

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday August 23, 2018, 5:00 P.M.
AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. August 9, 2018 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 18-58

708 S. Woodlawn Avenue
Petitioner: Stanley Hagstrom
Replacement of front storm and screen door.

B. COA 18-59

642 N. Madison Street
Petitioner: City of Bloomington
COA Amendment: Revision of Dimension Mill signage.

C. COA 18-60

102 E. 17th Street
Petitioner: Matt Ellenwood (Matte Black Architecture)
Remove non-functioning chimney, new awning roof, new double-pane windows, and new wood steps and concrete stoop.

D. COA 18-61

119 W. 7th Street
Petitioner: Penny Caudill
Public health mural to be painted on wheelchair access ramp wall.

E. COA 18-62

125 N. College Avenue
Petitioner: Amy Miller (Wagner Signs)
Branded awning to be installed at front of store.

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 18-32

201 S. College Avenue
Petitioner: Matt Ellenwood (Matte Black Architecture)
Renewal of prior release, now expired.

B. Demo Delay 18-33

1011 S. Washington Street
Petitioner: Donn Middleton
Partial demolition – rear addition to house.

VI. NEW BUSINESS

VII. OLD BUSINESS

- A. Forward Resurvey Adoption to Council
- B. Near West Side Meeting Assistance
- C. Commission Rules and Code of Ethics Possible Adoption

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. 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 August 23, 2018 at 5:00 P.M. in the McCloskey Room. **Posted: 8/16/2018**

SUMMARY

COA 18-58

708 S. Woodlawn Avenue: Elm Heights
Petitioner: Stanley Hagstrom

Contributing

IHSSI #: 105-055-51144

c. 1925



Background: The property is a good condition slightly altered brick home with limestone foundation and asphalt roof.

Request: Replacement of wooden screen door with new vinyl screen door of similar aesthetic.

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.

Local Historic District Design Guidelines

Guidelines for Windows and Doors

- If original windows, doors, and hardware can be restored and reused, they should not be replaced.
- Replace missing elements based on accurate documentation of the original.
- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
- Inappropriate treatments of windows and doors, particularly in the primary facades, include: a) creation of new window or door openings b) changes in the scale or proportion of existing openings c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.
- Wood-frame storm windows and doors are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

Recommendations: Petitioner expresses difficulty in having to seasonally change the screen out of the front door and prefers a door where such work is not required. Front door also contains a repairable crack. Petitioner also expresses difficulty in installation of a crease-free screen with such a large screen opening. The SHAARD notes an original door, but staff is inclined to believe this references the interior security door. The proposed door will not alter the door sizing and is very similar in patterning and overall look to the existing screen door. The proposed door is not wood, however, and instead has a maintenance-free DuraTech finish.

Although staff is sympathetic to the sought benefits of the petitioner in the proposed replacement, staff would recommend allowance for replacement but only if substituted for a wood door. Language in the door guidelines is only advisory, however, with use of “should” and “preferred,” and so the HPC does have discretion to allow the COA as proposed. Staff would also recommend storage of the existing door if determined original and a swap is allowed.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
AUG 14 2018

Case Number: 18-58

Date Filed: 8/14/18

Scheduled for Hearing: August 23, 2018

BY: AK

Address of Historic Property: 708 S. Woodlawn Ave

Petitioner's Name: Stanley Hagstrom

Petitioner's Address: 708 S. Woodlawn Ave

Phone Number/e-mail: 812-332-5383

Owner's Name: Stanley Hagstrom

Owner's Address: 708 S. Woodlawn Ave

Phone Number/e-mail: 812-332-5383

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. 015-22480-00 Merkers Pt Lot 5

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

Replace front storm door. Current door was in place in 1963, when the house was purchased.

3. A description of the materials used.

Larson Brand, Cottage collection, Brook Bloomfield model, 36W x 81 H, white with white handle purchased from Menards.

Door swing direction would not be changed.

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.

Photos of 708 S. Woodlawn Ave., front storm door (August 14, 2008)



Bloomfield
model
(Larson
brand)
in white



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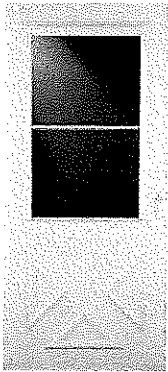


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9

SUMMARY

COA 18-59

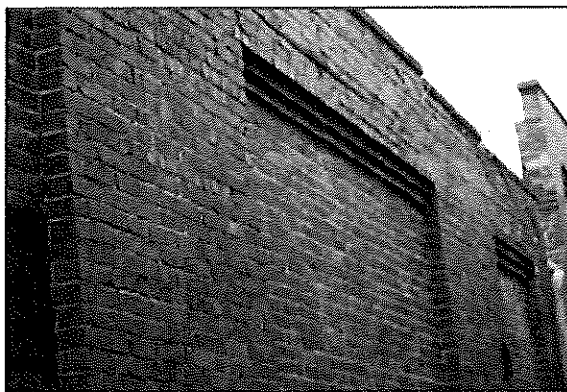
642 N. Madison Street: Showers Brothers Furniture Factory
Petitioner: City of Bloomington

Proposed Amendment to COA 17-79, approved October 26, 2017

Notable

IHSSI#: 105-055-26378

C. 1915



Background: The property is a slightly altered industrial structure in good condition zoned Commercial Downtown and located in the Showers Technology Park downtown core overlay. The structure is part of the Near West Side National Historic District and individually mentioned.

Request: Erect a gateway arch of steel beams at the southernmost end of the exterior balcony of the Dimension Mill. Between those load-bearing beams, attach a perforated steel sign panel, and attach lettering reading “The Mill” on both faces of the perforated steel panel. Erect letters reading “The Mill” atop the steel beam overhanging the main entrance on the West façade.

Guidelines:

Secretary of the Interior’s Standards for Rehabilitation:

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

Standard 9: New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Local Historic District Design Guidelines

General Guidelines

E. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material, and character of the property and its environment.

G. New additions or related new construction should be differentiated from the existing fabric, thus should not necessarily be imitative of an earlier style or period.

H. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Recommendations: The project now proposed does not appear to alter historic materials or integrity significantly more than work approved by the Commission most recently on October 26, 2017. Primary change to approved work is font, though petitioner is prepared to explain the full extent of changes to the scope of work as additional changes are present. Staff recommends approval due to a primarily non-distracting aesthetic amendment. Staff also notes HPC comments were generally positive during the informal courtesy review of the signage August 9, 2017. Staff lastly acknowledges the petitioner representative is likewise City staff but from the Economic and Sustainable Development Department.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 18-59

Date Filed: 8/15/18

Scheduled for Hearing: August 23, 2018

Address of Historic Property: 642 N. Madison St. (formerly 335 W 11th St - Dimension Mill)

Petitioner's Name: City of Bloomington

Petitioner's Address: 401 N Morton St, Ste 150

Phone Number/e-mail: 812-349-3419 / payneb@bloomington.in.gov

Owner's Name: Bloomington Redevelopment Commission

Owner's Address: 401 N Morton St, Ste 130

Phone Number/e-mail: 812-349-3510 / finleyc@bloomington.in.gov

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. 013-71290-00 PT SW NW 33-9-1W; (Lumber Shed); PLAT 55

2. A description of the nature of the proposed modifications or new construction:
 - * As shown in previous visuals, erect a gateway arch of steel beams at the southernmost end of the exterior balcony of the Dimension Mill. Between these load-bearing beams, attach a perforated steel sign panel, and attach lettering reading "The Mill" on both faces of the perforated steel panel

 - * Erect letters reading "The Mill" atop the steel beam overhanging the main entrance on the West facade

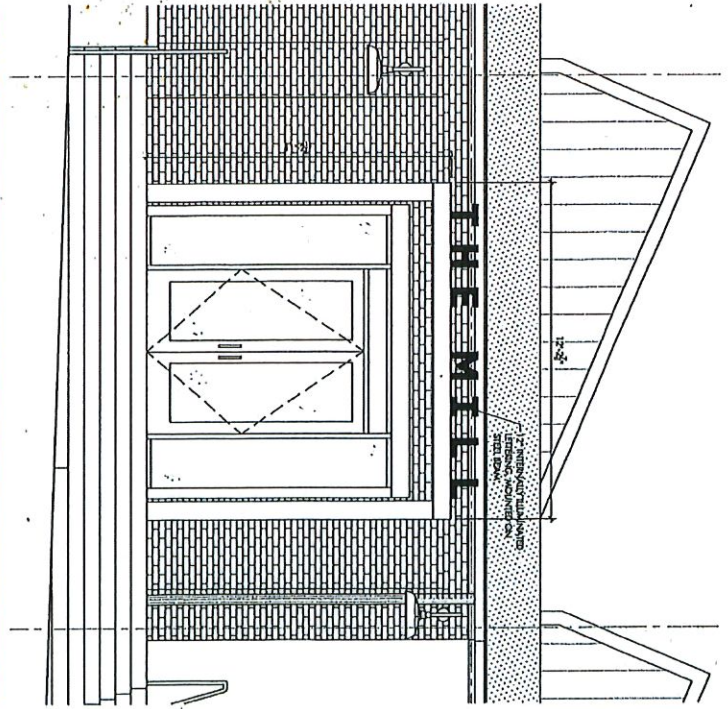
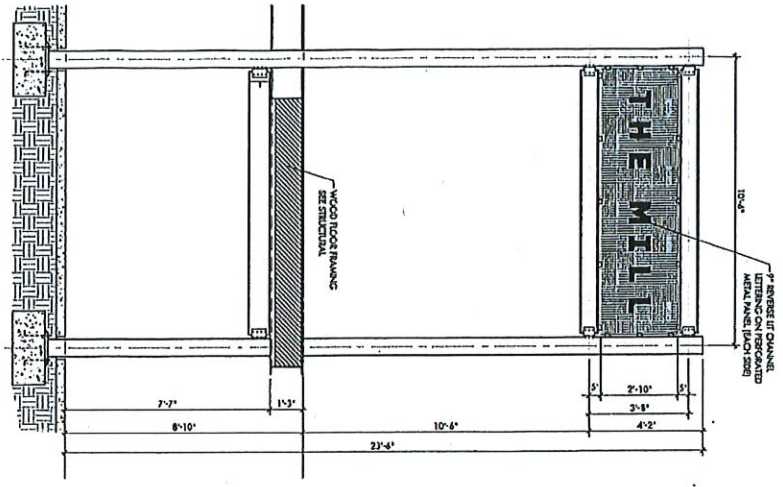
3. A description of the materials used.
 - * For the gateway arch and sign, painted, galvanized steel matching the beams and railing approved in the February 2017 and October 26 COAs. The lettering will be reverse lit channel lettering, constructed of composite.
 - Panel is 2 ft 10 in high, 10 ft wide; lettering is 9 in. high
 - * The lettering over the main entrance will be composed of internally illuminated composite lettering
 - 12 inch high lettering; atop a 12 ft wide steel beam

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

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

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

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



1/2" = 1'-0"
 SCALE:
 1 AUGUST 2018
 THE DIMENSION MILL
 SIGNAGE
 BLACKLINE
 1/1/11

SUMMARY

COA 18-60

102 E. 17th Street: Garden Hill
Petitioner: Matt Ellenwood (Matte Black Architecture)

Contributing

No Survey Card Located

C. 1928



Background: An online and spreadsheet search could not locate 102 E. 17th Street as a historically listed property. However, district paperwork indicates it to be a contributing Double Pen House circa 1928; City GIS also confirms a contributing status. Property maps confirm it to be within the Garden Hill local historic district regardless of rated status.

Request: New double-pane windows with grids, new code-compliant wood steps and a concrete stoop. New awning with brackets and removal of a non-functioning chimney.

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.
Standard 9: New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Local Historic District Design Guidelines

Changes to the Public-way Façade

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

1. Retain the proportion of original openings. Replacement of windows and doors determined to be original must duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house.
2. 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. (See Removal of Original Materials below).
5. Prioritize 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 approval of COA 18-60. Staff's understanding of double-pen architecture is a design of log and sometimes stone or brick, with a breezeway between two pens, usually two front doors, and usually end chimneys. The structure does not appear to be strongly typical of this description. Improvements in 1960 and 1991 are noted in property records, so staff is uncertain if substantial alterations may have occurred to the structure or land at that time.

As to the changes, replacement windows are retaining original proportions and encompassing grids similar to nearby properties. Replacement is allowed. The existing chimney is leaky and non-functional per the petitioner. It currently goes down to about 5 feet above the floor. In the present location on the roofline, it does not appear to be an outstanding characteristic of the property. Roof shape is retained. Large and welcoming porches are noted in the guidelines as a neighborhood feature and so new steps and a stoop would be supportive of that atmosphere. Staff's only hesitation is that a new awning above the front door slightly alters the dynamic of the roofline but overall feels it would improve the property. The neighborhood is noted as being a mix of structure types but seeks to maintain a single-family residence feel.

Note: Staff approval is acceptable for these proposed changes in the district. However, due to some ambiguity of the historic nature of the structure, staff is bringing the proposal to HPC for review.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 18-60
Date Filed: August 15, 2018
Scheduled for Hearing: August 23, 2018

Address of Historic Property: 102 E 17th Street
Petitioner's Name: Matt Ellenwood (Matte Black Architecture)
Petitioner's Address: 2021 E Wexley Rd Bloomington, IN 47401
Phone Number/e-mail: 812.345.6549/mattellenwood@gmail.com
Owner's Name: Tim Henke (Boathouse Development LLC)
Owner's Address: 3321 S Cheekwood Ln Bloomington, IN 47401
Phone Number/e-mail: 812.325.4764/henke@renaissancerentals.com

Instructions to Petitioners

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

A "Complete Application" consists of the following:

1. A legal description of the lot. Parcel #: 53-05-33-202-051.000-005

2. A description of the nature of the proposed modifications or new construction:
Exterior improvements (see attached drawing).

3. A description of the materials used.
Wood, windows, paint, shingles

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

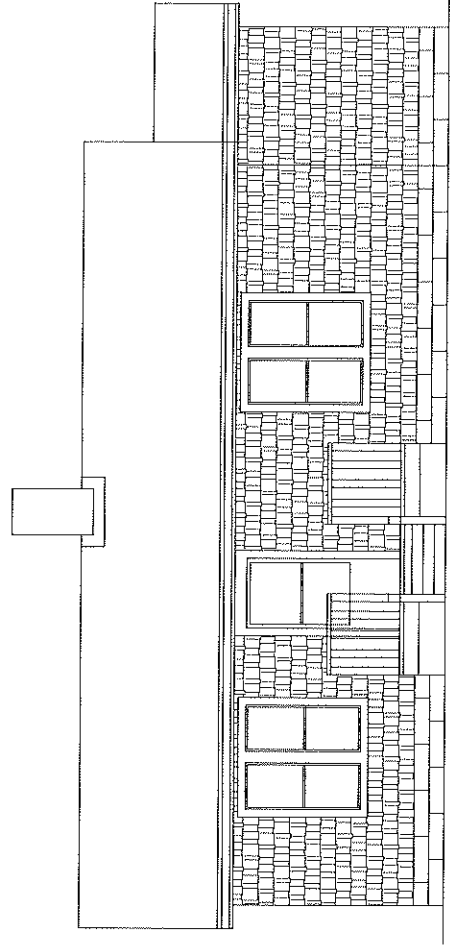
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

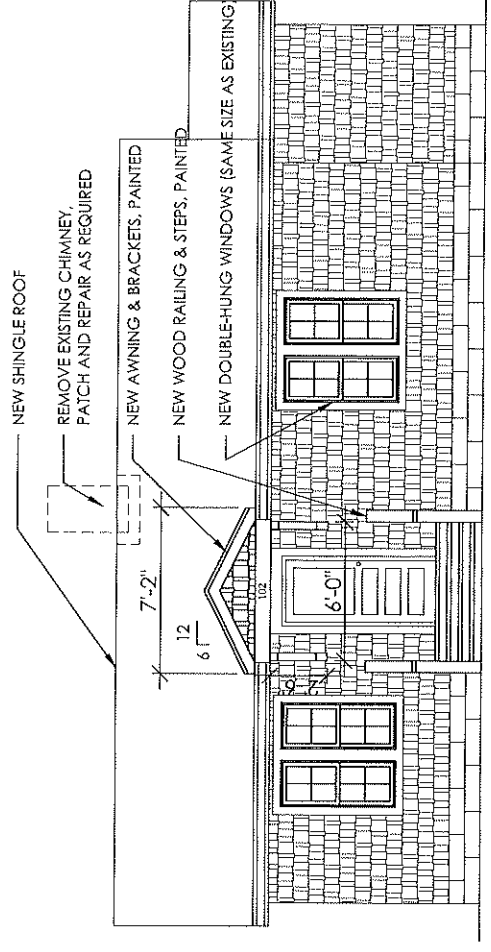
EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

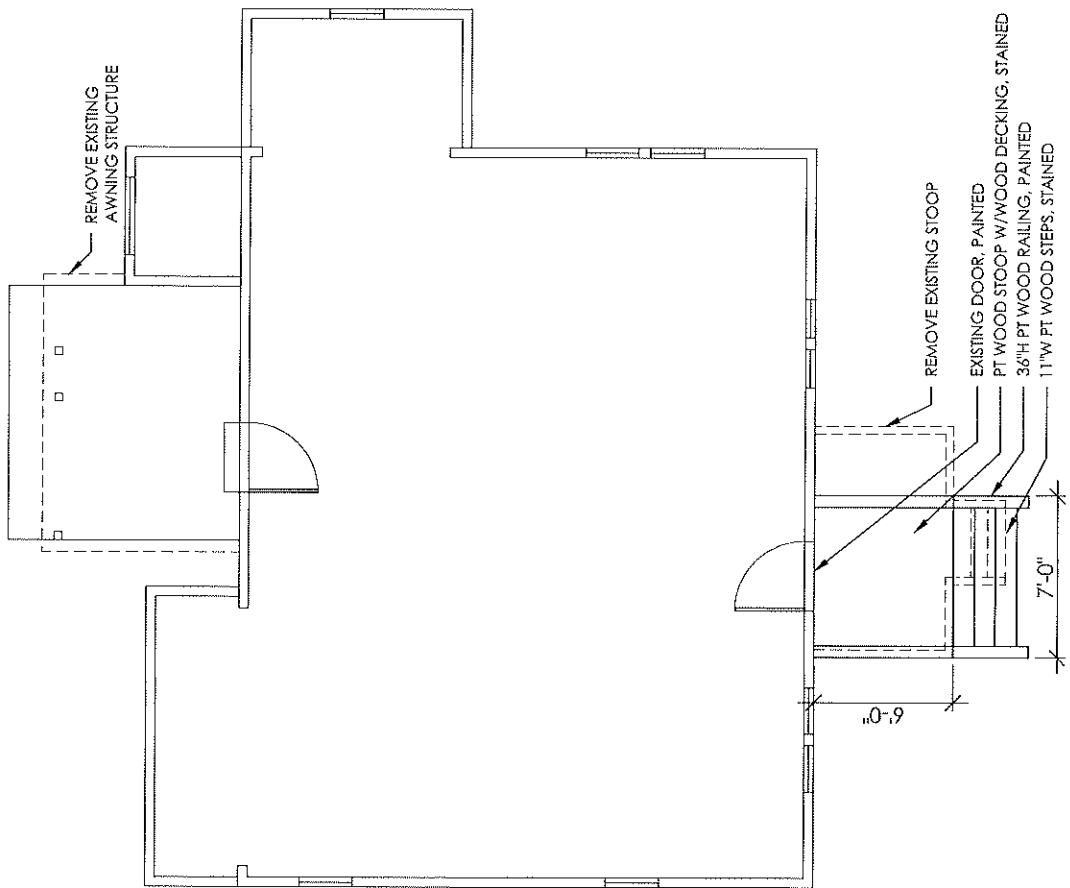


PROPOSED EXTERIOR IMPROVEMENTS

102 E 17TH STREET BLOOMINGTON, IN

PROPOSED PLAN RENOVATIONS

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





new shingle roof

remove non-functioning chimney, patch and repair as required

new awning roof with brackets

new double pane windows with grids

paint existing door, new hardware as required for security

new code-compliant wood steps and railings, painted white

new conc. stoop to connect to existing walk as required

trim tree

SUMMARY

COA 18-61

119 W. 7th Street: Courthouse Square
Petitioner: Penny Caudill

Notable

No Survey Card Located

C. 1912 to 1915



Background: Documentation confirms a notable rating, but an Interim Report and walking tour brochure differ on construction dates (1912 v. 1915). The building is a Beaux Arts institutional federal building prior used as Bloomington's old post office. The building was remodeled in 1989, at which time new windows and a standing seam metal roof were added.

Request: Public health mural to be painted on accessible ramp wall, not original to the property.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

Standard 9: New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Local Historic District Design Guidelines

C5. The Commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

DA. In order to retain district character, care should be taken when considering site and landscaping changes to ensure compatibility with the existing site context.

DD. In regards to public art installations, care should be taken so as to not obscure the historic features within the district.

Recommendations: Staff recommends approval of the project, subject to staff review and agreement on the final mural design selected by the petitioner. Staff also recommends condition that a maintenance and eventual removal plan is part of any final agreement signed. The mural is not permanent and occurs on a non-historical surface. The mural will be partially obscured by the decline of the ramp and is located in the rear corner of the structure, even though some visibility to a prominent street will remain. Staff has some concern that too cluttered or bright a mural may distract from the notable architectural structure it adjoins but at the same time such a mural may also draw the eye to take a closer look at the same structure instead of simply passing by. Staff appreciates that the design sought will be universal and timeless in nature so as to remain an asset even should the use of office space within building change. Literature on the district also emphasizes its traditional use as a center for entertainment and festivities, and a mural contributes to this concept of a lively and often used downtown core.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 18-61
Date Filed: August 15, 2018
Scheduled for Hearing: August 23, 2018

Address of Historic Property: 119 W 7th St Bloomington, IN 47404
Petitioner's Name: Penny Caudill
Petitioner's Address: Same as above
Phone Number/e-mail: 812-349-2543
Owner's Name: Monroe County
Owner's Address: Same as above
Phone Number/e-mail: Same as above

Instructions to Petitioners

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23

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:

A Public Health/Public Art mural to be painted on the modern ramp wall added later.

Please see 'Call to Artist' document attached.

3. A description of the materials used.

Latex paint covered by a graffiti repellent clear coat

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.

2A



For more information, please contact:

TBD

Call to Artists: "Ramp Up Awareness" Mural Project

Monroe County: The Monroe County Health Department with the Futures Family Planning Clinic invite artists local to Monroe County to submit design proposals for a Public Health / Public Art mural to be located on the Health Services Building/Lower Level ramp entrance wall.

Mural Objective: To provide an innovative and strong combination of Public Health and public art to the residents of Monroe County that will reduce the barrier to services by making the entrance more visible.

Mural Details/Things to Consider:

- Family friendly
- Timeless (i.e. If the Futures Family Planning Clinic were to relocate, the mural should still make sense in the space)
- The mural space is approximately 120 sq. ft. (detailed measurements provided upon request)
- **Location:** 119 W 7th St Bloomington, IN 47404 (ramp is located on the west side of the building along College Ave)
- The mural is to be painted on concrete – see images below
- There is no application fee
- Proposal deadline TBD
- E-mail proposals to [TBD](#)
- 6" solid color border to run the entire length of the mural wall



25



Stipend:

Artist will receive a minimum \$500 stipend and we are working with a local business (and have a tentative commitment) for material and equipment to complete the mural. This amount includes all artist fees. Payment will be upon completion.

Completion Date: All work must be completed prior to: TBD

WHAT TO SEND:

Written proposal contact information:

- Full name
- Address
- Telephone number
- Email address
- Illustrations of the proposed mural. Submissions must contain between 1 and 5 sketches or digital renderings of the proposed mural. These are not final renderings, as a public process will have to take place.

A description of the proposed work. Please include the following descriptions:

- An artist statement describing mural experience and interest in the project
- A description of the concepts in the proposed mural

Support materials/previous work:

- Proposals should be accompanied by 5 to 10 images of previous work (optional)
- Resume - maximum 2 pages
- Three references
- Files should be submitted in a *.pdf format* and will be acknowledged upon receipt

Selection:

A panel consisting of staff from the Monroe County Commissioner's office, Health Department Board and the Monroe County Council, will select the artist

Submissions must be received by TBD Artists will be notified about the selection by TBD. Send electronic submissions TBD with subject line stating **TBD**.

If you have any questions or concerns, contact TBD.

*All "TBD's" are pending approval to move the project forward

SUMMARY

COA 18-62

125 N. College Avenue: Courthouse Square

Petitioner: Amy Miller (Wagner Signs)

Notable

IHSSI: 105-055-23034

C. 1893



Background: This property, also known as the Howe Building, is a good condition slightly altered Italianate commercial store row.

Request: Branded awning to be installed at front of store (SmokeWorks).

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Standard 9: New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Local Historic District Design Guidelines

C1. Identify, retain, and preserve the form and detailing of the materials and features that define the historic character of the structure or site.

D9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

D10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Recommendations: Staff recommends approval of the aluminum frame fabric awning. The awning structure is not highly dissimilar to the preexisting Indiana Running Company awning at the location and others in the vicinity. The graphic and colors chosen remain relatively simple and non-distracting.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 18-62
Date Filed: August 14, 2018
Scheduled for Hearing: August 23, 2018

Address of Historic Property: 125 N. College Ave
Petitioner's Name: Amy Miller with Wagner Signs
Petitioner's Address: 2802 E. Troy Ave Indpls. IN 46203
Phone Number/e-mail: 317.788.0202 office@wagner-signs.com
Owner's Name: College Avenue LLC % Abodes Inc.
Owner's Address: Temera Pollack
Phone Number/e-mail: 812.333.3333

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

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

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

Awning including company name
Front of building

3. A description of the materials used.

Aluminum frame & Digitally printed
logo on awning fabric umbrella

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.



WAGNER SIGNS
A TRADITION OF EXPERT SOLUTIONS

2802 E Troy Avenue / Indianapolis IN 46203
☎ 317.788.0202 / 317.788.1579
Sales@Wagner-Signs.com
www.Wagner-Signs.com

To Whom It May Concern:

SmokeWorks

121 N College Avenue

College Avenue LLC c/o Abodes

As the owner of this property, I give Wagner Signs permission to
apply for sign permitting & Historical certificate of appropriateness
& encroachment license when necessary and erect new signage at this property address.

T. Pollack

Owner's Agent

8/8/18

Tamara Pollack

16510 - SMOKE WORKS : Building ID Awning

Date: 8/16/18

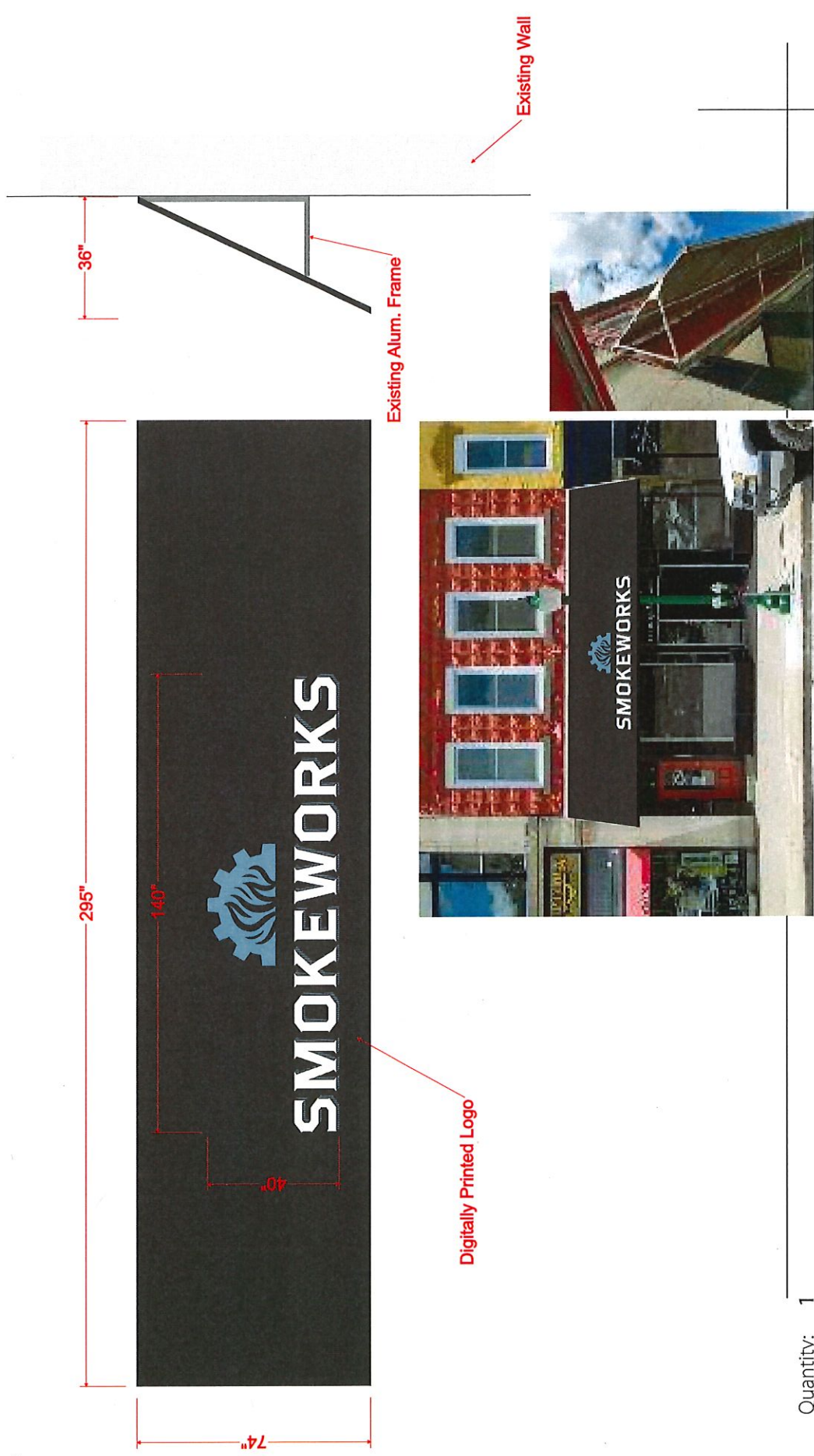
- PMS 5425 C
- PMS Black 7 C
- White



WAGNER SIGNS

2802 E. Troy Ave.
Indianapolis, IN 46203
317-788-0202 (Office)
317-788-1579 (Fax)

DTF

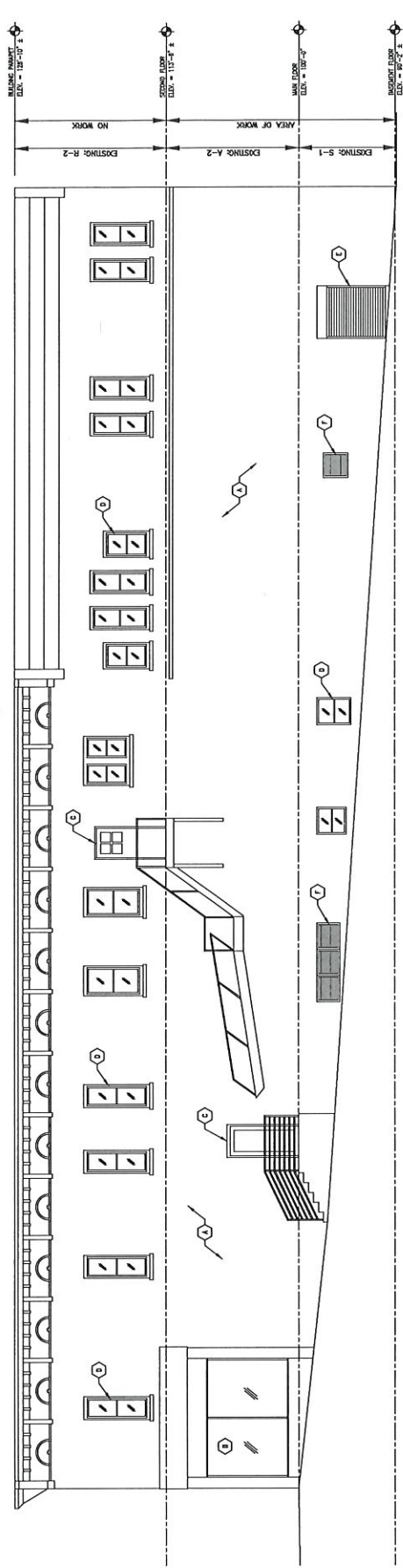


- Quantity: 1
- Finished Size: 295"w x 74"h X 36"d
- Image Process: Digital Print
- Sides: 1-sided
- Substrate: Sunbrella
- Mount: To existing frame

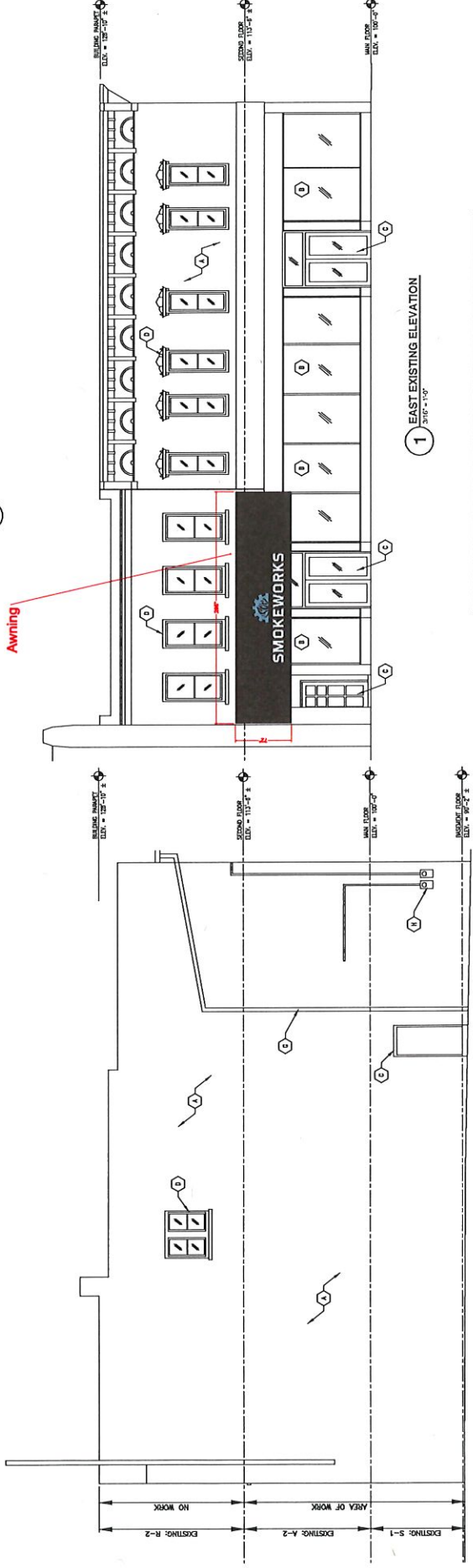
Sign Location: 121 North College Ave, Bloomington, IN 47403

33

All designs & proofs are property of Wagner Signs & are not to be posted, recreated, or duplicated without a written release. Client is responsible for approval of final design & specifications including accuracy of spelling, numerals & grammar, prior to production. Please note, the colors shown are only a close representation of the final product.



2 NORTH EXISTING ELEVATION
 3/16" = 1'-0"



1 EAST EXISTING ELEVATION
 3/16" = 1'-0"

ELEVATION KEYNOTES:

1	EXISTING MOORE BRICK EXTERIOR WALL	6	EXISTING MECHANICAL EXHAUST OFFSETS
2	EXISTING STONE FRONT WOODS	7	ROOF DOWN SPACE
3	EXISTING BELONG DATE	8	EXISTING BELONG WINDOWS
4	EXISTING BELONG DATE	9	ELECTRICAL METERS
5	EXISTING BELONG DATE		

3 WEST EXISTING ELEVATION
 3/16" = 1'-0"

35

SUMMARY

Demo Delay 18-32

201 S. College Avenue
Petitioner: Matt Ellenwood (Matte Black Architecture)

Contributing

IHSSI #: 105-055-34732

c. 1948



Background: This structure is a modern slightly altered building in good condition. Asphalt roof, concrete and limestone walls, concrete foundation. Glass block materials and other distinctive markings. Historically known as Moose Lodge.

Request: Renewal of prior release, now expired. Addition proposed.

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

Recommendations: Staff recommends releasing demolition delay 18-32. The underlying structure, surroundings, and other factors have not substantially changed in the last year. Consistency and predictability are important attributes the public anticipates from the Commission and no new factors merit a change in decision at this point in time. Petitioner believes windows were revised per HPC recommendation but otherwise no changes.

SUMMARY

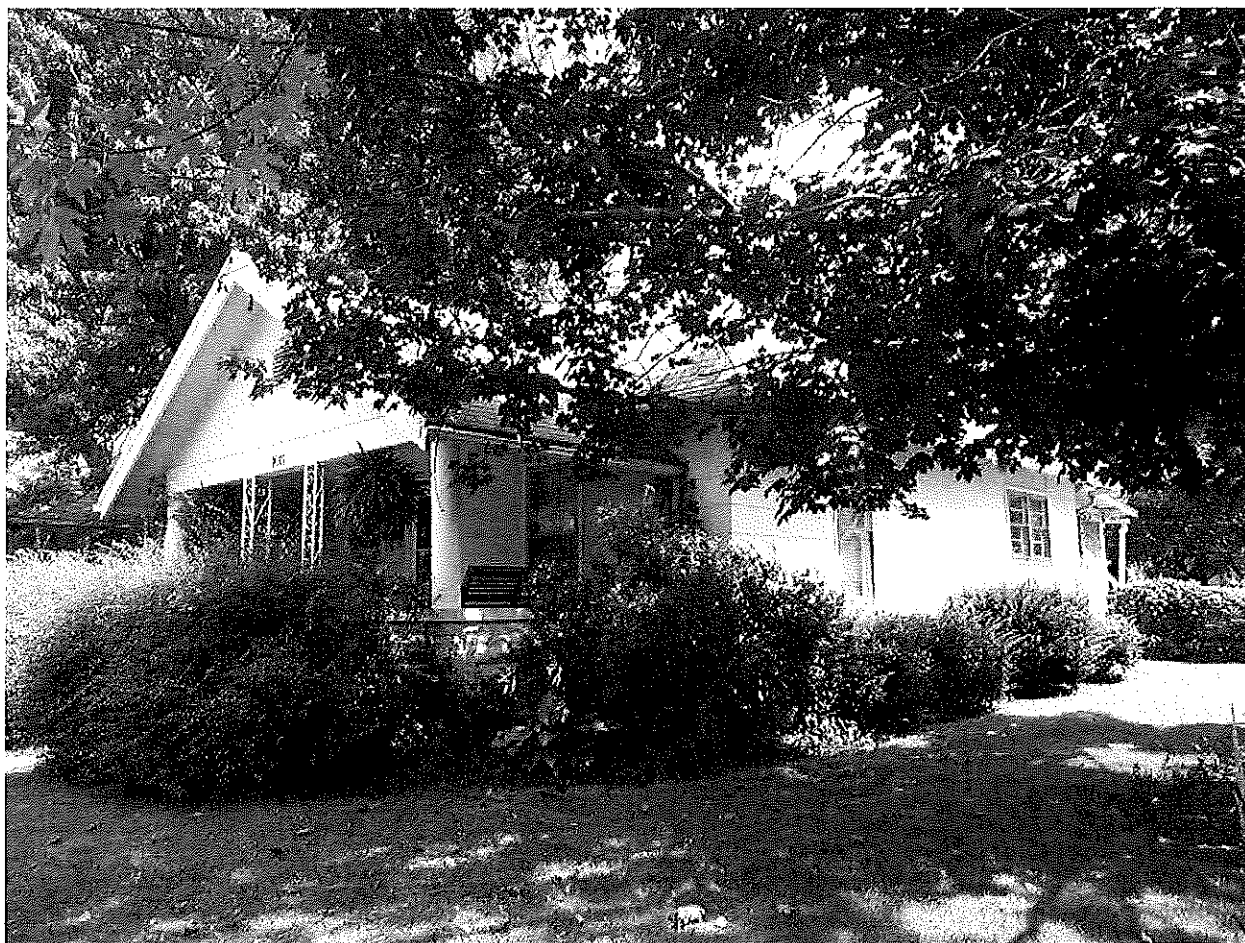
Demo Delay 18-33

1011 S. Washington Street
Petitioner: Donn Middleton

Contributing

IHSSI #: 105-055-52090

c. 1920



Background: This structure is a good condition slightly altered pyramid roof cottage.

Request: Large rear addition to home.

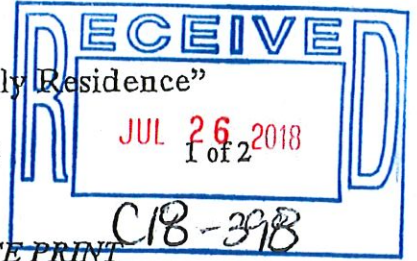
Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 days from the date the application was received, and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends releasing demolition delay 18-33. The home has historic value and would be a great addition to a wider designation in the Monon area. Individual designation could be pursued but the home is not seen a particularly outstanding example, particularly without owner support. The proposed addition, though relatively large in comparison to the existing structure, does well minimizing itself in regard to a change in view to the main public façade. A small one-way alley runs parallel to the home and a fair-sized side yard runs parallel opposite so some visibility will exist but the shape appears complimentary to the present structure design.

64179
BL
7/25/18

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967



APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-08-04-309-006, 000-009 Subdivision WYLIE PLACE Lot No. 20
Project Address 1011 S. WASHINGTON ST. City BLOOMINGTON Zip Code 47401
Township PERRY Section No. 0

Property Owners Name Donna Middleton Phone No. 812 325 0041
Property Owners Address 1011 S WASHINGTON ST. City BLOOMINGTON Zip Code 47401

Applicants Name Donna Middleton Phone No. 812 325 0041
Applicants Address 1011 S WASHINGTON ST City BLOOMINGTON Zip Code 47401

General Contractor DAN OWENS Phone No. 812 327 1808

Please check applicable boxes and fill in blanks as required:

Proposed Work: New Construction Addition Remodel (area) _____ Other (explain) _____

Rental: Yes No Flood Plain: Yes No Sink Holes: Yes No Watershed: Yes No

Building use (i.e. personal residence, duplex, storage bldg., barn, garage, etc., (explain) PERSONAL

RESIDENCE

Total number of bedrooms 2 Number of residential units _____ Estimated construction cost (census) _____

Total Square Footage of proposed structure 1064

First floor square footage 546 Garage/Carport square footage _____ Attached Detached

Second floor square footage 518 Covered Deck(s)/Porch(s) square footage _____

Third floor square footage _____ Other Floor square footage (explain) _____

Basement square footage _____ Grading area (area of soil disruption) _____

Elevated deck (>30") square footage _____

Driveway Permit No. _____ State of Indiana Monroe County City of Bloomington

Wastewater system to be connected to: City of Bloomington Sewer Other sanitary system

Septic System: Permit no. _____ Number of bedrooms on permit _____

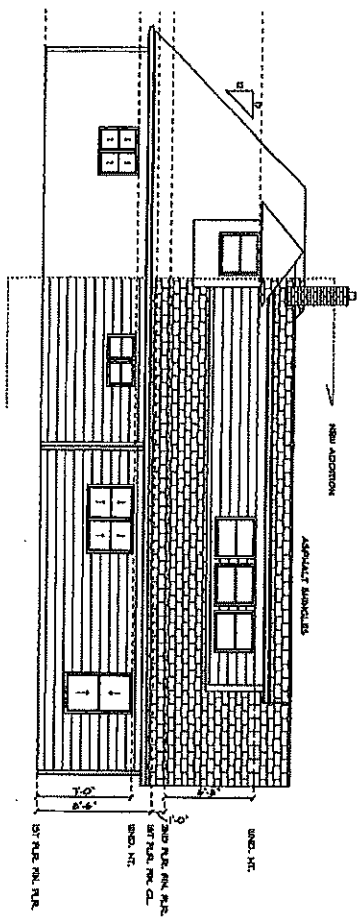
The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Signature of Applicant: [Signature] Date: 7/18/18

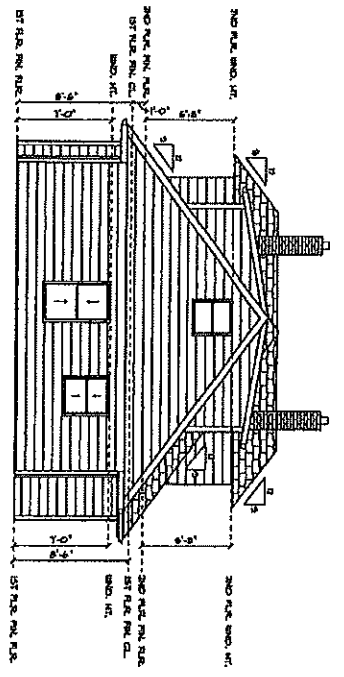
Email address MAMMUN@HOTMAIL.COM roucobaddog@gmail.com 08/26/2016/Bldg/Reviews/Forms

City List
Contributing - Needs Demo
Delay

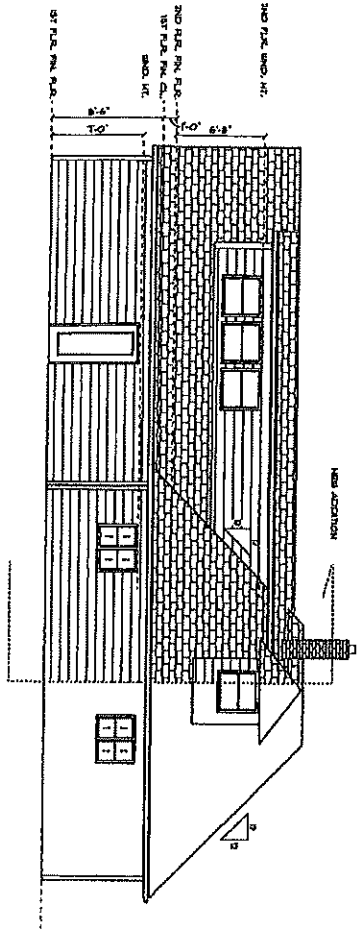
emailed 8/14



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

**BAILEY
WEILER**

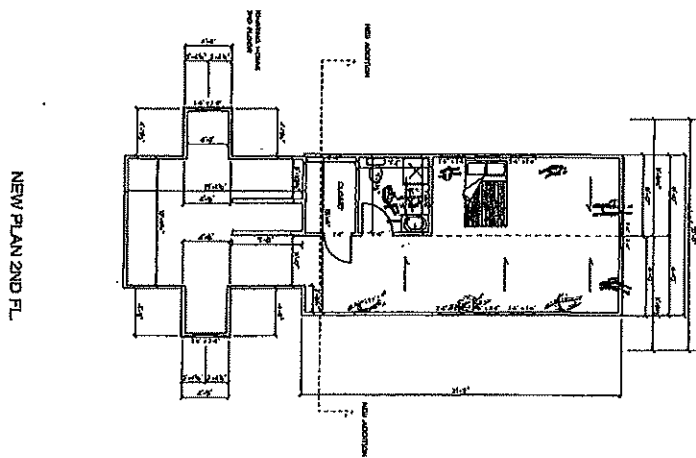
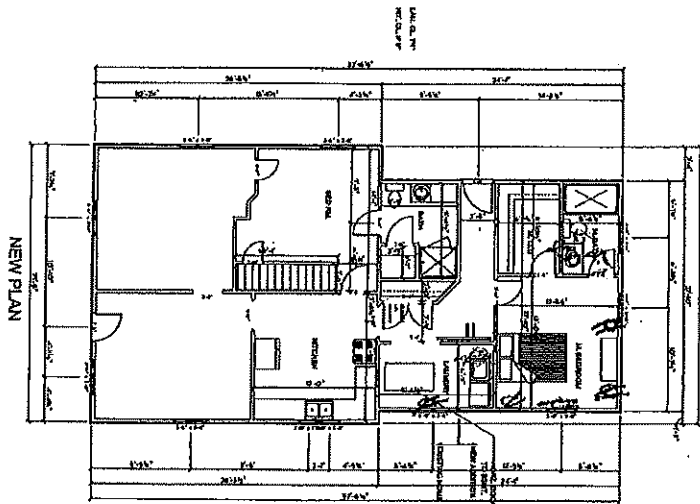
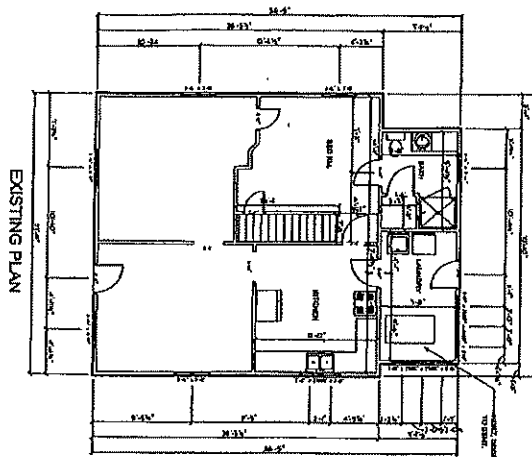
PROFESSIONAL ARCHITECTS
1000 N. 10th St., Suite 100
Phoenix, AZ 85006
Tel: 602.254.1111
Fax: 602.254.1112
www.baileyweiler.com

**MIDDLETON RESIDENCE
ELEVATIONS**

SCALE: 3/4" = 1'-0"
DATE: 8-11-11

2

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BAILEY WEILER	<small>REGISTERED ARCHITECT STATE OF CALIFORNIA NO. 10101</small>	MIDDLETON RESIDENCE		SCALE 1/4" = 1'-0"	
		FIRST FLOOR PLAN		DATE 6-29-11	

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SITE PLAN

RECEIVED

JUL 25 2003



MIDDLETON, DONN
Project - MIDDLETON-RES ADD-1011
Address - 1011 WASHINGTON ST S
Parcel - 015-12810-00
App # - 64179 Twp - PR-4



NEW



ALLEY

EXISTING

SIDEWALK

WASH ST



National Alliance of Preservation Commissions Code of Ethics for Commissioners and Staff

Preamble

Preservation commissions have been established by local governments throughout the United States to promote the preservation and appropriate development of heritage resources in their communities. The National Alliance of Preservation Commissions (NAPC) is the only organization devoted solely to representing the nation's preservation commissions. Its mission is "to build strong local preservation programs through education, advocacy and training." As part of that mission, the NAPC has developed this Code of Ethics to promote and maintain the highest standards of honesty, integrity and professionalism among the commissioners and staff who serve their communities through preservation commissions.

These principles are derived from general societal values and recognized principles of professional responsibility. As societal values compete, so may ethical principles. The need for full public disclosure may compete with the need to respect confidential information, for example. The ethical commissioner or staff member must carefully balance various public and private interests based on the facts and context of each situation guided by the commitment to serve the public interest.

Individual commissioners should be knowledgeable, accurate, honest and forthright in their dealings with other commissioners, local elected officials and staff, applicants and the general public. Although not elected by the public, preservation commissioners are accountable for their actions in the communities they serve.

This Code of Ethics comprises guidelines for ethical conduct organized under three main categories:

Responsibility to the Community
Responsibility to the Profession
Standards of Professional Conduct

Under each category are statements of principle to guide preservation commissioners and staff in choosing ethical courses of action for heritage preservation in their communities. The NAPC endorses this Code as the ethical benchmark to which all its members should aspire. In the absence of professional licensure for preservation commissioners and staff, the adherence to a code of ethics is a matter of personal responsibility. However, preservation commissions may wish to adopt these principles and standards as a guide. Although stated in the plural, each suggested rule also applies to an individual commissioner or staff member.

NAPC • P.O. BOX 1605 • ATHENS, GA 30603 • 706-542-0169

"Helping local preservation commissions succeed through education, advocacy, and training"

44

Responsibility to the Community

The most effective historic preservation takes place locally, and all preservation commissioners and staff should remember that it is their duty, as public servants, to advance the greater good of the community.

1. Commissioners and Staff should be advocates for the community's heritage resources, striving to protect their integrity while recognizing the rights of citizens, individually and collectively, to their beneficial use and enjoyment.
2. Commissioners and Staff should promote public awareness, appreciation, access and support for the preservation of heritage resources.
3. Commissioners and Staff should develop standards and guidelines that are appropriate for the resources and protect the community's unique character, environment and quality of life.
4. Commissioners and Staff should respect the diversity of heritage resources that may hold different meanings for various groups and communities.
5. Commissioners and Staff should respect the public's right to know by providing full, clear and accurate information and observing both the letter and spirit of open meetings and open records laws.
6. Commissioners and Staff should provide opportunities for meaningful public participation in the work of the commission.
7. Commissioners and Staff should make timely, fair, informed and impartial decisions that guarantee citizens' rights to due process and equal protection under the law.
8. Commissioners and Staff should be sensitive to the interrelatedness of their decisions and the long-term implications for the resources and the community.
9. Commissioners and Staff should seek compromises or search for alternatives where necessary to achieve overall preservation goals and provide substantial justice for citizens.
10. Commissioners and Staff should recognize that the historic built environment changes over time and encourage new development that respects the historic character and fabric that preceded it.
11. Commissioners and Staff should continually evaluate and update their plans, ordinances, standards, guidelines and procedures to ensure they meet the community's current and future needs.
12. Commissioners and Staff should always strive to make decisions that are in the best interest of the community.

Responsibility to the Profession

Preservation commissioners and staff are drawn from many disciplines and backgrounds. The common thread that joins them is their interest and commitment to preserve heritage resources in their communities. A multi-disciplinary profession has developed over the years from the historic preservation movement, and commissioners and staff have an obligation to advance the best interests of this profession in the context of their commission work.

1. Commissioners and Staff should be mindful that they are representatives of the greater local, state, and national preservation community and conduct themselves in a way that brings credit to their commission and the profession.
2. Commissioners and Staff should share their knowledge and experience and contribute to the

development of other colleagues, particularly newly appointed commissioners, students, and interns.

3. Commissioners and Staff should actively promote heritage preservation and strive to increase the involvement of underrepresented groups.
4. Commissioners and Staff should support through their memberships and other contributions organizations that promote heritage preservation.
5. Commissioners and Staff should work collaboratively with related professionals and professional organizations whose actions also affect heritage conservation including, but not limited to, planners, code officials, architects, landscape architects, archaeologists, attorneys, realtors, and developers.
6. Commissioners and Staff should treat fairly and comment responsibly on the professional views of colleagues and members of other professions.
7. Commissioners and Staff should render all practicable assistance to other colleagues and organizations in an emergency when heritage resources are at risk.
8. Commissioners and Staff should acquire a depth of knowledge that will enable them to explain to others the role of heritage preservation in a complex, modern world.
9. Commissioners and Staff should recognize that the field of heritage preservation is constantly evolving and actively pursue continuing educational opportunities in order to maintain, refine and enhance their capabilities as practitioners.

Standards of Professional Conduct

As public servants, commissioners and staff are expected to conduct themselves in accordance with the law. These standards set forth both a baseline for such legal conduct as well as aspirational goals for ethical behavior that may require a conscientious effort to attain.

1. Commissioners and Staff should thoroughly understand the legal framework of heritage preservation and consistently operate within the bounds of their authority and responsibility under the law.
2. Commissioners and Staff should treat all citizens fairly, impartially and with respect, and refrain from discrimination or harassment of any kind.
3. Commissioners and Staff should not accept gifts or favors under any circumstances where it might appear that acceptance could influence their judgment.
4. Commissioners and Staff should disclose all personal or financial advantages that might accrue to them, their business interests or family members either directly or indirectly from a recommendation or decision.
5. Preservation Commissioners and Staff who have an actual or apparent conflict of interest in a matter coming before them should recuse themselves entirely from deliberations and decisions.
6. Commissioners and Staff are obligated to utilize their knowledge and experience to make decisions and therefore should abstain from participating and voting only in cases of a *bona fide* conflict of interest.
7. Commissioners and Staff should not disclose confidential information obtained in the course of their duties, except as required by the law, or use confidential information to further a personal interest.
8. Commissioners and Staff should not abuse their office by advancing an agenda that is not in

the best interest of the community or heritage preservation.

9. Commissioners and Staff should seek the advice of colleagues or other professionals on matters that fall outside their expert knowledge or competence.

10. Commissioners and staff should be consistent in their actions and recommendations, treating similarly situated properties similarly and providing clear explanations when different treatment is required.

11. Commissioners and Staff should reveal illegal conduct on the part of other commissioners, staff, officials, applicants or their representatives to an appropriate higher authority.

12. Commissioners and Staff should not participate in deliberations or decisions without adequate preparation and knowledge of the matter before them.

Commissioners and Staff should avoid dishonesty, never misrepresenting facts or distorting information to achieve a desired outcome.

13. Commissioners and Staff should recognize the uniqueness of heritage properties, applying preservation theories, methods, and standards appropriate to each particular case.

14. Commissioners and Staff should be sensitive to ethical issues and ensure they are raised, critically analyzed, and addressed by the commission and other appropriate authorities.

This Code of Ethics was developed by members of the NAPC through an interactive process beginning with a series of facilitated sessions held during the July 2006 NAPC FORUM in Baltimore, MD. The resulting set of principles was further developed and refined by members during the following three-month period leading up to the November 2006 annual meeting of NAPC in Pittsburgh, PA. The effort was supported by the Board of Directors and staff of NAPC and coordinated by Professor James K. Reap, an attorney and member of the Board, with the involvement of the Historic Preservation Advocacy and Professional Development class in the Master of Historic Preservation Program at the University of Georgia. The NAPC would like to acknowledge the organizations whose guidelines and materials were relied on in developing this code: the American Institute of Architects (AIA), American Planning Association (APA), American Institute of Certified Planners (AICP), American Institute for Conservation of Historic and Artistic Works (AIC), and International Council on Monuments and Sites (ICOMOS).