square and no historic fabric will be altered with the new installation of the storefront. Energy-efficient window coating is an approved action within the district and the design of the new signage is appropriate for the district.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUN 07 2018
BY: RKE

Case Number: COA 18-45

Date Filed: June 7th, 2018

Scheduled for Hearing: June 28, 2018

Address of Historic Property: 118 N. WALNUT (CANDACE FINCH, OWNER)

Petitioner's Name: FLOW BLOOMINGTON, LLC d/b/a Night & Day

Petitioner's Address: 118 N. WALNUT BLOOMINGTON, IN 47404

Phone Number/e-mail: 802.522.0101 candacefinch@gmail.com

Owner's Name: one-eighteen, LLC

Owner's Address: 118 N. WALNUT BLOOMINGTON, IN 47404

Phone Number/e-mail: 812.552.2118 mark@suitesat118.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. 013-48050-00 ORIG PLAT PT 192

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

MINOR CHANGES TO FUNCTIONALITY OF STOREFRONT

3. A description of the materials used.

BLACK ANODIZED METAL - (SAME AS KING DOUGH)
& GLASS

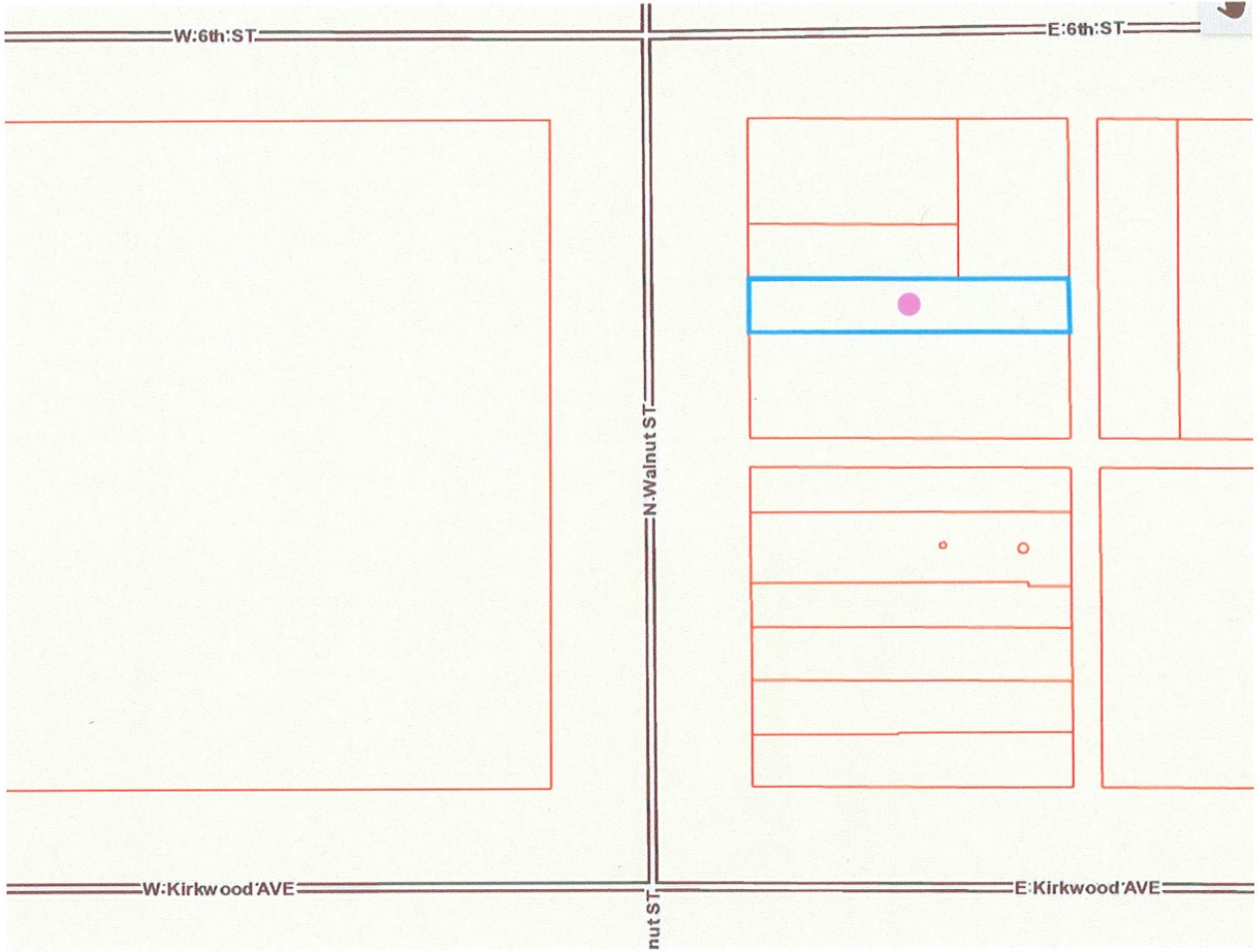
RYAN STRAUSSER - CONTRACTOR
CITY GLASS OF BLOOMINGTON - JASON ZEHRE

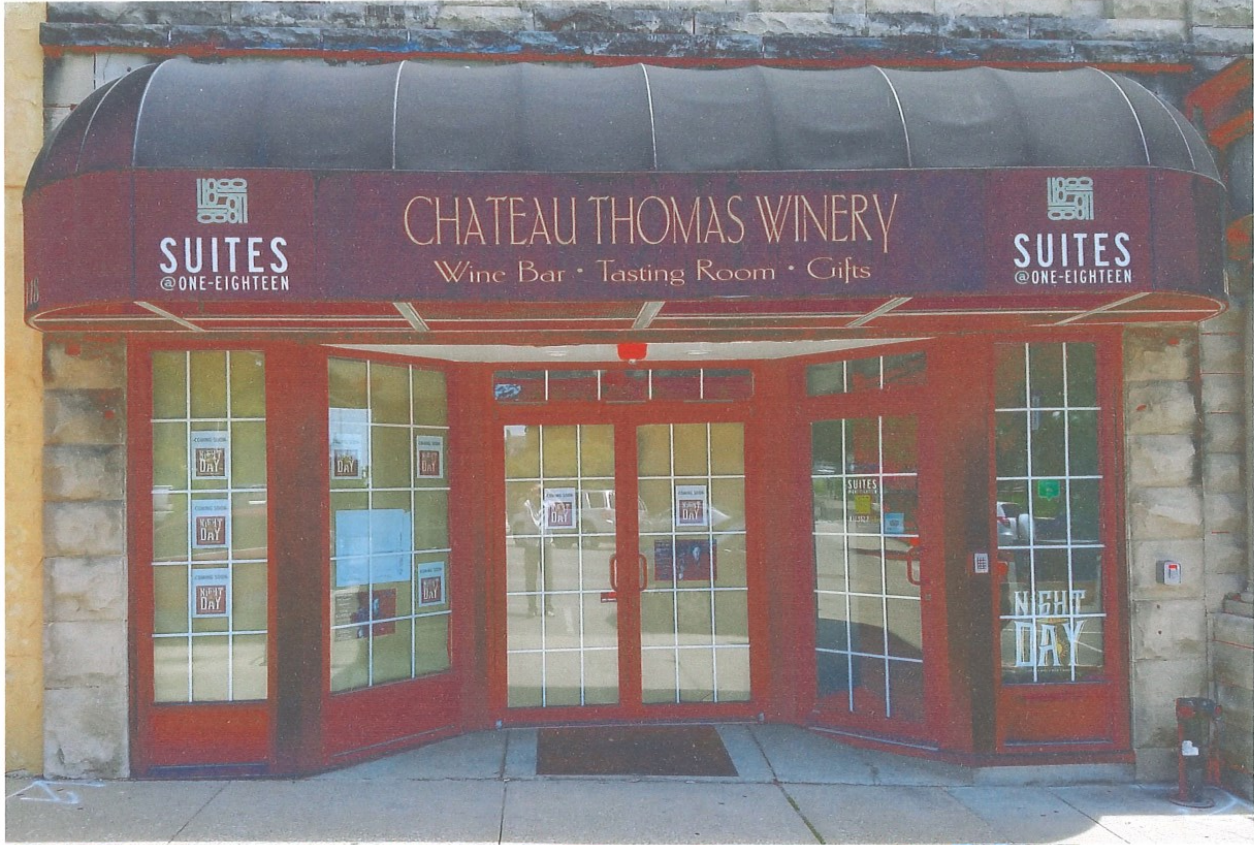
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.



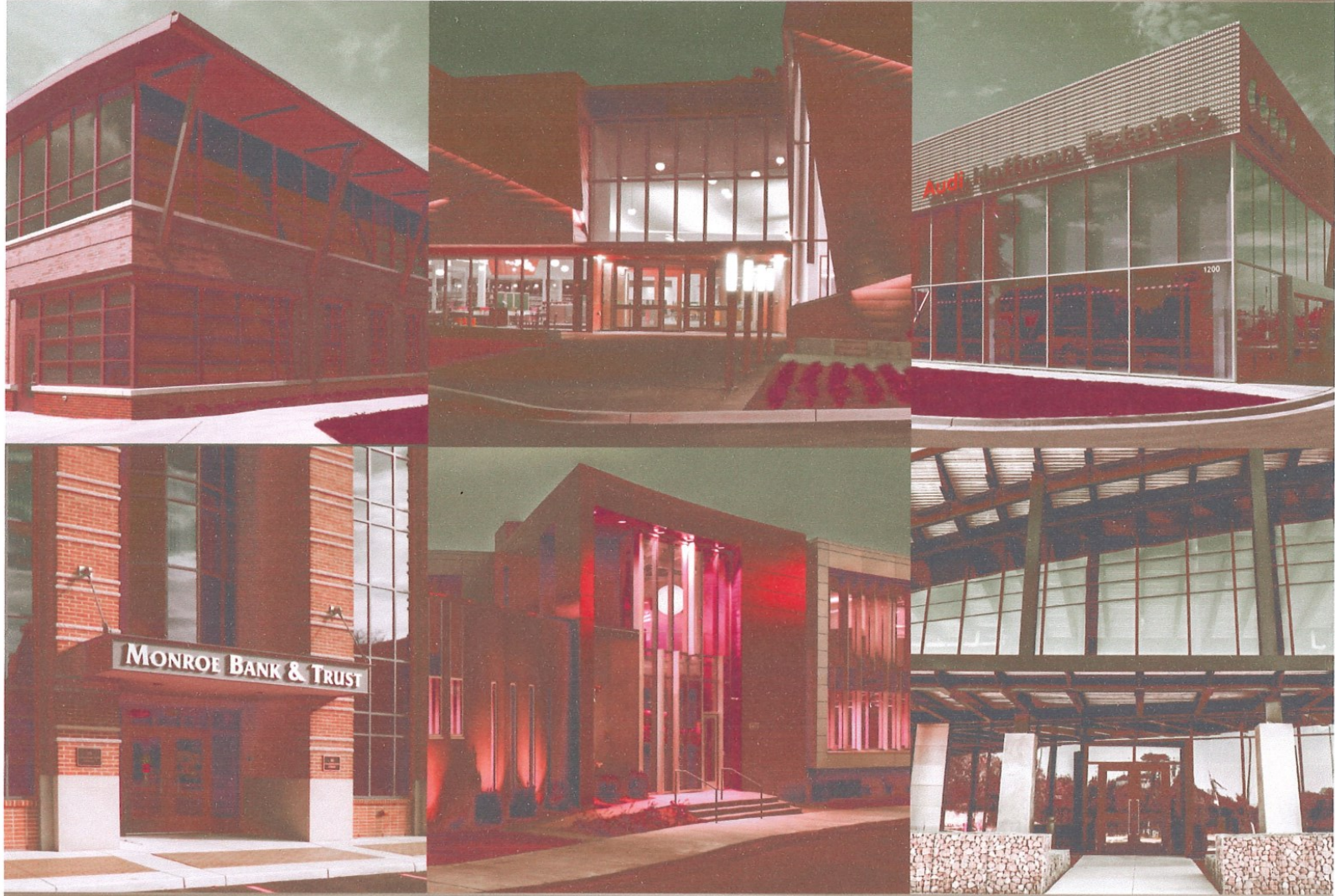


EXISTING STOREFRONT, 118 N. WALNUT STREET (3 pics)



EXAMPLE STOREFRONT – KING DOUGH, 108 W. 6th STREET

STOREFRONT & ENTRANCES



TUBELITE[®]
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS



*Custom Entrance/400 Series Curtainwall,
Wild Grape 70% premium painted finish;
Project: Sun Healthcare, Albuquerque, NM;
Architect: Flatow-Moore-Shaffer-McCabe Inc.*

In addition to our standard Clear and Bronze anodized, and White painted colors, we offer five more anodized finishes and nineteen more standard painted colors. Blended standard and custom colors are also available, providing you with an infinite variety. More than a palette of pretty colors, our finishes are tough and backed by some of the best warranties in the industry.

See Tubelite's Standard Finish Color Guide for detailed information on the exceptional performance, integrity and weatherability of our durable anodized finishes. This guide also gives specifications for color retention, erosion resistance and gloss retention of our high-quality, painted finishes.



**AAMA 2605
10 YEAR FINISH
WARRANTY**
70% Kynar premium painted finishes are guaranteed for 10 years against fading, chalking, and gloss reduction.

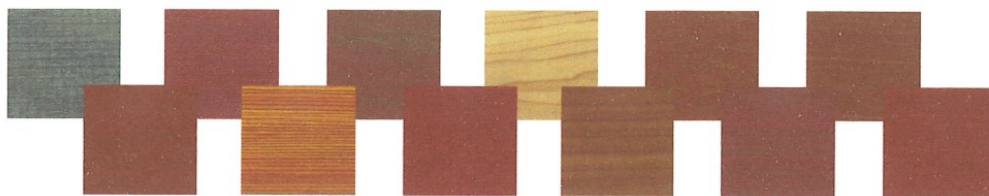
Wood Grain Finishes

When your design requires more than a stock color, our wood grain textures are ready to dazzle. Wood Grain Finishes by Tubelite have the look and feel of natural wood with the durability and recyclability of aluminum. No more refinishing due to salt, dirt and UV exposure. Our Wood Grain finishes are designed for the toughest environment and clean easily with mild soap and water.

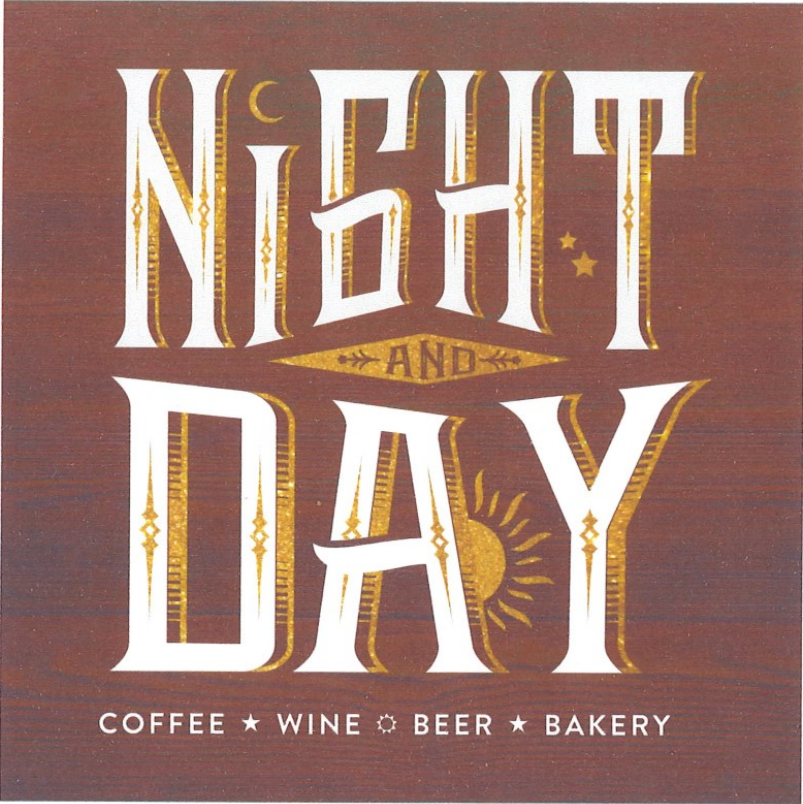
Wood Grain Finishes by Tubelite can be applied to the interior and exterior of Tubelite's storefront, entrance, curtainwall, sunshade and light shelf devices. Practically everything we manufacture in the Tubelite family of products.

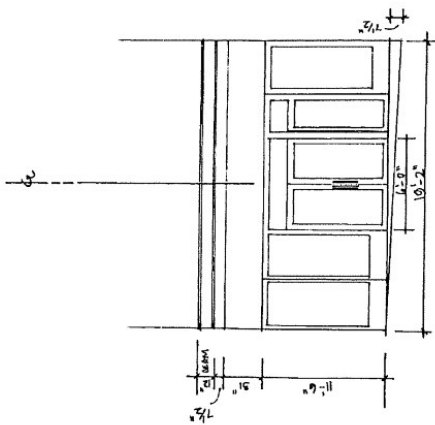
Tubelite offers the look and feel of natural wood with 12 Wood Grain Finishes. These finishes are backed by up to a 5 year warranty.

* Finishes may vary in tone and color within the same wood grain.

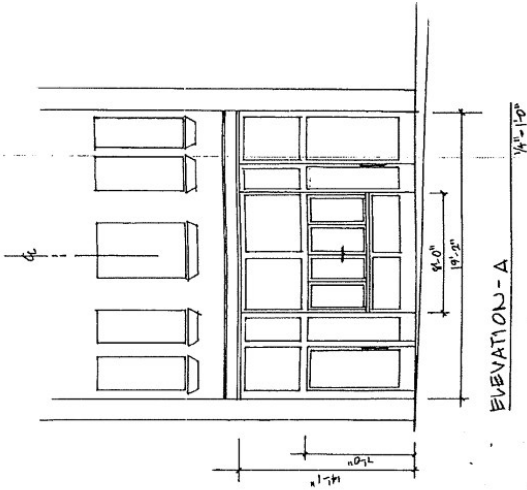


Visit www.tubeliteinc.com/finishes for all the latest finishes.

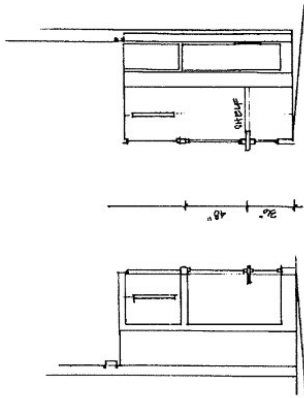




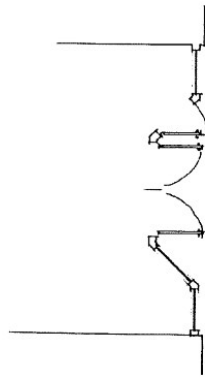
ELEVATION - A
1/4" = 1'-0"



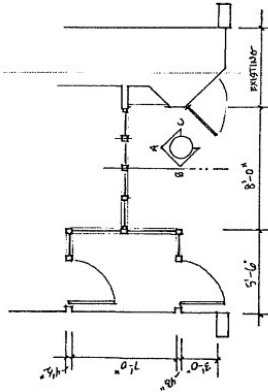
ELEVATION - B
1/4" = 1'-0"



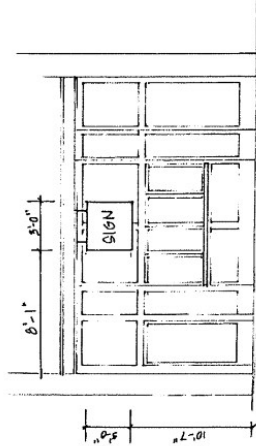
ELEVATION - C
1/4" = 1'-0"



EXISTING ENTRY
1/4" = 1'-0"



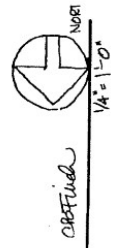
ENTRY FLOOR PLAN
1/4" = 1'-0"



SIGNAGE LOCATION
1/4" = 1'-0"

NIGHT & DAY - BLOOMINGTON

118 NORTH WALNUT



SUMMARY

COA 18-46

812 S. Morton Street: McDoel
Petitioner: Jefferson Shreve

No Attribute Data Found



Background: The property located at 812 S. Morton Street is a slightly altered American Foursquare House in good condition that was constructed c. 1899. The house was listed on the 2001 SHAARD Survey as contributing was not included in the 2015 survey. The property is located within the McDoel Local Historic District and is zoned IG-Industrial General.

Request: Full demolition.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

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

McDoel Local Historic District Design Guidelines

III. Demolition of Existing Principal Structures

- Guiding Principals
 - In general, all houses within the neighborhood should be kept and maintained.
 - If the structure is contributing, that is, it is fifty years old or older and not significantly altered from the original form, and is in good or repairable condition (that is if restoration would cost less than replacement), then a certificate of appropriateness for demolition of the structure will not generally be given. Exceptions may be made if demolition of this structure contributes to the public good of the neighborhood.
 - If a structure is non-contributing, but is a part of the neighborhood's residential context, a certificate of appropriateness may be given if demolition contributing to the public good of the neighborhood.

Recommendations: Staff recommends denying COA 18-46. The structure contributes to the larger context of the historic district and has value as a historic piece of that landscape. Although the house will require significant interior renovation to make it livable, Staff believes this is a better alternative to it being demolished.

RECEIVED

JUN 11 2018

BY: AK

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 18-46

Date Filed: June 11, 2018

Scheduled for Hearing: June 28, 2018

Address of Historic Property: 812 S. Morton St.

Petitioner's Name: Jefferson Shreve

Petitioner's Address: 530 E. Kirkwood Ave. Bloomington, IN 47408

Phone Number/e-mail: 812-327-4000 / Jefferson.Shreve@comcast.net

Owner's Name: _____

Owner's Address: } same as above

Phone Number/e-mail: _____

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. M M Campbells Lot 9

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

3. A description of the materials used.

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.

Checklist for Demolition Permit

Monroe County Building Department

501 N. Morton St RM.220-B, Bloomington, Indiana 47404

Phone Number: (812) 349-2580 FAX: (812) 349-2967

<http://www.co.monroe.in.us/buildingdept.html>

APPLICATION FORM All requested information is necessary in order to issue a permit. Please do not submit an application which is incomplete or illegible. Submitting an incomplete application will result in a delay of the permit process.

RECORDED DEED (copy) or **RECORDED LAND CONTRACT**. This document *MUST* carry the stamp of the Monroe County Recorder. Copies of deeds are available in the MONROE COUNTY RECORDER'S OFFICE, Courthouse Room 122. 349-2520

TAX IDENTIFICATION PARCEL NUMBER This number is *REQUIRED* for the application and is available from the MONROE COUNTY AUDITOR'S OFFICE Courthouse Room 209, 349-2510, or it is printed on your tax statement. This number identifies the specific parcel of ground onto which your structure will be erected.

2 SITE PLANS This document *must* clearly illustrate all property lines and streets, the locations of all existing structures on the property and identify which structure is to be demolished.

Demolition Application

Monroe County Building Department

501 N. Morton St Rm 220-B, Bloomington, Indiana 47404

Phone Number: (812) 349-2580 FAX: (812) 349-2967

<http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx>

Date: 6/5/18

Project Address: 812 S. Morton St. Bloomington, IN 47403
Street City, State Zip

Township: Perry Section #: _____

Parcel Number 53-01-55-240-000,000-009 015-52400-000

Subdivision: MM Campbells Lot #: 9
Applicant Name: Jefferson Shreve Phone #: 812-327-4000

Property Owner Name: Jefferson Shreve
Address: 530 E. Kirkwood Ave. Bloomington, IN 47408 Phone #: 812-327-4000
Street City, State & Zip

Contractor: (if applicable) _____
Phone #: _____


Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other

WORK BEING PERFORMED:

Demolition

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature 
Owner/Applicant

10/15/03/J/Bldg/Reviews/Forms

SUMMARY

COA 18-47

407 S. Walker Street: Greater Prospect Hill
Petitioner: Rebecca Stoops

Contributing

IHSSI #: 105-055-54260

c. 1900



Background: The house located at 407 S. Walker Street is a contributing severely altered side-gabled structure in good condition that was constructed c. 1900. The property is located within the Greater Prospect Hill Local Historic District and is zoned RC-Residential Core.

Request: Installation of 18 solar panels on the east-facing portion of the roof. They will not be visible from S Walker Street but will be visible from W Howe Street.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

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

Greater Prospect Hill Local Historic District Design Guidelines

B. Changes to the Public Way Façade

- Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style of in a design appropriate to the character of the house or streetscape.
- Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.
- Prioritize the retention of the roof's original shape as viewed from the public way façade. Chimneys may be removed unless they are an outstanding characteristic of the property.

Recommendations: Staff recommends approving COA 18-47. The installation of the solar panels on the non-original metal roof will not detract from the overall historic integrity of the house or district. They will be visible from Howe Street but not Walker Street, the primary street in front of the house.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUN 19 2018
BY: RKE

Case Number: WA 18-47

Date Filed: June 19, 2018

Scheduled for Hearing: Commission

Address of Historic Property: 407 S Walker St, Bloomington, IN 47403

Petitioner's Name: Rebecca Stoops

Petitioner's Address: 407 S Walker St, Bloomington, IN 47403

Phone Number/e-mail: (812) 340-1427 restoops@indiana.edu

Owner's Name: Rebecca Stoops

Owner's Address: 407 S Walker St, Bloomington, IN 47403

Phone Number/e-mail: (812) 340-1427 restoops@indiana.edu

Instructions to Petitioners

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

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

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

1. A legal description of the lot. 015-24140-00 WEAVERS LOT 24

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

Installation of 18 solar panels on the east-facing top of the roof.

3. A description of the materials used.

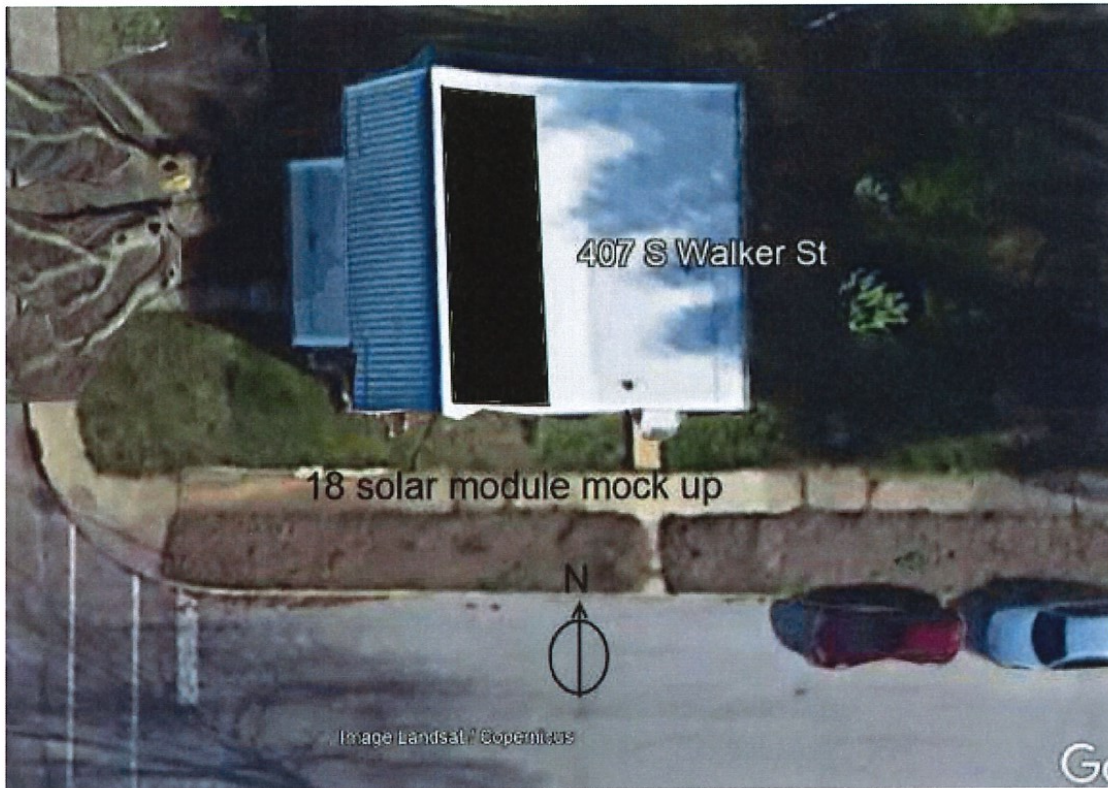
LG Solar Panels with 25 year warranty.

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

Demo Delay 18-24

1214 S. Pickwick Place
Petitioner: Dylan Grigar, Loren Wood Builders

Contributing

IHSSI #: 105-055-61444

c. 1960



Background: The house located at 1214 S. Pickwick Place is a contributing unaltered ranch in good condition that was constructed c. 1960. The property is zoned RS-Residential Single Family.

Request: Partial demolition – construction of a rear addition and a new covered patio on the front 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 June 8, 2018 and the 90 day review period expires on September 6, 2018. The BHPC may thus employ demolition delay from 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 1214 S. Pickwick Place. Staff believes that the house does not merit stand-alone designation but would merit inclusion in a larger district if one were ever proposed. The petition is coming before the Commission because the new addition on the rear will almost double the square footage of the house making it fall under substantial demolition, which Staff cannot review.