

**Bloomington Historic Preservation Commission
Shows City Hall
McCloskey Room
Thursday July 26, 2018
5:00 P.M.
Agenda**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. July 12, 2018 Minutes
- IV. CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 18-51

122 W. 6th Street: Courthouse Square

Petitioner: Jasjit Singh

Installation of new signage above the storefront and in the windows. Backlit channel letters with a white face.

Commission Review

A. COA 18-52

503 S. Jordan Avenue: Elm Heights

Petitioner: Richard W. & Conna J. Oram

Construction of a free-standing car port on the rear of the lot.

B. COA 18-53

122 S. College Avenue: Courthouse Square

Petitioner: Susan Su

Amendment to COA 16-40 (restoration of storefront): painting steel beam above storefront rainbow colors.

C. COA 18-54

410 W. 4th Street: Greater Prospect Hill

Petitioner: Adrienne Davis and Theodore Legler

Demolition of chimney and chimney stack.

D. COA 18-55

1111 E. 1st Street: Elm Heights

Petitioner: Paul Langley

Replacement of existing concrete walkway from the house to the sidewalk with limestone pavers.

V. DEMOLITION DELAY

Staff Review

Demo Delay 18-28

112 E. Cottage Grove Road

Petitioner: Chickering Rentals

Partial demolition – construction of a deck on the rear of the house.

Commission Review

A. Demo Delay 18-29

106-108 W. Clubhouse Drive

Petitioner: John Turnbull

Full demolition – two apartment buildings.

VI. COURTESY REVIEW

VII. NEW BUSINESS

A. Final SHAARD Resurvey Data Presentation – Steve Wyatt

VIII. OLD BUSINESS

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENT

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 July 26, 2018 at 5:00 P.M. in the McCloskey Room

Posted: 7/19/2018

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday July 12, 2018
5:00 P.M.
MINUTES**

I. CALL TO ORDER

Meeting was called to order at 5:00 pm.

Jeff Goldin announced Rachel Ellenson has given her two-week notice to the City of Bloomington. He stated he appreciated her devotion to the job, willingness to learn, and the commission will miss her.

II. ROLL CALL

Commissioners

Flavia Burrell
Lee Sandweiss
Jeff Goldin
Chris Sturbaum
Sam DeSollar

Advisory

Deb Hutton
Duncan Campbell

Staff

Rachel Ellenson
Alison Kimmel
Philippa Guthrie
Eric Sader

Guests

Jess McPherson
Russ Herndon
Steve Host
Loren Wood
Dave Noggle

III. APPROVAL OF MINUTES

A. June 28, 2018 Minutes

Deb Hutton stated the minutes read her making a motion. She is unable to make motions due to advisory status. **Alison Kimmel** stated she would watch the recording and correct the mistake. **Sam DeSollar** made a motion to approve minutes from the June 28, 2018 meeting, with the edit from Deb Hutton. **Flavia Burrell** seconded. **Motion carried 5/0/0.**

Correction from June 28, 2018 minutes in regards to allowing **COA-18-49** be approved by staff. **Deb Hutton** suggested the commission make a motion to meet with planning. **Chris Sturbaum** made a motion to request staff meet with planning regarding permits being released without being seen before the commission. **John Saunders** seconded. **Motion carried 5/0/1 (Yes/No/Abstain)**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 18-49

618 W. 3rd Street: Greater Prospect Hill

Petitioner: Eleanor Kinser

Retroactive approval for: reshingle house and garage, installation of new gutters on house and garage, installation of vinyl siding on house and garage, replacement of front porch concrete slab with new slab, installation of wooden posts to support front porch overhang, replacement of deteriorated porch with wood deck of the same size on the West side of the house, replacement of wooden decking boards on the rear deck with new wood planks, new handrail on the rear deck, construction of steps from the rear deck to the backyard, and replacement of garage door.

Rachel Ellenson gave presentation. See packet for details.

Commission Review

A. COA 18-50

210 E. Gilbert Drive: Matlock Heights

Petitioner: Russ Herndon

Construction of a rear addition to install new pool. Construction of stairs and handrail to connect addition to the backyard.

Rachel Ellenson gave presentation. See packet for details.

Deb Hutton asked if the new ridge line would be perpendicular to the road. **Rachel Ellenson** stated it would be perpendicular.

Russ Herndon stated the house has high maintenance wood siding. They would like to reserve the option to use a cement board product or sheet material for the addition. The window configuration will be similar to the drawing, but there may be a slight window changed due to interior configuration.

Chris Sturbaum asked the petitioner if they would be hipping the roof on the ridge. **Russ Herndon** stated the addition will have ten foot walls, with a scissor tress.

Deb Hutton stated the neighborhood was in support of this.

The commission was in support of the application.

Sam DeSollar would like to have the petitioner not use a siding that has a false wood grain.

Sam DeSollar made a motion to approve **COA 18-50** with a caveat the applicant does not use a siding with a false wood grain. **Chris Sturbaum** seconded. **Motion carried 5/0/0.**

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 18-25

407 E. Grimes Street

Petitioner: Dave Noggle

Partial demolition – construction of an addition.

Rachel Ellenson gave presentation. See packet for details.

Dave Noggle stated the only the back wall will be torn down in order to connect the old and new structure. He stated the plans seem extensive, but the structure will be so far back from the road, he doesn't think it will be very noticeable. They will be reusing windows out of the existing wall they're taking down and they will be matching the siding.

Sam DeSollar asked if the pitches on the addition match the pitches on the current structure. **Dave Noggle** stated the addition pitch is slightly different, but the screened in porch roof pitch matches the current structure's pitch.

Chris Sturbaum asked how far back the addition went. **Dave Noggle** stated it goes back 12 feet.

Jeff Goldin made a motion to release the Demolition Permit for 407 E. Grimes Lane. **Lee Sandweiss** seconded. **Motion carried 5/0/0.**

B. Demo Delay 18-26

1005 S. Washington Street

Petitioner: Steve Host

Full demolition of the garage on the rear of the property.

Rachel Ellenson gave presentation. See packet for details.

Chris Sturbaum asked what would replace the garage. **Steve Host** stated a new garage.

Lee Sandweiss asked if the new garage would resemble the old garage. **Steve Host** stated it would resemble the style of the house.

Sam DeSollar stated he like the current garage and its characteristics.

Duncan Campbell stated these garages are common with these houses and are a significant characteristic of this time period.

Sam DeSollar made a motion to release the Demolition Permit for 1005 S. Washington Street. **Chris Sturbaum** seconded. **Motion carried 5/0/0.**

C. Demo Delay 18-27

1009 S. Lincoln Street

Petitioner: Loren Wood Builders

Partial demolition – construction of dormers on the rear garage.

Rachel Ellenson gave presentation. See packet for details.

Loren Wood stated the homeowners were approved an ADU status for this garage, but the square footage makes it difficult to have the living space up to code.

Chris Sturbaum asked what the siding would be. **Loren Wood** stated the current siding is limestone and the front façade is vinyl. They would possibly put a cement board on the front. **Chris Sturbaum** asked what the garage door would be replaced with. **Loren Wood** stated they would either install sliding doors or a glass garage door.

Deb Hutton asked if there would be any outdoor access or staircases to the upstairs. **Loren Wood** stated it would be internal.

Duncan Campbell asked for clarification for what was going to be demolished. **Loren Wood** stated the roof where the dormers are being installed and the garage door.

Loren Wood stated there is a brick chimney that is floating, so that would be taken out as well.

Sam DeSollar made a motion to release the Demolition Permit for 1009 S. Lincoln Street. **Flavia Burrell** seconded. **Motion carried 5/0/0.**

VI. COURTESY REVIEW

NONE

VII. NEW BUSINESS

- A. Commission Retreat – Does anyone have a preferred month? Date?

The commission stated they would like to wait until the staff position is filled before the commission plans a retreat. **Deb Hutton** mentioned holding a meeting or inviting planning to our retreat to discuss issues.

Rachel Ellenson stated she has been working with Adam Wason, the director of public works, on the sidewalk restoration project. Staff suggested the commission create a sub-committee to represent the commission and communicate with Public Works. Jeff Goldin, Sam DeSollar, and Chris Sturbaum, volunteered to be on the sidewalk restoration sub-committee.

VIII. OLD BUSINESS

NONE

IX. COMMISSIONER COMMENTS

Chris Sturbaum stated there is no way to save old trees in historic districts, unless they're in the neighborhoods' guidelines. He also stated the Air BnB law from the state allows regulations within historic districts, more than outside districts. The neighborhoods could regulate this with their guidelines. **Philippa Guthrie** stated there are minimal options to regulate them. She stated she will look at the statute to see what they can and cannot do.

Sam DeSollar stated they are going to miss Rachel. **Rachel Ellenson** stated it has been a pleasure working with the commission.

X. PUBLIC COMMENTS

NONE.

XI. ANNOUNCEMENTS

NONE.

XII. ADJOURNMENT

Meeting was adjourned at 5:45pm.

SUMMARY

COA 18-51 (Staff Review)

122 W. 6th Street (Breedon Building): Courthouse Square
Petitioner: Jasjit Singh

Contributing

IHSSI #: 105-055-23038

c. 1859



Background: The building located at 122 W. 6th Street is a contributing severely altered commercial storefront building in good condition that was constructed c. 1859. 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 new signage above the storefront and in the windows. Backlit channel letters with a white face.

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

1. Care should be taken with the attachment of signage to historic buildings.
2. 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.
3. Obscuring historic building features such as cornices, gables, and aluminum is encouraged as historically appropriate to the building.
4. In situations 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.
5. Signage which is out of scale, boxy, or detracts from the historic façade is discouraged.
6. Care should be taken to conceal the mechanics of any kind from the public right of way

B. Wall Signs

1. Building-mounted signage should be of a scale and design so as not to compete with the building's historic character.
2. Wall signs should be located above storefront windows and below second story windows.
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 released COA 18-51 on July 12, 2018. Staff feels that the proposed installation of the signage follows all design guidelines for the district and the installation of the signage above the storefront will be bolted into the existing wooden backing.

RECEIVED
JUL 12 2018
BY: RKE

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 18-51

Date Filed: July 12, 2018

Scheduled for Hearing: Staff review

Address of Historic Property: 122 W⁶⁴ STREET BLOOMINGTON IN 47404

Petitioner's Name: JASJIT SINGH

Petitioner's Address: 3720 E BRIGHTON AVE BLOOMINGTON IN 47401

Phone Number/e-mail: 317-202-5546

Owner's Name: OMEGA PROPERTIES

Owner's Address: _____

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. _____

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

New SIGN

3. A description of the materials used.

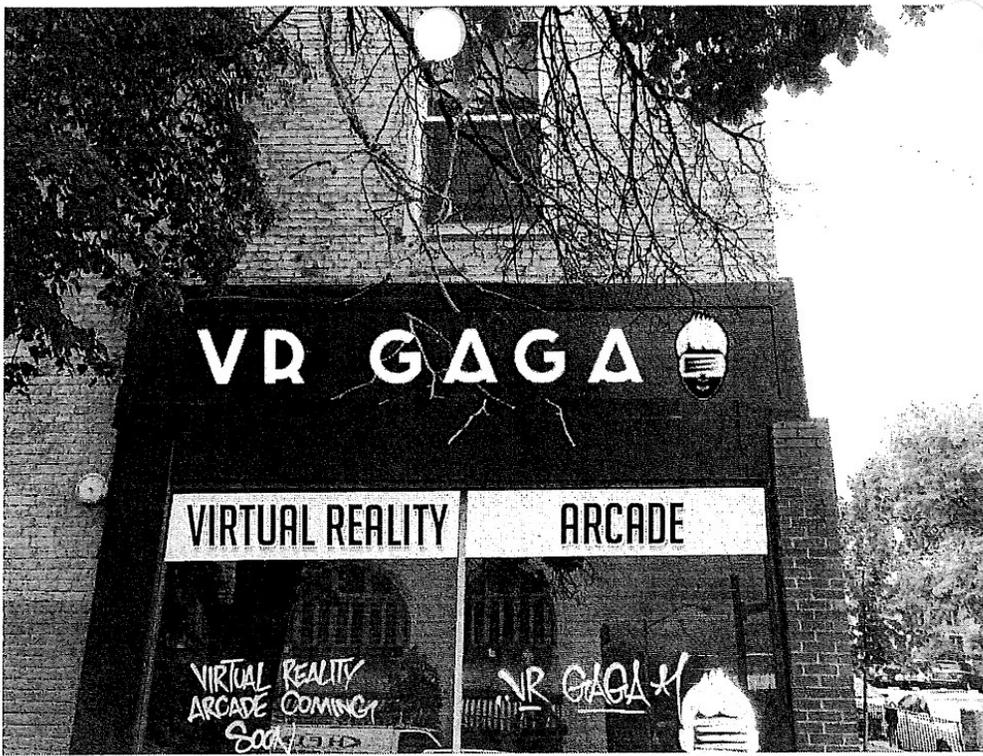
Two Sets of TALL Lit Channel Letters White FACE
BLACK RETURNS & TRIM Cap ~~FOR~~ with LOGO
The Letters are made of ~~AL~~ ~~UM~~ ALUMINUM Sides 5"
Thick & Lexan Face with TRIM CAP internally lit with
LED & FLUSH Mounted to the BUILDING.

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.



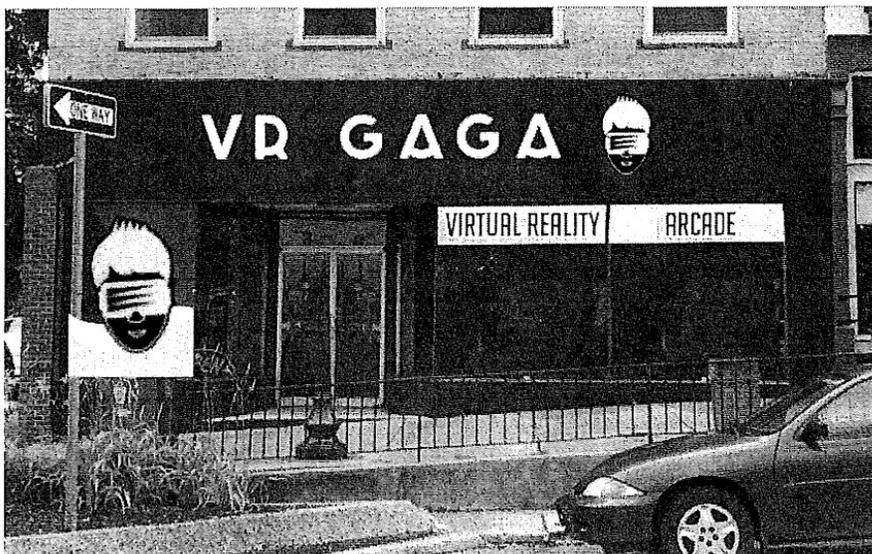
16"x132" 14.7 sq ft

16"x28" 3.1 sq ft



21"x173" 25 sq ft

21"x39" 5.7 sq ft



48.5 SQ FT USED

SUMMARY

COA 18-52

503 S. Jordan Avenue: Elm Heights
Petitioner: Richard & Conna Oram

Contributing

IHSSI #: 105-055-51050

c. 1925



Background: The house located at 503 S. Jordan Avenue is a contributing slightly altered Tudor Revival house in good condition that was constructed c. 1925. The property is located within the Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Construction of a free-standing car port on the rear of the lot.

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

Additions, Retrofits, and New Construction

5.1 Additions and New Construction

- Design new houses and other structures to be compatible with, but distinguishable from, surrounding historic building.
- New buildings should be compatible with surrounding contributing properties in massing, proportion, height, scale, placement, and spacing.
- New construction should echo setback, orientation, and spatial rhythms of surrounding properties.
- Design new building so that the overall character of the site is retained, including its topography, any desirable historic features, and mature trees.

5.3 Garages and Service Buildings

- New construction and additions should follow 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 significantly 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 18-52. The design and scale of the car port are compatible with district design guidelines and because of the location of the new car port, it will be minimally visible from the public right of way. The new carport will not detract from the overall historic integrity of the district or property.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUL 17 2018

BY: AK.....

Case Number: COA 18-52

Date Filed: July 17, 2018

Scheduled for Hearing: July 26, 2018

Address of Historic Property: 503 S Jordan Ave Bloomington 47401

Petitioner's Name: Richard W. and Conna J. Oram

Petitioner's Address: 503 S Jordan Ave.

Phone Number/e-mail: 812-287-7853 roram1@gmail.com

Owner's Name: Richard W. and Conna J. Oram

Owner's Address: 503 S Jordan Ave.

Phone Number/e-mail: 812-287-7853 roram1@gmail.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. Campus Place N1/2 Lots 24&25

2. A description of the nature of the proposed modifications or new construction:
New freestanding single-car carport with entrance on Hunter St. Simple gabled construction with open back, front, and sides is compatible with both the contemporary house to our east and the historic Elm Heights structures nearby. The carport will be set back at least 10 ft. from the line extending outward from the Hunter Ave. side of the house in order to comply with code.

3. A description of the materials used.
Cedar beams mounted on limestone columns and cedar decking with asphalt shingles. See drawing for details.

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.



Adjacent house on E. Hunter



Front of house on S. Jordan



Corner of house from E. Hunter Ave



E. Hunter side of garden

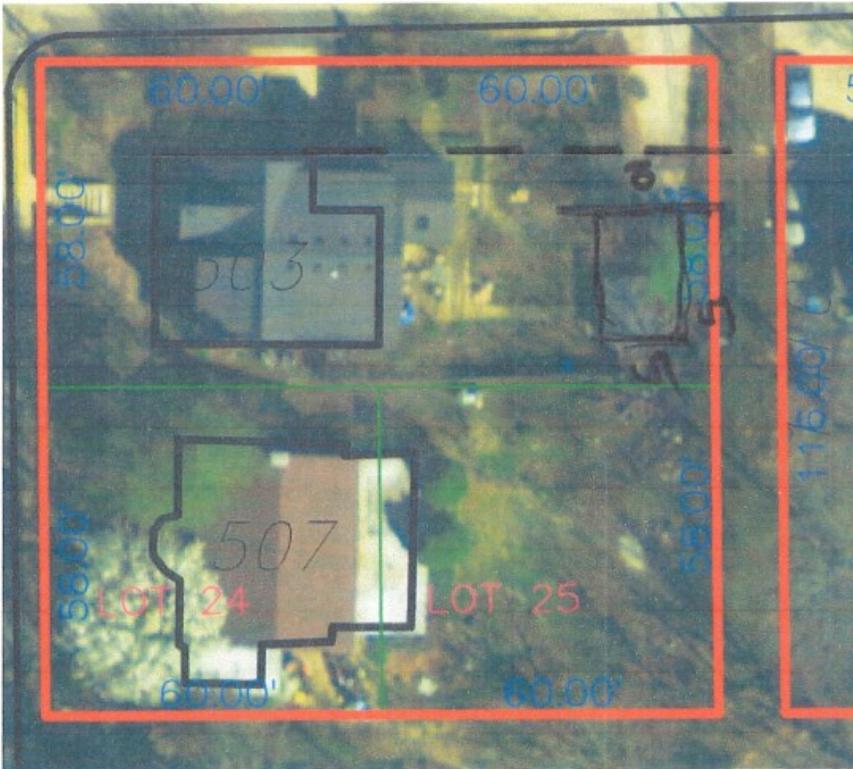
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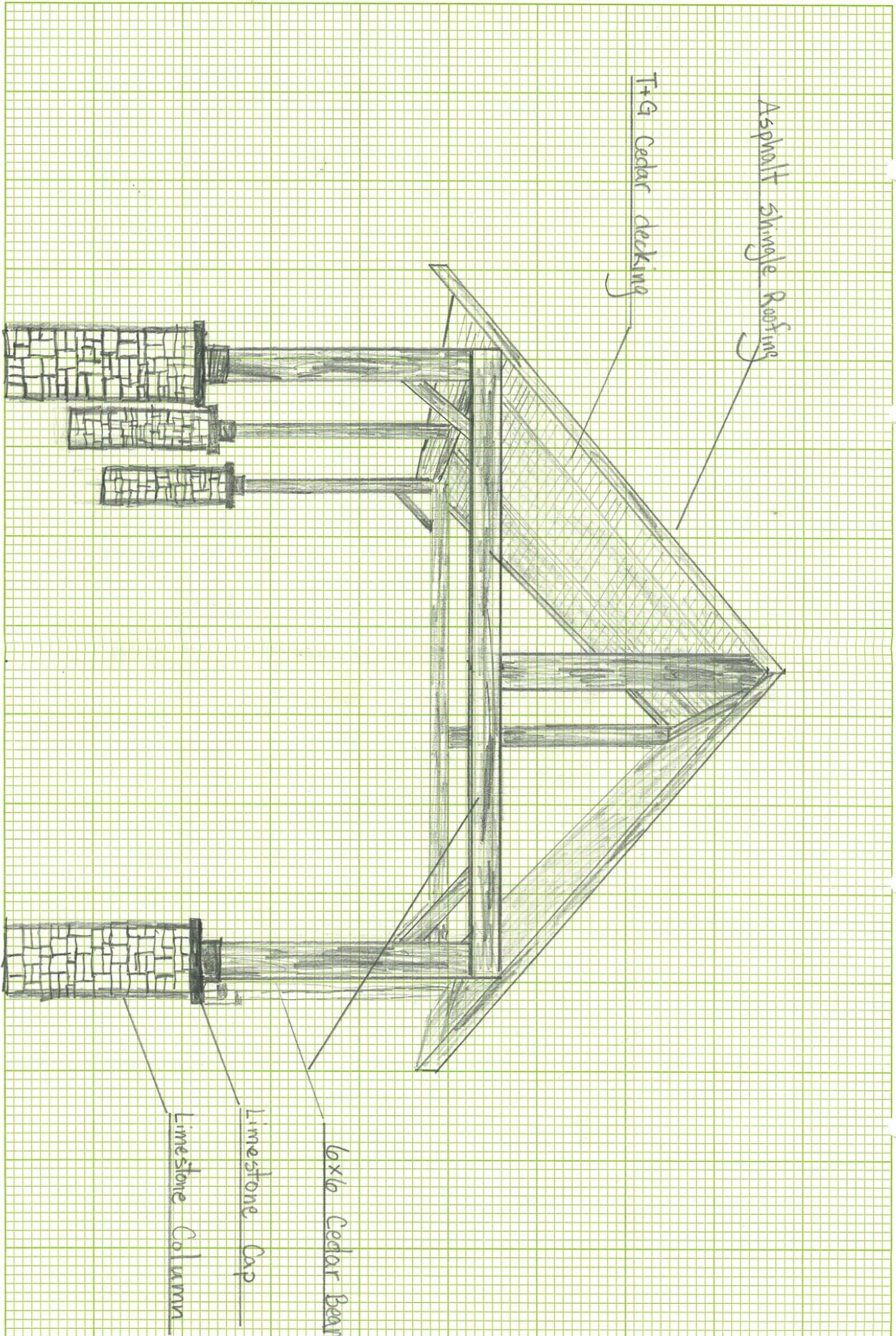
Current driveway on E. Hunter. Shed to be moved into garden area and tree removed to comply with code requirements.



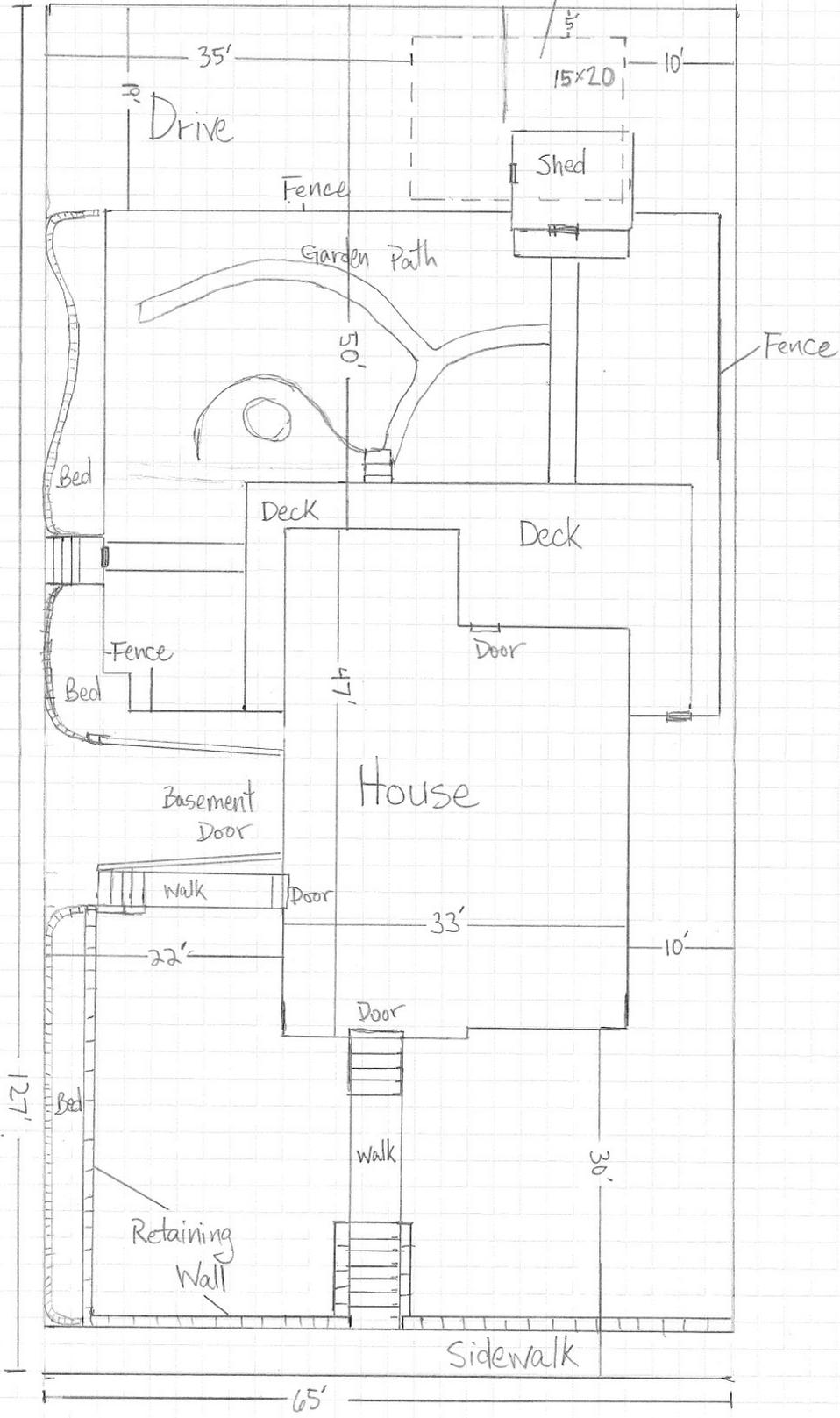
Similar carport. This is a two-car version (we request one-car version).



Overhead view with approx.. position of carport indicated



Proposed Carport



Hunter

Jordan

SUMMARY

COA 18-53

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

Contributing

IHSSI #: 105-055-23022

c. 1890



Background: The building located at 122 S. College Avenue is a contributing severely altered commercial storefront building in good condition that was constructed c. 1890. The property is located within the Courthouse Square Local Historic District, the Courthouse Square Overlay District, and is zoned CD-Commercial Downtown. The BHPC granted a COA to the owner for restoration of the facade in 2016.

Request: Amendment to COA 16-40 (façade restoration): painting the steel beam above the storefront rainbow colors and painting the wooden trim brown.

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 Facades – Storefronts

3. The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper façade. Changes to the primary façade should maintain this separation and be made apparent.
5. 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.

C. Exterior Walls, general

7. 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 denying COA 18-53. Staff believes the proposed paint colors will detract from the historic integrity of the building and the overall historic district because they will create visual clutter. Staff recommends a single paint color that matches the overall color scheme of the district.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUL 13 2018
BY: RKE

Case Number: COA 18-53

Date Filed: July 13, 2018

Scheduled for Hearing: July 26, 2018

Address of Historic Property: 122 S. College Avenue Bloomington, IN 47404

Petitioner's Name: Susan Su

Petitioner's Address: 1292 S. Cobble Creek Circle Bloomington, IN 47401

Phone Number/e-mail: (251) 689-2012; susansusyn@live.com

Owner's Name: Same

Owner's Address: Same

Phone Number/e-mail: Same

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. _____

2. A description of the nature of the proposed modifications or new construction:
Amendment request for COA 16-40 (restoration of storefront): painting steel beam above storefront rainbow colors. Framing will be brown.

3. A description of the materials used.
Paint

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 18-54

410 W. 4th Street: Greater Prospect Hill
Petitioner: Adrienne Davis & Theodore Legler

Contributing

IHSSI #: 105-055-26430

c. 1920



Background: The property located at 410 W. 4th Street is a contributing slightly altered American Foursquare house in good condition that was constructed c. 1920. The property is located within the Greater Prospect Hill Local Historic District and is zoned CD-Commercial Downtown.

Request: Demolition of chimney and chimney stack.

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

- 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.

C. Removal of Original Materials

- 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.
- Avoid removing or altering historic material or distinctive architectural features, like those listed. If materials are original and in good shape, means with which to keep them intact should be explored.

Recommendations: Staff recommends approving COA 18-54. The visible portion of the chimney is not a character defining feature of the house and is no longer functional. It is minimally visible from the public right-of-way and its removal will not detract from the overall historic integrity of the house or district.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUL 18 2018
BY: RKE

Case Number: COA 18-54

Date Filed: July 18, 2018

Scheduled for Hearing: July 26, 2018

Address of Historic Property: 410 West 4th Street

Petitioner's Name: Adrienne Davis & Theodore R. Legler III

Petitioner's Address: 410 West 4th Street

Phone Number/e-mail: 260-414-3812, adndavis@gmail.com

Owner's Name: Adrienne Davis & Theodore R. Legler III

Owner's Address: 410 West 4th Street

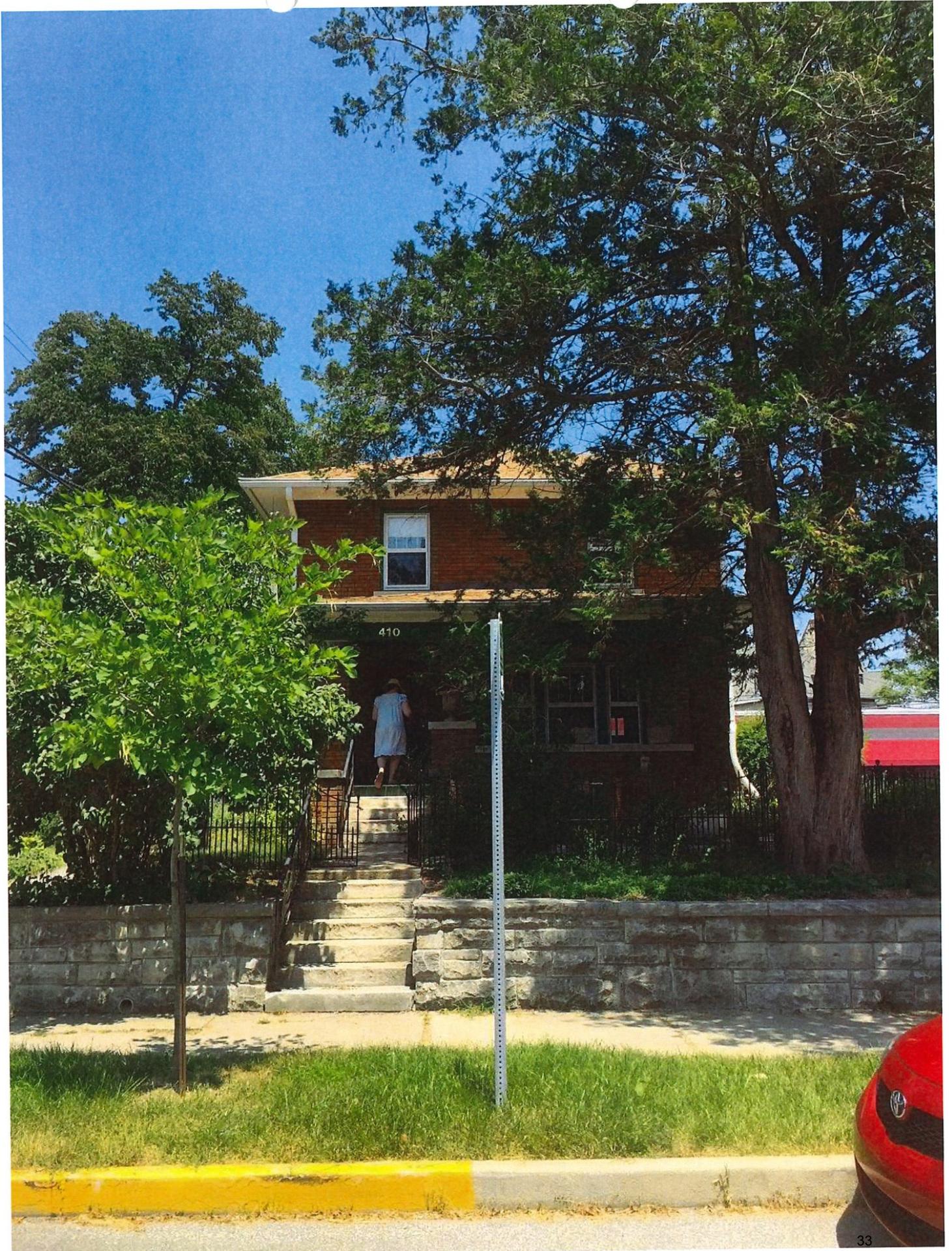
Phone Number/e-mail: 260-414-3812, adndavis@gmail.com

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410 West 4th Street, Bloomington, IN 47404 - Site Plans
NO CHANGES



410





no out chimney



w/ chimney



12/21/21 # 201100001





w/chimney



w/out chimney

SUMMARY

COA 18-55

1111 E. 1st Street: Elm Heights
Petitioner: Paul Langley

Notable

IHSSI #: 105-055-47053

c. 1940



Background: The house located at 1111 E. 1st Street is an unaltered Art Deco American Foursquare house in good condition that was constructed c. 1940. The property is located within the Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Replacement of existing concrete walkway from the house to the sidewalk with limestone paver walkway.

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

Walkways and Automobile Areas

- Design walkways, driveways, and parking areas in keeping with the neighborhood setting.

Masonry

- Retain masonry features and statuary that contribute to the historic character of a site. These include but are not restricted to structures, foundations, columns, arches, porches, decorative panels, patios, fenestration, balustrades, lintels, sills, key stones, spouts, brackets, flower boxes, steps, railings, copings, walks, walls, retaining walls, birdbaths, benches, urns, pots, sculptures, fountains, ponds, landscape edging, and barbeque grills.

Recommendations: Staff recommends approving COA 18-55. The replacement of the concrete slab walkway with limestone pavers is compatible with the district design guidelines and will use historically accurate materials. The design is compatible with other examples of walkways in the district and the new walkway will be in the same location as the original.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUL 18 2018
BY: RKE

Case Number: COA 18-55

Date Filed: July 18, 2018

Scheduled for Hearing: July 26, 2018

Address of Historic Property: 1111 E. FIRST ST., BLOOMINGTON, IN 47401

Petitioner's Name: PAUL E. LANGLEY

Petitioner's Address: 1111 E. FIRST ST., BLOOMINGTON, IN 47401

Phone Number/e-mail: 812-331-8560 / plangley@indiana.edu

Owner's Name: PAUL E. LANGLEY and SUSAN ARMENY

Owner's Address: 1111 E. FIRST, BLOOMINGTON, IN 47401

Phone Number/e-mail: 812-331-8560 / plangley@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. PARTS OF SEMINARY LOTS 104 and 99 in the City of
BLOOMINGTON, MONROE COUNTY, INDIANA

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

The existing concrete walkway from the public sidewalk to steps
leading to the front door of the house will be removed and
replaced. The replacement will occupy the same footprint as the
concrete walkway but the surface will be limestone.

3. A description of the materials used.

Limestone paving blocks set in stone dust

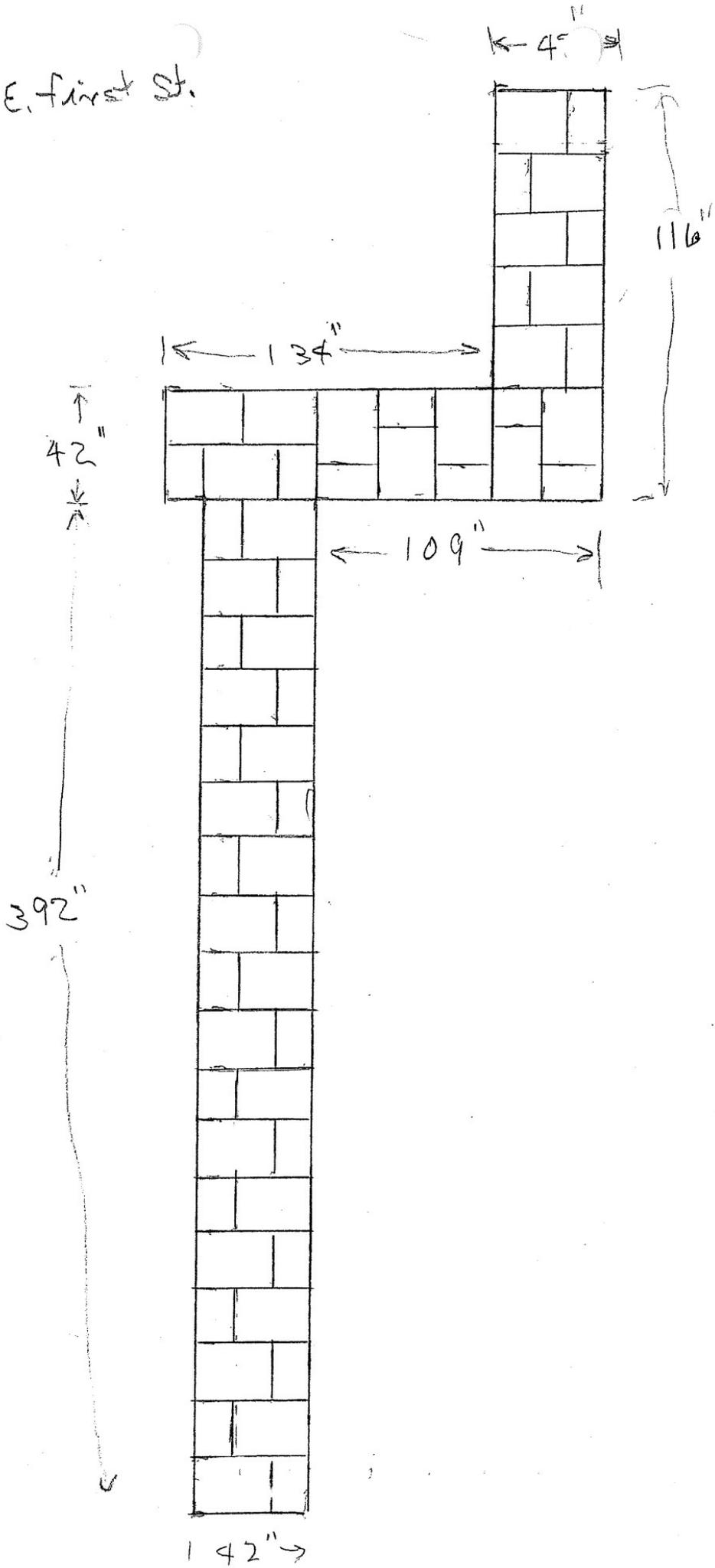
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.

1111 E. First St.







SUMMARY

Demo Delay 18-28 (Staff Review)

112 E. Cottage Grove Road
Petitioner: Chickering Rentals

Contributing

IHSSI #: 105-055-31038

c. 1925



Background: The house located at 112 E. Cottage Grove Road is a contributing slightly altered Dormer Front Bungalow in good condition that was constructed c. 1925. The property is zoned RM-Residential Multifamily.

Request: Partial demolition – construction of a deck on the rear of the house.

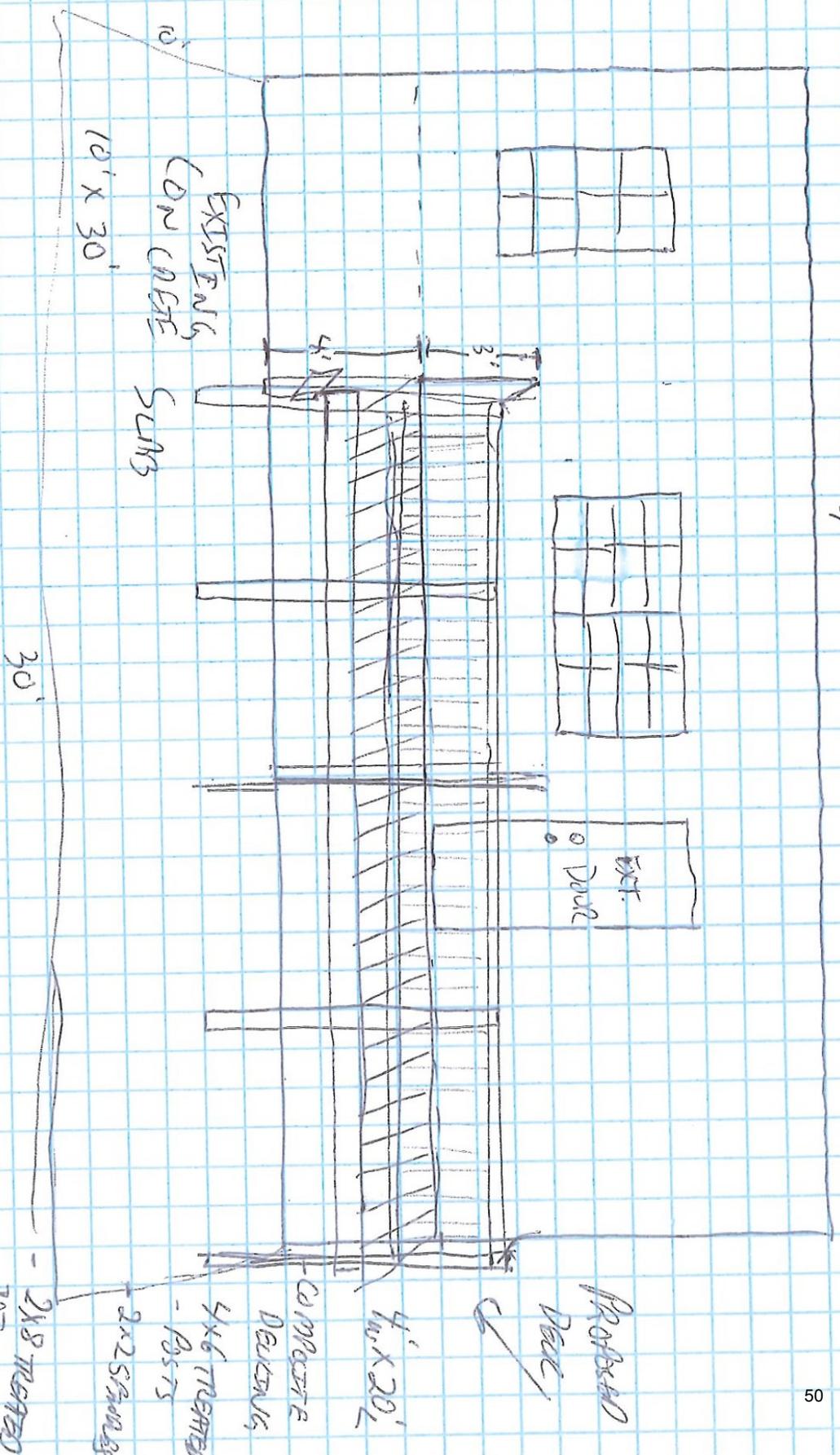
Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on July 9, 2018 and the 90 day review period expires on October 7, 2018. The BHPC 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 released the waiting period for demo delay 18-28 on July 9, 2018. The addition will not be visible from the primary public right of way and the addition of the deck will not detract from the historic integrity of the house. Staff does not believe the house merits stand-alone designation at this time, but the property would certainly contribute to a larger district if one were ever proposed.

CHICKEREAU
RAMMUS OWNER

112 E. COTTAGE GROVE
SCALE 1/4" = 1'



TIM WISBARTH-KRASSER
 765-341-4054

- Simpson Post
 BRACKETS AT
 POST BOTTOMS

- 2x8 TREATED
 JOISTS

- 2x2 STRAPPING
 4x6 TREATED
 - POSTS

COMPOSITE
 DECKING

4' x 20'

Deck
 Arrow

COTTAGE GROVE

CHICKERING RENTALS OWNER

112 E. COTTAGE GROVE

SCALE 1/8" = 1'

ALLEY

59'

30'

NEW DECK

20'

13' ROOM HOUSE

LINE FROM DECK

PROPERTY

9'10"

EXISTING CONCRETE SLAB

STIM WOLFE-HARTNER

765-341-4054

Project - CHICKERING RENTALS- DECK- 112
Address - 112 COTTAGE GROVE E
Parcel - 53-05-33-205-003.000-005
App # - 63940 Twp - BL-33



SUMMARY

Demo Delay 18-29

106-108 W. Clubhouse Drive
Petitioner: John Turnbull

Contributing

IHSSI #: 105-055-34046

c. 1960



Background: The buildings located at 106-108 W. Clubhouse Drive are contributing unaltered apartment building in good condition that were constructed c. 1960. The property is zoned IN-Institutional.

Request: Full demolition of the two apartment buildings.

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 July 16, 2018 and the 90 day review period expires on October 14, 2018. The BHPC may thus employ demolition delay for 90 day 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 demo delay 18-29. Staff believes the buildings merit inclusion in a larger district, but does not believe the buildings merit stand-alone designation at this time.







