

**Bloomington Historic Preservation Commission Showers City Hall  
McCloskey Room, Thursday October 11, 2018, 5:00 P.M.  
AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

A. September 27, 2018 Minutes

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA 18-71**

806 S. Woodlawn (Elm Heights)

Petitioner: Kurt Walden

The removal of two trees in close proximity to the home.

**B. COA 18-74**

1302 E 2nd St (Elm Heights)

Petitioner: Alisan Donway

Replace mailbox

**Commission Review**

**A. COA 18-72**

308 N. Walnut (Courthouse Square)

Petitioner: Brayden Simmons

Install aluminum sign cabinet with LED lighting above business entrance.

**B. COA 18-73**

601 S. Ballantine (Elm Heights)

Petitioner: Gail & Tim O'Connor

Install black vinyl decorative shutters.

**V. DEMOLITION DELAY**

**Staff Review**

**A. Demo Delay 18-37**

711 W. 9th (West Side NRHD)

Petitioner: Matt Murphy

Replace two windows and shift rear entrance several feet.

**VI. NEW BUSINESS**

A. Local Designation hearing for 1175 S. Smith Rd.

B. National Register nomination for McDoel Historic District.

**VII. OLD BUSINESS**

**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](mailto:human.rights@bloomington.in.gov).*

Next meeting date is October 25, 2018 at 5:00 P.M. in the McCloskey Room. **Posted:** 10/4/2018

**Bloomington Historic Preservation Commission Showers City Hall  
McCloskey Room, Thursday September 27, 2018, 5:00 P.M.  
Minutes**

**I. CALL TO ORDER**

Meeting was called to order by Chair, Jeff Goldin, at 5:00pm.

**II. ROLL CALL**

**Commissioners**

Chris Sturbaum  
John Saunders  
Lee Sandweiss  
Doug Bruce  
Sam DeSollar  
Deb Hutton  
Jeff Goldin

**Advisory**

Duncan Campbell

**Staff**

Doris Sims – HAND  
Eric Sader – HAND  
Alison Kimmel – HAND  
Conor Herterich – HAND  
Philippa Guthrie – LEGAL  
Jackie Scanlan – Planning and Transportation  
Mary Catherine Carmichael – OOTM

**Guests**

Charles Russo  
Dorothy Rhodes  
Martha Harsanyi  
Richard Lewis  
Don Harp  
Laurel Cornell  
Russ Herndon  
Mark Figg  
Paul Puzzello

**Conor Herterich** introduced himself as the Historic Preservation Program Manager for the City of Bloomington.

**Doris Sims** gave an update on the commission retreat plans. We are planning on October 16, 2018 and the location is still to-be-determined.

**Jackie Scanlan** gave a brief presentation clarifying demolition delay process. Instead of all of the properties from the 2015 survey being subject to demolition delay, council decided to divide them into two different levels. Staff and Legal took all of the properties from the 2001 and 2007 list, and all of the properties that are outstanding and notable from the 2015 survey. If the properties did not appear on that list, but you're listed on the SHAARD survey as contributing, properties were subject to demolition delay if they are doing full demolition which means more than 50% demolition of the structure or adding more than 50% on to the structure. **Jeff Goldin** stated if the commission sends the survey to council and the council adopts the survey, then all of the structures listed as contributing would fall under the demolition delay ordinance. **Jackie**

**Scanlan** stated she believes the intent of this was only to be used during the interim until the new survey was produced. It all depends on what City Council decides to do. **Philippa Guthrie** stated the commission has the discretion to adopt only part of the survey. **Sam DeSollar** stated they could make recommendations to City Council as well. **Eric Sader** mentioned this will be a main topic for the commission retreat.

### **APPROVAL OF MINUTES**

**John Saunders** made a motion to approve September 13, 2018 minutes. **Deb Hutton** seconded. **Motion carried 5/0/2. (Yes/No/Abstain)**

**Chris Sturbaum** commented the Commission would like to review the letter notifying property owners of the resurvey changes before they are mailed.

### **III. CERTIFICATES OF APPROPRIATENESS**

#### **Commission Review**

#### **G. COA 18-69**

515 W. 3<sup>rd</sup> Street

Petitioner: Charles and Patricia Russo

New exterior paint for home and garage.

*The petitioner requested to hear this COA application first due to conflict in his schedule.*

**Eric Sader** gave presentation. See packet for details.

**Charles Russo** clarified this is the Bill and Helen Sturbaum House. The Sturbaums purchased the house in 1964. He thought the colors would go with the style of the neighborhood.

**Sam DeSollar** asked if was a two-color or three-color scheme. **Charles Russo** stated it would be a two-color scheme. There are just two options for a grey choice.

**Lee Sandweiss** recommended painting swatches on the house before painting the entire house a particular shade of grey.

**Chris Sturbaum** recommended using the limestone as a guide.

**Sam DeSollar** stated when you have white trim and white windows they can mix together. Look at some examples of houses in town before they commit to the trim. Many houses have complimentary colors with three shades, rather than the two color scheme.

**Chris Sturbaum** made a motion to approve **COA 18-69**. **Lee Sandweiss** seconded. **Motion carried 7/0/0**.

#### **A. COA 18-64**

1018 E. 1<sup>st</sup> Street

Petitioner: Scott Libson and Dorothy Rhodes

Addition of five fly rafter braces on the east and west sides of the house to support roof overhangs. Braces are wood.

**Eric Sader** gave presentation. See packet for details.

**John Saunders** asked what type of wood the braces will be. **Dorothy Rhodes** stated she was not sure. They plan on painting the brackets to match the house.

**Sam DeSollar** asked if the fly rafter was filled in or exposed. **Dorothy Rhodes** was unable to answer the question. **Sam DeSollar** asked if the brackets were going to stick out. **Dorothy Rhodes** stated they would stick out a little bit.

**Duncan Campbell** asked where the failure of the roof was. **Dorothy Rhodes** stated the back end of the roof and they would continue them along the entire side for aesthetics and to prevent future failure of the overhang.

He stated he is worried about the detail of the application. The look of the brace and how the brace is going to be applied is left out of the application.

**Chris Sturbaum** commented the traditional way to do this is to have the brace project beyond the fly-rafter.

**John Saunders** stated he does not think there is enough information from the application and the decision should be tabled.

**Doug Bruce** stated he does not think this type of bracket fits this style of house. He doesn't have a problem with putting brackets on the house but it is important these are installed correctly and how it is going to interact with the current materials on the house.

**John Saunders** made a motion to continue **COA 18-64** due to lack of details and information. **Deb Hutton** seconded. **Motion carried 7/0/0.**

### **B. COA 18-65**

1109 E. Hunter

Petitioner: Chris Sturbaum (Golden Hands Construction)

Replacement of windows and door of sunroom (rear of house). Proposed windows are Marvin casements with wood interior grills. Replacement door is in kind metal or fiberglass.

**Eric Sader** gave presentation. See packet for details.

**Chris Sturbaum** stated they believe the addition was added on in the 1950's or 1960's. The goal is to replace the windows that match the rest of the house on the enclosure. It isn't visible from the street, however it is visible from the alley.

**Martha Harsanyi** commented the windows are not efficient and she would like to change them to match the rest of the house.

**John Saunders** asked if the windows would go to the top. **Chris Sturbaum** stated they would go to the door height. **John Saunders** asked what the material of the door would be. **Chris Sturbaum** stated they hadn't picked out an exact door yet.

**Sam DeSollar** asked if there were grids on the windows. **Chris Sturbaum** stated the owner specifically asked for interior grids that snap off. **Sam DeSollar** asked if there was any feedback from the neighborhood. **Eric Sader** stated he sent information out to all neighborhood contacts for the COA applications on the agenda and only heard back from one.

**Deb Hutton** stated the Elm Heights guidelines state the windows and doors should be repaired rather than replaced. **Martha Harsanyi** stated the door does not open or close. **Chris Sturbaum** stated they would replace it in-kind.

**Duncan Campbell** asked what material the current windows are. **Martha Harsanyi** stated the outer ones are aluminum and the interior windows are single-paned wood windows. **Duncan Campbell** asked what the date of the addition is. **Martha Harsanyi** stated they are not sure. They purchased the house in 1978 and the addition seemed well-established at the time. The original house was built in 1938.

**Russ Herndon** commented if they installed double-hung windows they would be much easier to install, especially since the sash swings forward, making cleaning the windows much easier.

**Chris Sturbaum** left the room.

**Doug Bruce** commented he agreed with Russ Herndon's comment and would like the windows to be double hung.

**Sam DeSollar** stated since the window replacements are going to be on the addition to the house and not on the original house, he does not have any issues with the windows. He would prefer the grids not be snap-off, but true divided lights.

**Duncan Campbell** stated the addition is on the cusp of being historic, but since we don't have an exact date of when it was built he can't argue that.

**John Saunders** made a motion to approve **COA 18-65** with a contingency the petitioner uses double-hung windows. **Sam DeSollar** seconded. **Motion carried 6/0/0**. Chris Sturbaum did not vote.

### **C. COA 18-66**

720 W. 3<sup>rd</sup> Street

Petitioner: Chris Sturbaum (Golden Hands Construction)

Substantial interior remodel will result in window and door changes at rear of home, in addition to smaller windows for bath and kitchen areas. Marvin "Integrity" double-hung windows (x7). Movement of rear backdoor to east.

**Eric Sader** gave presentation. See packet for details.

**Chris Sturbaum** clarified the plans for the application.

**Richard Lewis** stated they are attempting to return the house to the original footprint.

**John Saunders** asked if the new windows would be longer than what is currently there.

**Chris Sturbaum** stated they would be the same size. They are Marvin with fiberglass exterior and wood on the interior.

**Lee Sandweiss** asked if the siding would be affected. **Chris Sturbaum** stated they would take it down and then put it back up.

**Sam DeSollar** asked if they knew what was underneath the aluminum siding. **Chris Sturbaum** stated he thinks it is probably old wood siding.

**Duncan Campbell** wondered if they are reading the Sandborn Maps correctly that the area would have been an open porch under the existing pyramid roof. He stated it may not have been a porch, since that is almost 25% of the foot print.

Chris Sturbaum left the room.

**Lee Sandweiss** stated she likes the project.

**Sam DeSollar** stated since it is highly altered, he is okay with the changes.

**Duncan Campbell** stated in a situation where there have been this many changes already, it is difficult to figure out where to draw the line for allowing changes.

**Jeff Goldin** stated Greater Prospect Hill's intentions were to protect the character of the neighborhood. He does not feel this will detract from the neighborhood.

**John Saunders** made a motion to approve **COA 18-66**. **Sam DeSollar** seconded. **Motion carried 6/0/0**. Chris Sturbaum did not vote.

### **D. COA 18-67**

402 S. Rogers

Petitioner: Chris Sturbaum (Golden Hands Construction)

Replace existing vinyl windows with Marvin "Integrity" windows. Build screen porch with traditional rail and spindles on southwest corner of house. Restore the west exterior wall with wood and replacement of damaged siding.

**Eric Sader** gave presentation. See packet for details.

**Chris Sturbaum** clarified the plans for the application.

**Laurel Cornell** stated the reason for the porch is she would like for a spot to go in the summer under a roof where she does not have to sit in the air conditioning.

**John Saunders** asked for clarification with a discrepancy between two measurements. One measurement stated 10 feet and another stated 12 feet. **Chris Sturbaum** stated he is not sure which is correct.

**Sam DeSollar** asked if there would be any infill underneath the porch to keep animals out. **Chris Sturbaum** stated it would stay open. **Sam DeSollar** asked if the gabled end would be screened in as well or covered with siding. **Chris Sturbaum** stated it will be screened in.

**Duncan Campbell** asked for detail on the spindles and the posts. **Chris Sturbaum** stated the spindles would be 2"x2" and the posts would be 4"x4" posts with a paintable wrap.

Chris Sturbaum left the room.

**Doug Bruce** stated this is far enough back from the road that he does not have a problem with it.

**Sam DeSollar** commented on the incorrect proportions from the drawings on the porch.

**Duncan Campbell** stated the posts should not be too skinny. He suggested looking at the dimensions on the front porch on the house or others in the neighborhood to compare posts and spindles.

**Jeff Goldin** stated he does not think the changes will detract from the neighborhood.

**John Saunders** made a motion to approve **COA 18-67**. **Doug Bruce** seconded. **Motion carried 5/0/1 (Yes/No/Abstain)**. Chris Sturbaum did not vote.

**E. COA 18-68**

201 E. State Road 45/46 Bypass

Petitioner: Derk Brewer

Attach lumber and vinyl garage to rear of existing home.

**Eric Sader** gave presentation. See packet for details.

**Doug Bruce** made a motion to approve **COA 18-68**. **Lee Sandweiss** seconded. **Motion carried 7/0/0**.

**F. COA 18-50 (amendment)**

210 E. Gilbert Drive

Petitioner: Russ Herndon (Loren Wood Builders)

Change to a freestanding detached pool structure in rear.

**Eric Sader** gave presentation. See packet for details.

**Russ Herndon** stated the clients previously wanted an attached structure to the garage, but it would cut off their view and natural airflow. The smaller structure will eliminate those problems. He explained the details of the structure.

**Deb Hutton** asked how they would access the structure. **Russ Herndon** stated they would enter from the garage.

**John Saunders** made a motion to approve **COA 18-50** as amended. **Sam DeSollar** seconded. **Motion carried 7/0/0.**

#### **H. COA 18-70**

204 S. Rogers Street

Petitioner: Paul Muzzello

Stained wood fence enclosure for trash and electrical panels on north side of building.

**Eric Sader** gave presentation. See packet for details.

**Paul Puzzello** stated they intend on planting landscape to buffer the structure from the street. They are going to have a back lit sign on the dumpster cover as well.

**Sam DeSollar** asked if there would be a cap to the top. **Paul Puzzello** stated there is not one in the plans, but he would be open to adding a cap.

**Deb Hutton** asked if there would be any lighting installed along that wall. **Paul Puzzello** stated there is only lighting over the sign right now. There is lighting from the street.

**Duncan Campbell** asked if the material was pressure treated. **Paul Puzzello** stated it was. **Duncan Campbell** stated he had concerns of the wood shrinking and leaving gaps in the wood. He would prefer seeing this wrapped in metal, similar to what is on the other side of the building.

**Chris Sturbaum** stated if this was proposed as a sign holder, it may not look like a dumpster cover.

**John Saunders** stated he agree with Duncan, he would prefer a metal wrap.

**Doug Bruce** stated he could go either way. Since the wood is already there on the building he is not opposed to it, but he likes the idea of the metal wrap to tie-in to the other side of the building. He agrees with the idea that it needs a cap.

**Sam DeSollar** complimented the petitioner on the clarity of the plans. He suggested using a 2-by or a tongue and groove wood to avoid the gapping of the boards. He believes metal would show more dings and damage than the wood would.

**Deb Hutton** stated she agreed with Chris regarding the sign idea. She stated her concern about lighting from the building after installing a 7 foot tall structure.

**Sam DeSollar** made a motion to approve **COA 18-70** adding a condition of using a 2-by board and pressure treated cap. **Chris Sturbaum** seconded. **Motion carried 7/0/0.**

#### **IV. DEMOLITION DELAY**

##### **Commission Review**

##### **A. Demo Delay 18-36**

910 N. College Avenue

Petitioner: Jeff Fanyo (Bynum Fanyo and Associates, Inc.)

Full demolition of structure.

**Eric Sader** gave presentation. See packet for details.

**Mark Figg** stated he does not see any redeeming qualities in the building, but he is open to suggestions.

**John Saunders** asked what the condition of the building was. **Mark Figg** stated it is a wreck. It has been tenant maintained and was basically run into the ground. **John Saunders** asked if some of the limestone could be recycled from the old building. **Doug Bruce** stated he is not sure if the limestone can be recycled.

**Lee Sandweiss** asked for details on the rooming-house plans.

**Chris Sturbaum** stated he is okay with the demolition

**Lee Sandweiss** stated she hates to see this building go due to its history, but she does like the idea of rooming houses coming back.

**Jeff Goldin** reminded the commission they have no purview over what is going up after the demolition. The commission's purview is to designate or release the permit.

**Duncan Campbell** stated his concern about tearing down buildings that don't fit into the plans of the property owners rather than repurposing the buildings and improving their sustainability

**John Saunders** released **Demolition Delay 18-36**. **Deb Hutton** seconded. **Motion carried 6/0/0**. Doug Bruce did not vote.

#### **COA 18-37**

3820 E. Moores Pike

Petitioner: Phillip Emmi

Partial Demolition for addition.

**Eric Sader** gave presentation. This is the Friends Meeting House.

**Phillip Emmi** explained they were previously approved, but did not start in time. They have scaled the project back due to funds.

**John Saunders** released **Demolition Delay 18-37**. **Sam DeSollar** seconded. **Motion carried 6/0/1**.  
(Yes/No/Abstain)

#### **IV. OLD BUSINESS**

##### **A. Rules, Ethics**

**Conor Herterich** commented he is clarifying the procedure on the national register process before we adopt the updated rules and ethics.

**Deb Hutton** made a motion to table Rules and Ethics. **Sam DeSollar** seconded. **Motion carried 7/0/0**.

##### **B. Retreat**

**Eric Sader** confirmed the retreat will be on October 16, 2018. The venue is to-be-determined.

#### **V. COMMISSIONER COMMENTS**

**Deb Hutton** stated she was in the Batman House and met the grandson of Fred Batman. She was able to get his contact information.

#### **VI. PUBLIC COMMENTS**

NONE

#### **VII. ADJOURNMENT**

Meeting was adjourned at 7:15 pm.

**END OF MINUTES.**



**COA: 18-71**

**Staff Approval**

Address: 806 S. Woodlawn

Petitioner: Kurt Waldman & Jessica Eaglin

Parcel #: 53-08-04-114-004.000-009

Property is Contributing

Circa. 1945

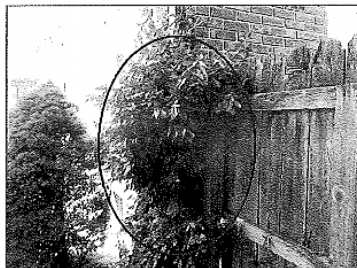
*Background:* Colonial revival style single family home located in the Elm Heights Historic District. Not heavily modified. In good condition.

*Request:* The removal of two trees that are growing in close proximity to the home. *Southern Indiana Home Inspectors* recommended removing the trees to mitigate potential damage to the building's foundation. Professional tree service (*Blue Stone Tree*) were consulted and seconded the home inspector's opinion.

**Southern Indiana Home Inspections**

**Waldman**

Local vegetation interfering with the home can allow entry for pests, as well as cause damage to bricks. Trim vegetation away from the building as needed.



# COA: 18-71

*Guidelines:* The Secretary of the Interior's Standards for the Treatment of Historic Properties,  
p. 216

“Site features which are important in defining the overall historic features may include...vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens.”

## Elm Heights Design Guidelines

The guidelines mention:

- ◆ “Large overarching shade trees in front yards...” as a characteristic of the district’s environment. (pg. 6)
- ◆ The neighborhood is “known for its mature, established landscaping and tree canopy.” (pg. 11)
- ◆ “Placing trees in close proximity to retaining walls and basements may cause their eventual erosion and collapse.” (pg. 12)

The guidelines identify a mature tree as:

1. A shade tree having a trunk 12 inches in diameter or larger.
2. An ornamental tree whose trunk is 4 inches in diameter or fifteen feet high.
3. An evergreen tree whose trunk is 8 inches in diameter or fifteen feet high.

*Recommendations:* Staff recommends approval of COA 18-71. Despite neighborhood design guidelines stating that the removal of mature trees is generally not recommended, the close proximity of the trees to the foundation of the building may pose a substantial risk to the structural integrity of the building in the future (As identified by the home inspector). In addition, the largest tree in the yard, a 36’ diameter tulip poplar tree, will be not be removed.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

Case Number: 18-71

Date Filed: Sep 20, 2018

Scheduled for Hearing: N/A

\*\*\*\*\*

Address of Historic Property: 806 S Woodlawn Ave.

Petitioner's Name: Kurt Waldman & Jessica Eaglin

Petitioner's Address: same

Phone Number/e-mail: 607-2064364

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:  
We recently purchased the home and our inspector recommended removing two trees  
that are growing in very close proximity to the home. These are pine trees that are  
approximately 16" and 24" in diameter. A third larger tulip poplar tree (36") exists in the  
year and one of the pine trees is growing into the house to compete for light. We will  
carefully removing the pine trees so as to not damage this more mature tree which is in g  
health.

3. A description of the materials used.  
We will hire a professional trees service. Blue stone has been recommended as a  
company that has the equipment to remove such large trees so close to the house.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.



# Inspection Report

**Kurt Waldman**

**Property Address:**  
806 S Woodlawn Ave  
Bloomington IN 47401



**Southern Indiana Home Inspections**

**Faron Lake HI01100038  
2187 S Kirby Road  
Bloomington IN 47403**

## General Summary



Southern Indiana Home Inspections

2187 S Kirby Road  
Bloomington IN 47403

**Customer**  
Kurt Waldman

**Address**  
806 S Woodlawn Ave  
Bloomington IN 47401

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Exterior



#### 1.4 Vegetation, Grading, Drainage, Walkways and Retaining Walls (With respect to their effect on the condition of the building) Repair/Replace/Maintenance

(2) There are two large trees growing within 6 feet of the homes foundation. Large trees can have roots that grow that can damage the foundation of the home. Recommend a tree service be consulted about the trees and removed as directed.

Local vegetation interfering with the home can allow entry for pests, as well as cause damage to bricks. Trim vegetation away from the building as needed.



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## 4. Bathroom and Componets

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### 4.2 Windows

# Estimate #2136



**Bluestone Tree**

## Billing Address

Kurt Waldman  
806 South Woodlawn Avenue  
Bloomington IN 47401 United States  
kbwaldma@iu.edu  
607-206-4364

## Service Address

Kurt Waldman  
806 South Woodlawn Avenue  
Bloomington IN 47401 United States  
kbwaldma@iu.edu  
607-206-4364

## Send Payment To

Bluestone, LLC  
P.O. Box 345  
Clear Creek IN 47426 United States  
8128243335  
bloomington@bluestonetree.com

<b>Sent</b>	09/20/18
<b>Total</b>	\$3,300.00
<b>Payments</b>	\$0.00
<b>Balance</b>	\$3,300.00

## Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
Services	Remove Pine trees endangering home. Trees are too close to foundation and structure.	\$1,400.00		2.0	\$2,800.00
Services	Grind large stump, remove excess mulch.	\$250.00		2.0	\$500.00
				Subtotal	\$3,300.00
				Tax	\$0.00
				<b>Total</b>	<b>\$3,300.00</b>

## Notes

## Terms

1: Our first priority is to make you happy and feel that the work done was what we agreed upon, below is some things to avoid miscommunication, but if there is an issue we will work with you to resolve it!

2: Due to changing conditions and rates of decline, estimates are honored for six months.

3: Stump grinding is for grinding of stump and roots close to main stump. Root removal, also known as chasing roots, is a much more invasive and time consuming task. This is not included in stump grinding price unless stated and agreed upon. Stumps are ground down to 8"-17" deep.

4: Removing excess stump chips is usually not included but can be for an additional fee.

5: We usually take all wood and debris unless otherwise stated. Leaving wood means it is left at the base of the tree or near it, cutting into firewood size is also a time intensive task that would be an additional charge and would not be included unless stated and agreed upon.



APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 18-74

Date Filed: 10/03/18

Scheduled for Hearing: Staff App (10/11)

\*\*\*\*\*

Address of Historic Property: 1302 E. 2nd Street

Petitioner's Name: ALISAN DONWAY

Petitioner's Address: 1302 E. 2nd Street

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

Owner's Name: ALISAN DONWAY

Owner's Address: 1302 E 2nd Street

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

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. Single family home

2. A description of the nature of the proposed modifications or new construction:  
Replace damaged mailbox with new model. Located on  
the right of front door.

3. A description of the materials used.  
12.8 x 17 x 5 inches horizontal mailbox. Made  
from Aluminium but finished in bronze.

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.



## Product information

Color Name:**Bronze**

### Technical Details

Part Number	SHH-1006-BRZ
Item Weight	4 pounds
Product Dimensions	12.8 x 17 x 5 inches
Item model number	SHH-1006-BRZ
Color	Bronze
Finish	Bronze
Material	Aluminum
Item Package Quantity	1
Switch Style	metal
Certification	Not Applicable
Included Components	mailboxes
Batteries Included?	No
Batteries Required?	No

## Summary

COA: 18-72

Address: 208 N. Walnut

Petitioner: Campus Craves LLC (Brayden Simmons)

Parcel #: 53-05-33-310-124.000-005

Property is Contributing

Circa. 1895



*Background:* Italianate style building historically known as Faris Market. Located in the Courthouse Square Historic District.

*Request:* Install aluminum sign cabinet with LED lighting above the entrance.

*Guidelines:* The Secretary of the Interior's Standards for the Treatment of Historic Properties, p. 120.

1. **Not Recommended:** Using new, over-scaled, or internally-lit signs unless there is a historic precedent for them or using other types of signs that obscure, damage, or destroy character defining features of the storefront and the building.

Courthouse Square Design Guidelines

1. See next page.

*Recommendations:* Staff recommends approval of COA 18-71. While the sign is internally lit, it is not over sized and fits within the entrance to the business without obscuring or destroying any character defining features. Other businesses in Courthouse Square also have larger neon signs in front of their buildings so there is precedent. Commission is advised to scrutinize method of sign attachment to minimize destruction or damage of historic materials.

## 4. GUIDELINES FOR SIGNAGE AND AWNINGS

As a general rule, new signs should preserve, complement, and enhance, rather than compete with, the character of historic buildings and the surrounding district. Careful consideration should be given to historic context, building forms, and site layout when selecting, designing, and reviewing new signage. Not all allowed signage types, by the UDO, are appropriate for the district.

### *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, pilasters, or other decorative elements with new signs is discouraged.
4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.

5. 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.
6. Signage which is out of scale, boxy or detracts from the historic façade is discouraged.
7. 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. Signs in other locations will be reviewed on a case-by-case basis.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

Case Number: 18-72  
Date Filed: 09/25/18  
Scheduled for Hearing: 10/11/18

\*\*\*\*\*

Address of Historic Property: 208 N. Walnut St. Suite 110 | Bloomington, IN 47401  
Petitioner's Name: Campus Craves, LLC.  
Petitioner's Address: 208 N. Walnut St. Suite 110 | Bloomington, IN 47401  
Phone Number/e-mail: 574.377.7499 | brayden@thecampuscraves.com  
Owner's Name: Brayden Sammons, President  
Owner's Address: 3310 S. 350 E. | Warsaw, IN 46580  
Phone Number/e-mail: 574.377.7499 | brayden@thecampuscraves.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.



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



Phone: 812-349-3423

Fax: 812-349-3535

Email: [planning@bloomington.in.gov](mailto:planning@bloomington.in.gov)

**APPLICATION FOR PERMANENT SIGN PERMIT**

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

Date Applied: 7-25-2018  
 Name of Business: Campus Craves  
 Type of Business Use: Commercial  
 Address of Business: 208 N. Walnut Street  
 Business Phone: 574-377-7499  
 Alternative Phone/Fax: \_\_\_\_\_  
 Name of Applicant: Johnny's Signs (Larry Ikerd)  
 Applicant Phone: 812-275-7535

(OFFICE USE ONLY) Application #: _____ Permit Fee: <b>\$125.00 per sign</b> Total Fee: _____ Date Issued: _____ Permit Reviewer: _____
---

**A SCALED SITE PLAN IS REQUIRED WITH YOUR APPLICATION.**

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

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

**CERTIFICATION**

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

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

**Applicant's Signature** \_\_\_\_\_

**Date** 7-25-2018

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





30" TALL x 84" WIDE  
LED LIGHTED SIGN



**COA: 18-73**

Address: 601 S. Ballantine

Petitioner: Tim & Gail O'Connor

Parcel #: 53-08-04-115-016.000-009

Property is Contributing

Circa. 1935



*Background:* Partially altered Colonial Revival style single family home located in the Elm Heights Historic District. In good condition.

*Request:* Install black vinyl decorative shutters on five windows located on the front of the house.

*Guidelines:* The Secretary of the Interior's Standards for the Treatment of Historic Properties, p. 189

Windows: Recreating Missing Features from the Restoration Period:

RECOMMENDED:

1. Recreating a missing window or window feature that existed.
2. Constructing a window feature that was part of the original design during the restoration period based on documentary and physical evidence. For example, duplicating a hoodmold or shutter.

# COA: 18-73

## Elm Heights Design Guidelines

- ◆ Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, **shutters**, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.
- ◆ Replace missing elements based on accurate documentation of the original.
- ◆ 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.
- ◆ *Install shutters only when they are appropriate to the building style and are supported by evidence of previous existence.*
- ◆ *Proportion the shutters so they give the appearance of being able to cover the window openings, even though they may be fixed in place.*

Additional Sources ([architecturaltrust.org](http://architecturaltrust.org)) : An exterior shutter should be only as tall as – and no taller than – the vertical dimension of the inside of the window frame. The width of each shutter should be equal to half the width of the inside of the window frame. If the shutters are not properly sized, they will create a disproportionate and historically inaccurate appearance.

*Recommendations:* While shutters are commonly found on Colonial Revival style homes, there are many notable examples of Colonial Revival style homes across the U.S. that lack shutters. (See *A Field Guide To American Houses*, 410-432). In this case evidence submitted by the applicant proves the building had shutters in the past. Staff recommends that COA 18-73 be approved as long as the shutter's proportions follow those specified in the Elm Heights Design Guidelines. Material/color/style is up to commission discretion.

RECEIVED  
OCT 02 2018

BY: .....

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 18-73

Date Filed: 10/02/18

Scheduled for Hearing: 10/11/18

RECEIVED  
OCT 20 2018  
BY: .....

\*\*\*\*\*

Address of Historic Property: 601 South Ballantine Road, Bloomington, IN 47401

Petitioner's Name: Tim and Gail O'Connor

Petitioner's Address: 601 South Ballantine Road, Bloomington, IN 47401

Phone Number/e-mail: (812) 322-4542 / goconnor31@gmail.com

Owner's Name: Tim and Gail O'Connor

Owner's Address: 601 South Ballantine Road, Bloomington, IN 47401

Phone Number/e-mail: (812) 322-4542 / goconnor31@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. Single family home

2. A description of the nature of the proposed modifications or new construction:  
We would like to put up shutters on the front of the home, including the four windows on the right of the front door and one window on the left (total of 5 windows). The home originally had shutters so we would not be making any changes to the original look of the home. We would put up black vinyl decorative shutters.  
See photo of a home down the street (500 S Ballantine), built the same year and with similar limestone construction, which has such shutters.

3. A description of the materials used.  
Vantage Classic series vinyl decorative shutters - color: black.

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.

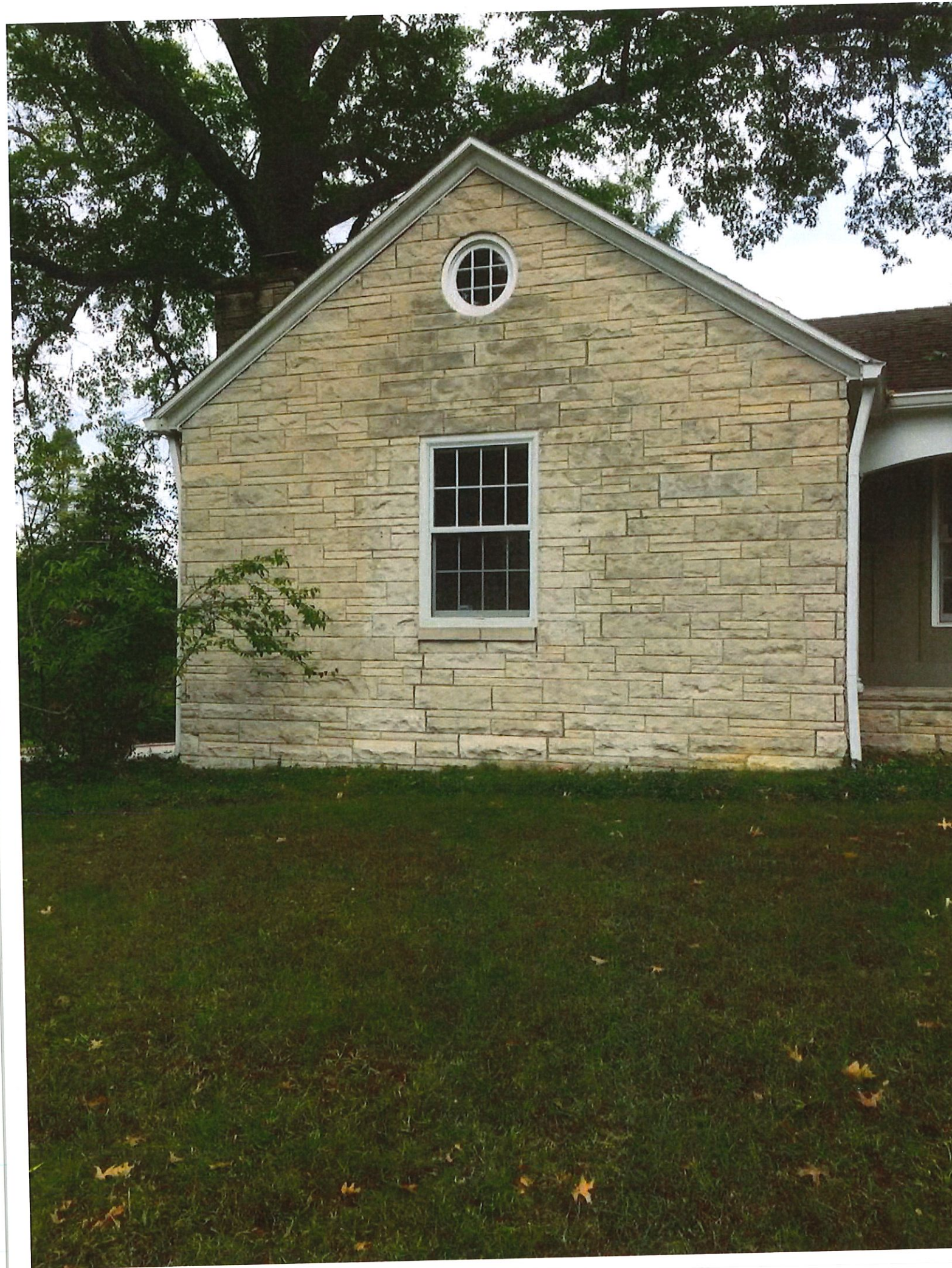
\*\*\*\*\*

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.

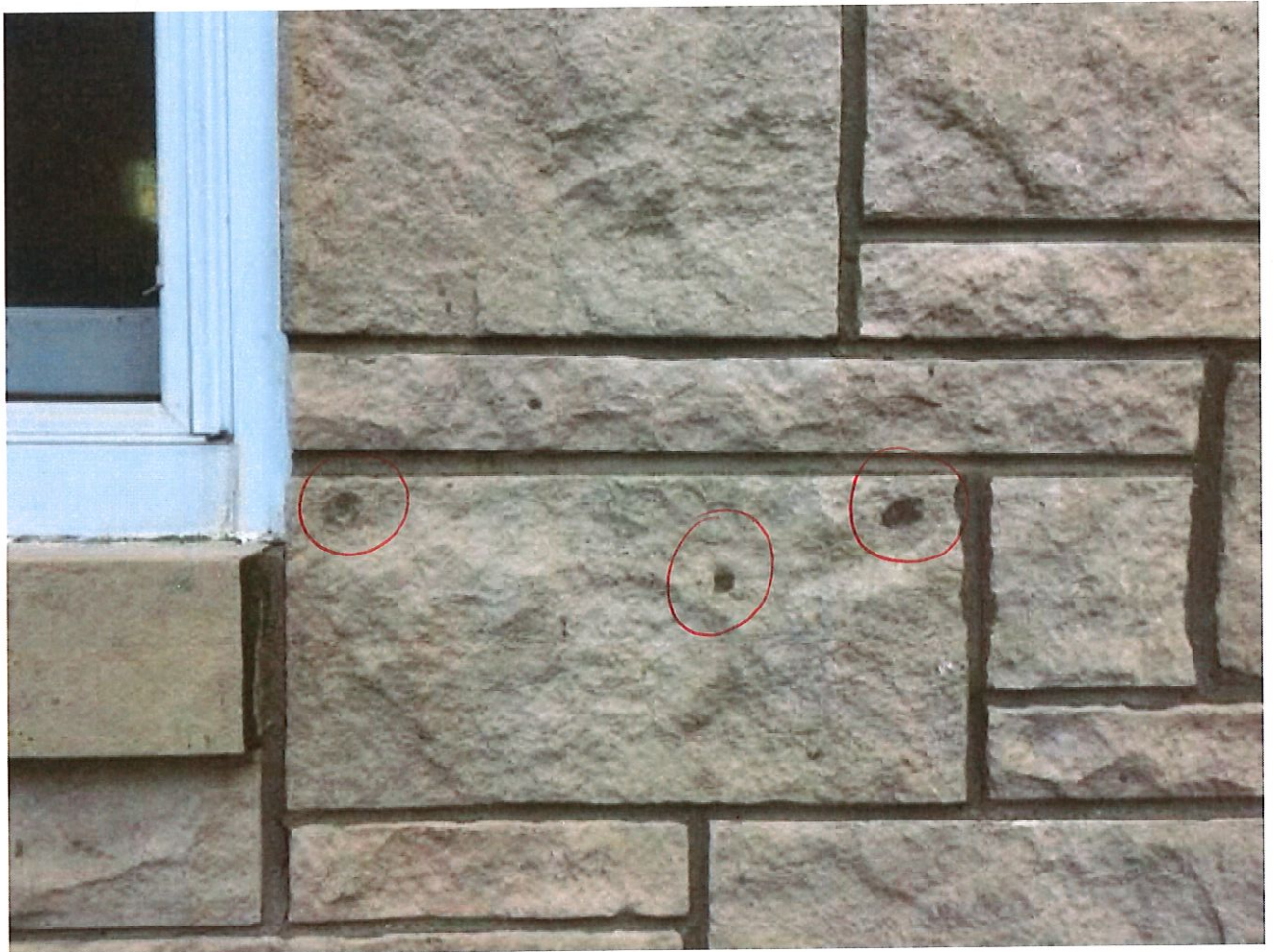


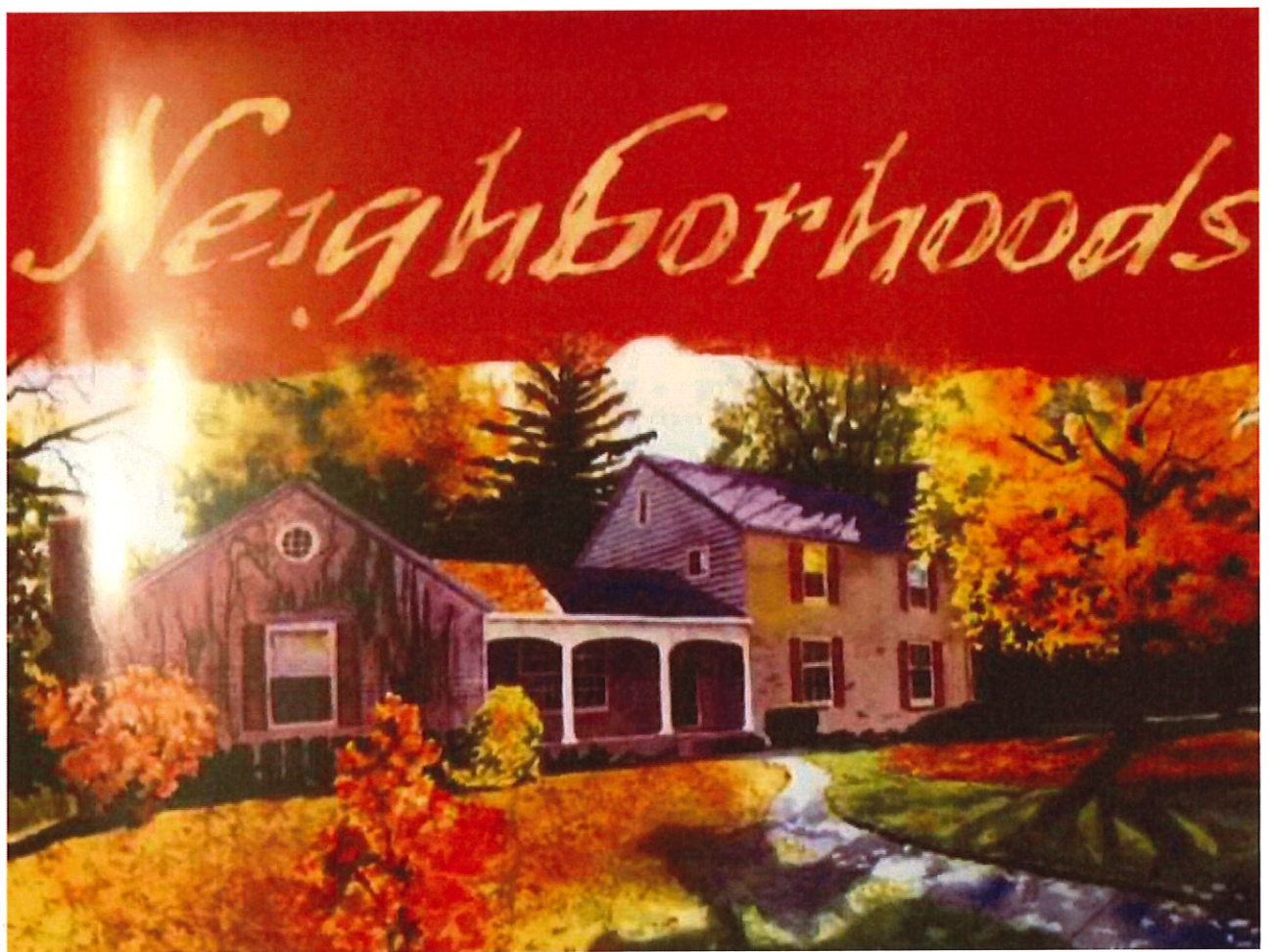














**EASY to Install** **FACIL de instalar**  
★ 13 7/8" x 62 1/2" white

**\$51.98** Everyday Low Price  
★ 51 7 7

**\$59.98** Everyday Low Price  
★ 51 7 7

White Blinds Louvered VANTAGE CLASSIC SERIES  
White Blinds Louvered VANTAGE CLASSIC SERIES  
White Blinds Louvered VANTAGE CLASSIC SERIES  
White Blinds Louvered VANTAGE CLASSIC SERIES  
White Blinds Louvered VANTAGE CLASSIC SERIES

**\$39.98** Everyday Low Price  
★ 51 7 7

**\$9.77** Everyday Low Price  
★ 51 7 7

**\$2.98** Everyday Low Price  
★ 51 7 7

**VANTAGE CLASSIC SERIES**  
SERIE CLASSIC



- Maintenance Free
- No need to oil or paint
- Blinds open fully
- New decorative colors

**EASY to Install** **FACIL de instalar**

★ 13 7/8" x 50 5/8" Black  
★ 51 7 7

# Demo Delay: 18-37

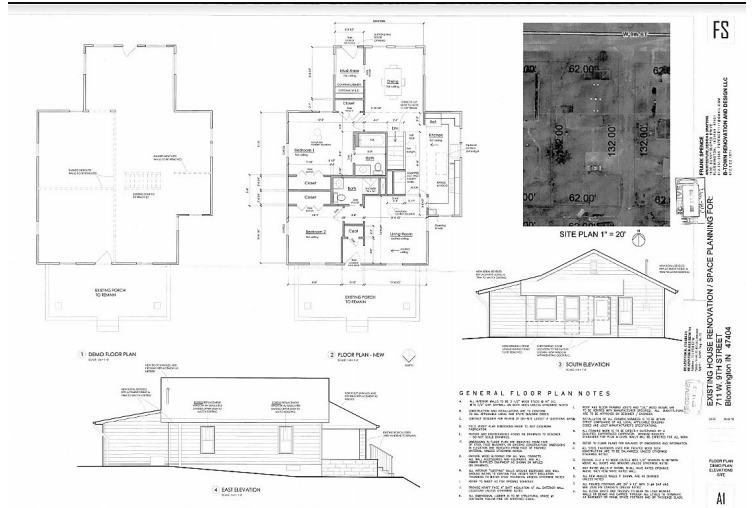
Address: 711 W. 9th

Petitioner: Matt Murphy

Parcel Number: 53-05-32-403-013.000-005

Property is Contributing

Circa. 1925

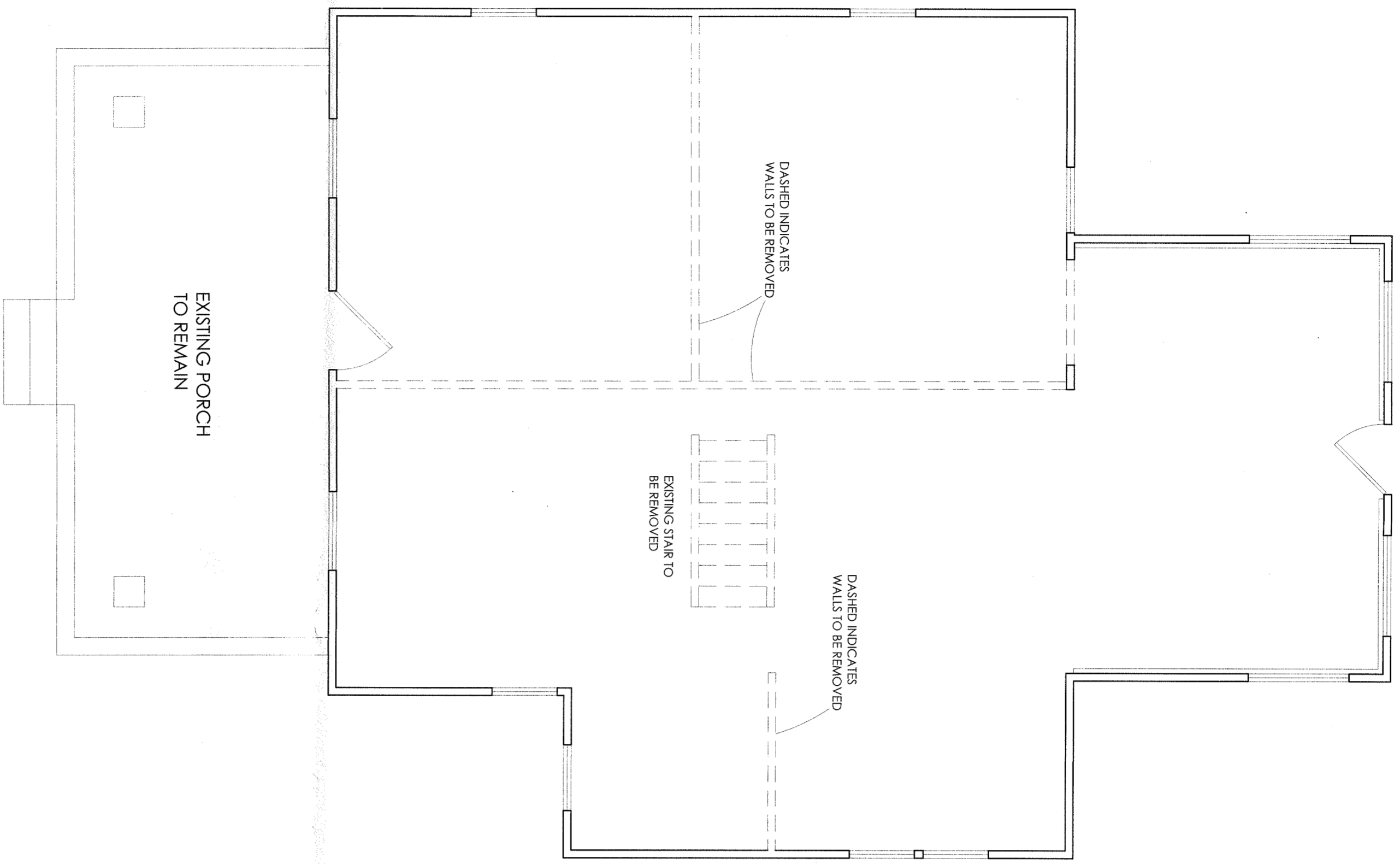


**Background:** Slightly altered Bungalow style single family home located in the West Side National Register Historic District.

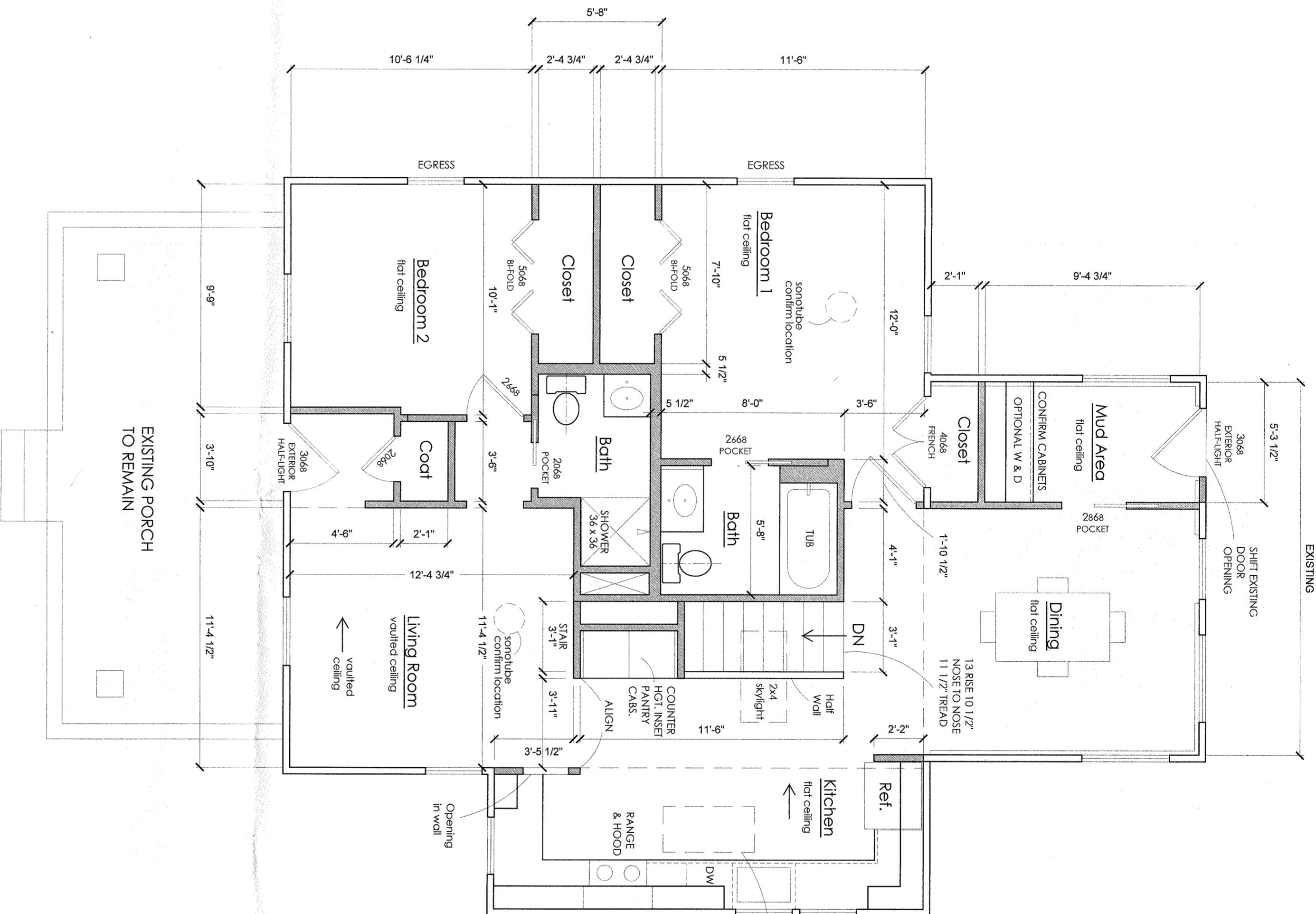
**Request:** Replace windows on east elevation in kind. In the rear of the structure, shift existing door east and insert new window at previous door location.

**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 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.

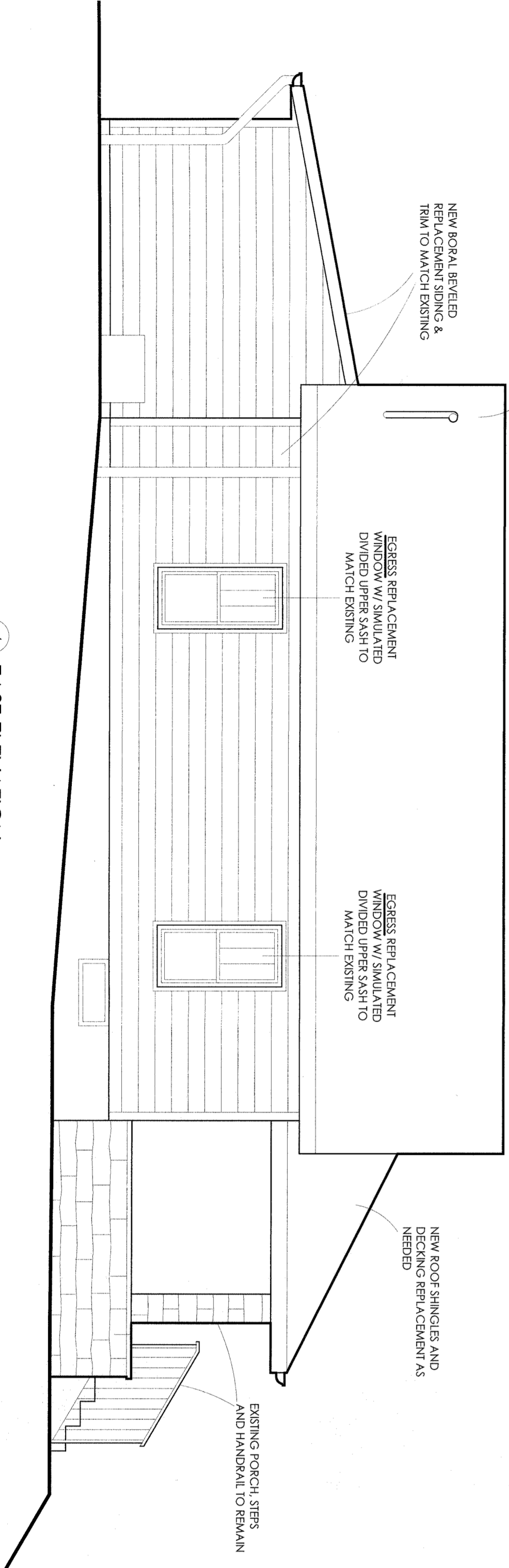
**Recommendation:** Staff recommends releasing demo delay 18-37. The architectural characteristics of the home will not visibly change as seen from W 9th Street due to the 3/1 window configurations on the east side being replaced in kind. The proposed changes to the rear of the structure are to a later (non-historic) addition to the house and will only be visible from the adjacent ally.



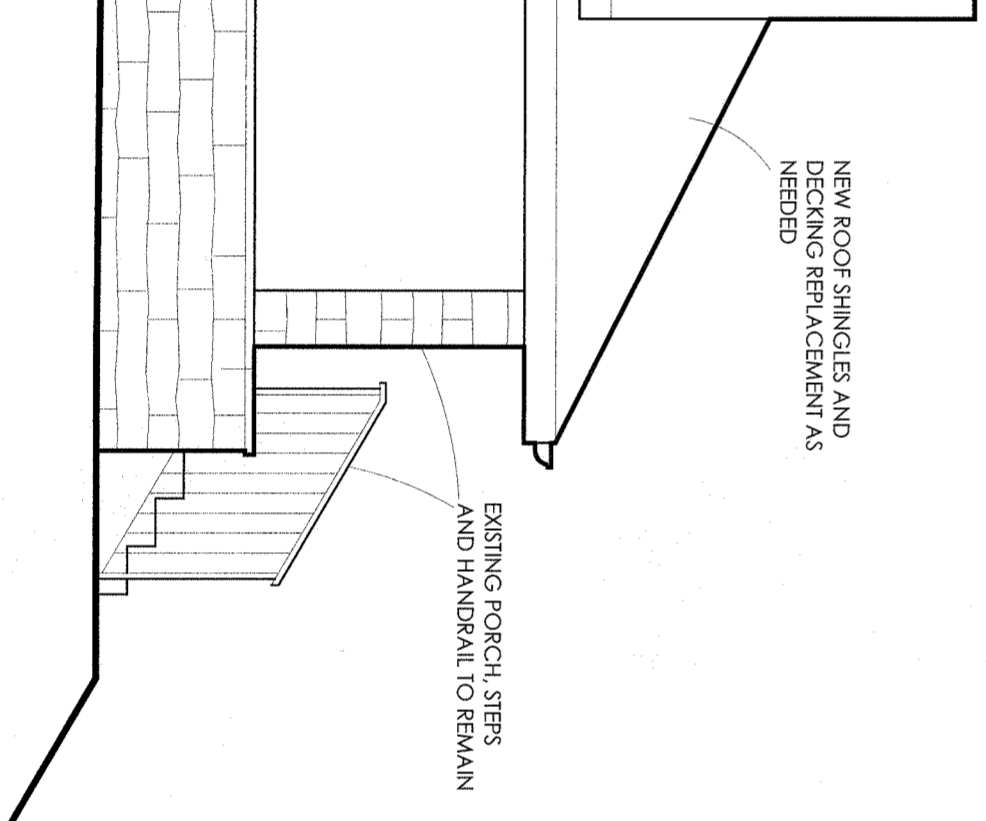
1 DEMO FLOOR PLAN  
SCALE: 1/4" = 1'-0"



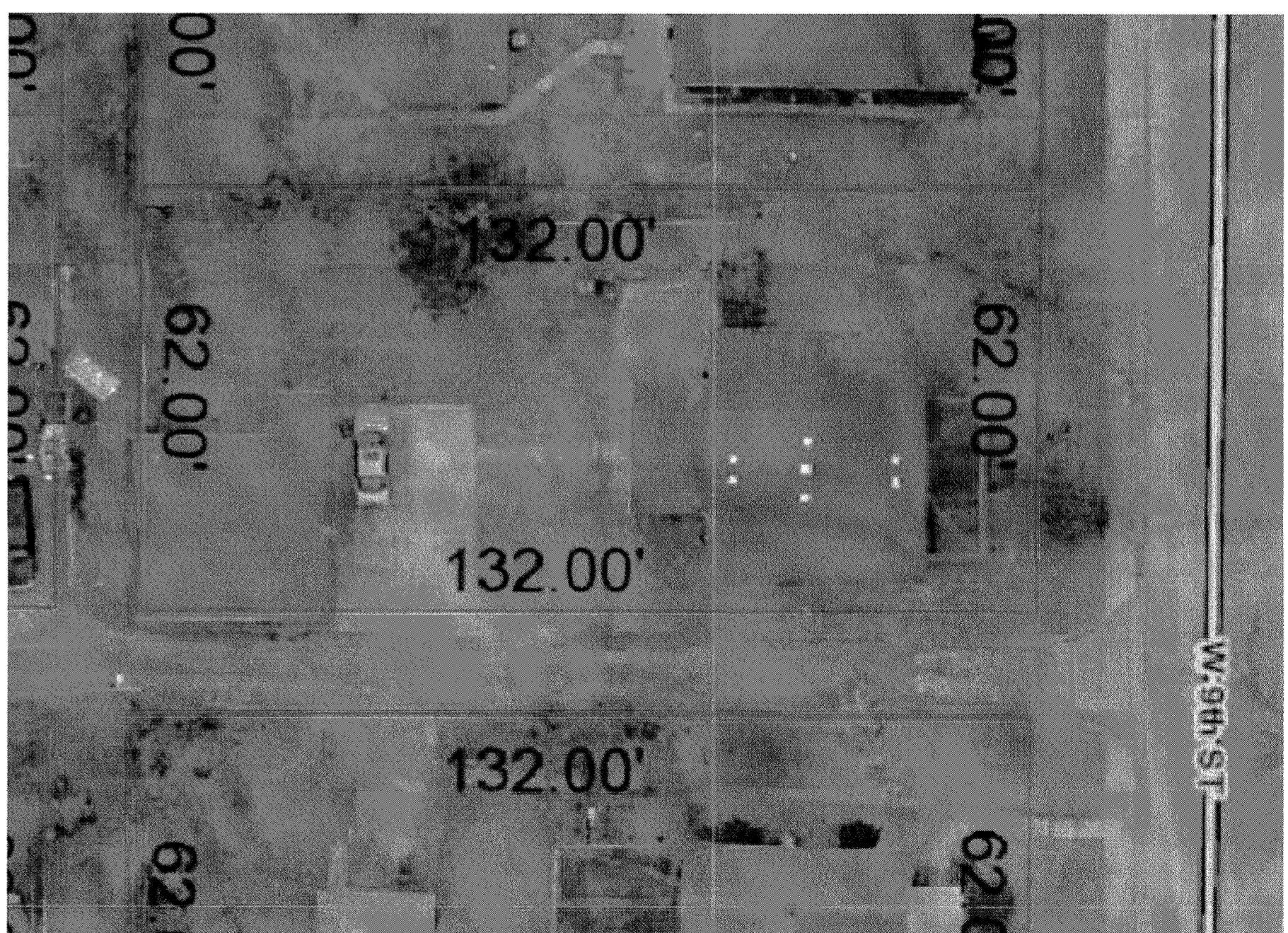
2 FLOOR PLAN - NEW  
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

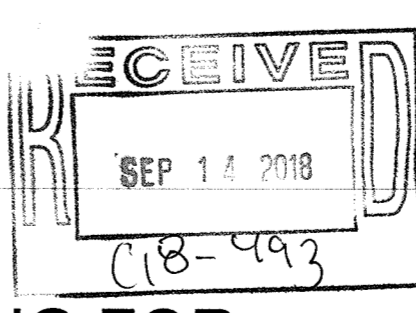


SITE PLAN 1" = 20'

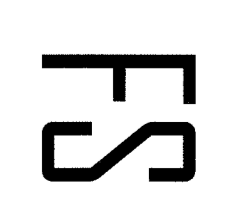
GENERAL FLOOR PLAN NOTES

- A. ALL INTERIOR WALLS TO BE 3 1/2" WOOD STUDS @ 16" O.C. WITH 1/2" GYP. DRYWALL ON BOTH SIDES UNLESS OTHERWISE NOTED.
- B. CONSTRUCTION AND INSTALLATIONS ARE TO CONFORM TO ALL APPLICABLE LOCAL AND STATE BUILDING CODES. CONTACT DESIGNER FOR REVIEW OF "ON-SITE LAYOUT" IF QUESTIONS ARISE.
- C. FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
- D. REPORT ANY DISCREPANCIES FOUND ON DRAWINGS TO DESIGNER. - DO NOT SCALE DRAWINGS.
- E. DIMENSIONS IN FLOOR PLAN ARE INDICATED FROM FACE OF STUD, FACE MASONRY, OR EXISTING CONSTRUCTION. DIMENSIONS MATERIAL, UNLESS OTHERWISE NOTED.
- F. PROVIDE WOOD BLOCKING FOR ALL WALL CABINETS, OWNER SUPPLIED EQUIPMENT AS SHOWN ON DWG/PLD ON DRAWINGS.
- G. ALL INTERIOR "SEEING" WALLS AROUND BEHROOPS AND WALL AROUND BATHS TO CONTAIN FULL HEIGHT BATT INSULATION THICKNESS TO MATCH STUD THICKNESS, UNLESS OTHERWISE NOTED. REFER TO SHEET A2 FOR OPENING SCHEDULE.
- H. PROVIDE IGFBT FACE 4" BATT INSULATION AT ALL EXTERIOR WALL LOCATIONS UNLESS OTHERWISE NOTED.
- I. ALL DIMENSIONAL NUMBERS IS TO BE STRUCTURAL GRADE #1 SOUTHERN YELLOW PINE OR APPROVED EQUAL.
- J.
- K.
- L. ROOF AND FLOOR FRAMING JOISTS AND 1"X" WOOD BEAMS ARE TO BE PERMITTED BY UNDER SCORED. ALL SUBSTITUTIONS ARE TO BE APPROVED BY DESIGNER / ENGINEER.
- M. INSTALLATION OF ALL FRAMING MEMBERS IS TO BE WITHIN CODES AND JOIST MANUFACTURER'S SPECIFICATIONS.
- N. ALL FRAMING WORK IS TO BE DIRECTLY SUPERVISED BY A QUALIFIED EXPERIENCED CARPENTER, MINIMUM INDUSTRY STANDARDS FOR PLUM & LEVEL WALLS WILL BE EXPECTED FOR ALL WORK.
- O. REFER TO FLOOR PLANS FOR BALANCE OF DIMENSIONS AND INFORMATION.
- P. ALL STEEL FASTENERS USED FOR TREATED WOOD DECK CONSTRUCTION ARE TO BE GALVANIZED UNLESS OTHERWISE NOTED.
- Q. PROVIDE 2-2 X 10 WOOD LINTELS WITH 1/2" SPACERS IN BETWEEN ANY RATED WALLS IF SHOWN, SHALL HAVE RATED OPENINGS WHERE THEY PENETRATE RATED WALL.
- R. ALL NEW ANGLED WALLS IF SHOWN, ARE 45 DEGREES UNLESS NOTED.
- S. ALL FROD FOOTINGS ARE 24" X 12" WITH 3-#4 BAR AND ALL FLOOR JOISTS AND TRUSSES TO BEAR ON LOAD BEARING WALLS OR BEAMS AND CARRIED THROUGH ALL LEVELS TO TERMINATE AT BASEMENT OR CRAWL SPACE FOOTINGS AND OR THICKENED SLABS.
- T.
- U.

REAFSNYDER, CHARLES  
REAFSNYDER-RES-REM-711  
Address - 711 9TH ST W  
Parcel - 53-05-32-403-013-000-005  
App # - 64505 Twp - BL-32



FRANK SPENCE  
ARCHITECTURE, DESIGN & DRAFTING  
180E. SUNNY SLOPES DRIVE  
BLOOMINGTON, INDIANA 47401  
812.361.0505 FSPENCE1111@GMAIL.COM  
B-TOWN RENOVATION AND DESIGN LLC  
812.322.1871



AI

FLOOR PLAN  
DEMO PLAN  
ELEVATIONS  
SITE

DATE: 09.06.18

EXISTING HOUSE RENOVATION / SPACE PLANNING FOR:  
711 W. 9TH STREET  
Bloomington IN 47404



## Local Designation

Address: 1175 S. Smith Rd

Petitioner: James and Sally Harvey

Parcel #: 53-08-01-300-004.000-009

Property is Contributing

Constructed: 1875



The property at, 1175 South Smith Road Street qualifies for local designation under the following selected criteria found in *City Code 8.08.010 - Establishment of historic districts and conservation districts. (1) a and (2) e and g*

Historical Significance:

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



The property was part of a larger tract deeded from the State of Indiana to Robert Ewing on January 8, 1830. The tract remained intact until 1936 when a twenty acre parcel including the two-story I-House, one-bedroom tenant house, and barn was sold to Alice and Ralph Nelson.

The Nelson's were active members in the community. Alice worked at Indiana University (IU) where she was the Director of the Halls of Residence for twenty-five years during the tenure of IU president Herman B. Wells. Alice was instrumental in the development of libraries in the dorms, and oversaw a massive dormitory building program in the 1950s. Ralph was a civic leader, active in community development and expansion, and served as President of First National Bank.

Architectural Significance:

*G) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.*

The I-House is a British folk form of construction which was common in 17th century New England but became favored as both farm and city dwellings in the Midwestern states after the arrival of the railroad. The traditional I-House form is two-stories tall built two rooms wide and one room deep. The I-House at 1175 S. Smith Rd was constructed of brick and wood in 1875 and originally had four rooms. There has been two separate additions which have added a third bedroom and a bathroom upstairs, and a screened in porch, dining room, kitchen, pantry and laundry area, and another bedroom and bathroom on the main level.

The small one bedroom house on the property was used as tenant housing when the land was still used for farming.

The original barn was a two story, wooden barn built using wooden peg construction. At one time the barn had a wooden shingle roof which has been replaced. The barn is believed to have been extended to the east and west.

An interesting feature of the three structures on this property is that all of their gutters and downspouts are all connected to five, beehive-shaped underground cisterns constructed from brick.

*(E) Contains any architectural style, detail, or element in danger of being lost*

These three familiar neighborhood structures, known by many, appear to be the last remaining 19th century structures in the vicinity. There was a similar barn on the Belcher Farm to the east which was torn down during the construction of the Gentry Estates subdivision, and another similar barn and Queen Anne house on the Smith Farm to the north which were torn down during the construction of the gentry Honours subdivision.



**Recommendation:**

**Staff recommends property parcel 53-08-01-300-004.000-009 (1175 S. Smith Rd) be designated as a local historic district. After careful consideration of the application and review of the Historic District Criteria listed in Chp 8.08 of the municipal code, staff finds that the property not only meets, but exceeds the minimum criteria listed in the code.**

**The property meets Criteria 1(a) because of its association with Alice and Ralph Nelson, civic leaders and prominent member's of the community from the 1930s –1960s.**

**The property meets Criteria 2(g) due to the high level of integrity maintained by all three buildings which can be listed as contributing. Although several additions have been made to the main residence, the structure still possesses the distinct form, and modest style, of a traditional I-House. Built in 1875, the I-House still retains some of the original materials including brick walls and floor beams made from tulip poplar. The original barn, built using wooden peg construction, is still on the property and situated on its authentic location.**

**The property meets Criteria 2( e) because the barn is the last remaining structure of its kind in the area. Two older barns of similar construction in the vicinity have recently been demolished to make way for new residential development.**

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

Case Number: 18-10  
Date Filed: 10/02/18  
Date of Commission Hearing: 10/01/18  
Request: Conservation or Historic District: HISTORIC

\*\*\*\*\*

Address of proposed district or description of boundaries:  
1175 S. Smith Road  
Bloomington, IN 47401  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Petitioner's Name: James and Sally Harvey  
Petitioner's Address: 1175 S. Smith Road Phone Number: 812-336-2529  
Owner's Name: James and Sally Harvey  
Owner's Address: 1175 S. Smith Road Phone Number: 812-336-2529  
Preparer's Name: James and Sally Harvey  
Preparer's Address: 1175 S. Smith Road Phone Number: 812-336-2529

**Instructions to Petitioners**

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

## Historic Site and Structure Application

We purchased the property at 1175 South Smith Road consisting of three structures and 11 acres on December 14, 1978 from the estate of Alice Nelson. The three structures are a two-story modified I-House, a smaller one bedroom house, and a barn. We are the eighth owners of this property.

The property was identified in the 1978-1979 Historic Sites and Structures inventory and was given a rating of "C." A "C or Contributing" rating was given to any properties meeting the basic inventory criterion of being pre-1940, but that are not important to stand on their own as individually outstanding or notable. That rating may be accurate or not given the passage of time and the disappearance of other like properties.

### **Historic:**

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

The property was part of an 80 acre tract deeded from the State of Indiana to Robert Ewing on January 8, 1830. This tract remained intact through six owners until the Great Depression when a 60 acre parcel was sold for back taxes. Alice and Ralph Nelson purchased the remaining 20 acres on May 6, 1936. Of the eight owners, the Nelsons owned the property for the longest period of time, 42 years.

Alice Nelson was Director of the Halls of Residence during the tenure of Indiana University President Herman B. Wells. She was instrumental in the development of libraries in the dorms. Alice is responsible for most of the large residence halls, which are in continued use, on the Indiana University campus. Post World War II, Herman B Wells appointed her to direct and oversee a massive dormitory-building program. She was to build enough dorms so that no qualified student who wanted a college education would be turned away. She carried out this project from 1950-60. Because it was one of the most dramatic student housing programs in U S history, she influenced building programs throughout the country.

IU commissions portraits of figures important to its history. A life-size oil painting of Alice Nelson is one of these portraits. It hangs regularly on a rotating basis in the Indiana University Memorial Union. She retired from Indiana University in 1963.

Ralph Nelson was a prominent civic leader and served as President of first National Bank (now Chase) located on the Square downtown. He was a leader in community development and expansion.

Sally and James Harvey have been Monroe County and Bloomington residents for

several years. Both served in various roles with the local schools.

Sally was an beloved elementary school teacher at University, Rogers, and Binford. She has been honored as a Teacher of the Year by the Bloomington North Rotary Club and was in the first group of recipients of the Lilly Teacher Creativity Fellowships.

Jim was a social studies teacher at both Bloomington North and South. He also served as Principal of University Middle School, Principal of Bloomington High School North, and Assistant Superintendent for Personnel. He ended his career as MCCSC Superintendent in 2008.

### **Architecturally worthy:**

- a) Embodies distinguishing characteristics of an architectural or engineering type; or
- g) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

The two story I-House is constructed of brick and wood. Built in 1875 the original house contained four rooms. The floor beams, which can be seen from the storm cellar, are tulip popular. Ax and shaping marks can be seen on the beams. The brick is exposed on the front of the house and has been painted. The front or original I-House portion appears to be constructed of brick and may be 2-3 courses. The original house has been added onto twice. The first modification added a third bedroom and bathroom upstairs and a dining room and screened-in porch on the main level. The second modification added a kitchen, pantry and laundry area, a fourth bedroom and bathroom on the main level. The screened-in porch was probably enclosed at this time.

The smaller one bedroom house originally was used as a tenant house when the property was a working farm. Some years after we purchased the property, we met a gentleman named Freeman who said he lived in the small house as a boy while his mother worked as a housekeeper for the Nelsons and his father milked cows and took care of the outside chores. At one time the small house had a wooden shingle roof which has been replaced.

The original barn was two stories with an unusual configuration of beams in the loft shaped like a "Y" allowing for more hay storage. The central portion of the barn is constructed of beams similar to those in the main house. Wooden peg construction is evident throughout. The single floor extension on the east side of the barn may have been added at a different time but there is no evidence of original siding so it may have been part of the original barn. The single floor extension on the west side was probably added since the original siding on the center section is present. Photographs from the 1930s show the west side much as it appears today. At one time the barn had a wooden shingle roof which has been replaced.

An interesting feature of the three structures is that their gutters and down spouts were connected to underground cisterns to store water. There were five cisterns overall and four still remain in working order. They were constructed in the shape of a beehive and made of brick. Each one holds about 2,000 gallons. Two of the cisterns had hand pumps which were cranked to bring water to the surface spout. A water system consisting of galvanized pipe and an electric

pump dating to the 1930s still exists. It connected the tenant house and the barn but is no longer operable. We used the cistern water from the two cisterns at the main house along with a water purification system as our main source of water until we were annexed into the City in 2005 and required to hook onto City of Bloomington water and sewer.

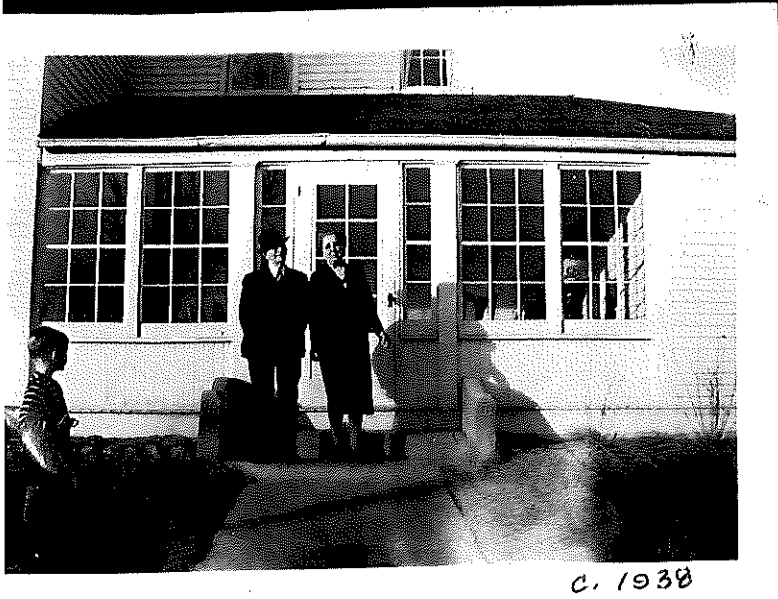
- e) Contains any architectural style, detail or element in danger of being lost; or
- f) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city; or

The three structures are familiar neighborhood structures known by many and appear to be the last remaining 19<sup>th</sup> century structures in this Section, Perry 1, which is bounded by east Third Street, south State Road 446, east Moores Pike, and south Smith Road. There was a similar barn on the Belcher Farm to the east which was torn down during the construction of the Gentry Estates subdivision. There was another similar barn and a Queen Anne house on the Smith Farm to the north which were torn down during the construction of the Gentry Honours subdivision.

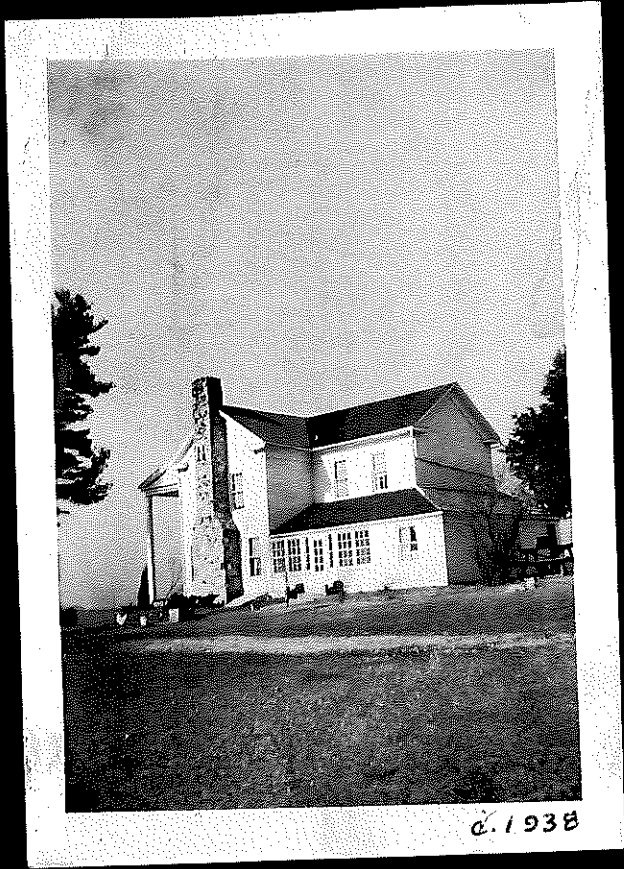
List of Adjacent Property Owners:

Larry and Barbee Benbow	934 S. Coriander Court, Bloomington, IN 47401
William and Vera Murphy	938 S. Coriander Court, Bloomington, IN 47401
Krzysztof and Elke Kowal	937 S. Coriander Court, Bloomington, IN 47401
Ann Nolan	937 S. Romans Way, Bloomington, IN 47401
Paul and Elizabeth Chadwell	941 S. Romans Way, Bloomington, IN 47401
Anthony Gowty	947 S. Romans Way, Bloomington, IN 47401
Todd Burkhardt	953 S. Romans Way, Bloomington, IN 47401
Deborah Burkhardt and Earl Luetzelschwab	970 S. Romans Way, Bloomington, IN 47401
Megan and Solaiman Fazel	3901 E. Fenbrook Lane, Bloomington, IN 47401
Larry Wilson	3907 E. Fenbrook Lane, Bloomington, IN 47401
Ashlee Warren	3913 E. Fenbrook Lane, Bloomington, IN 47401

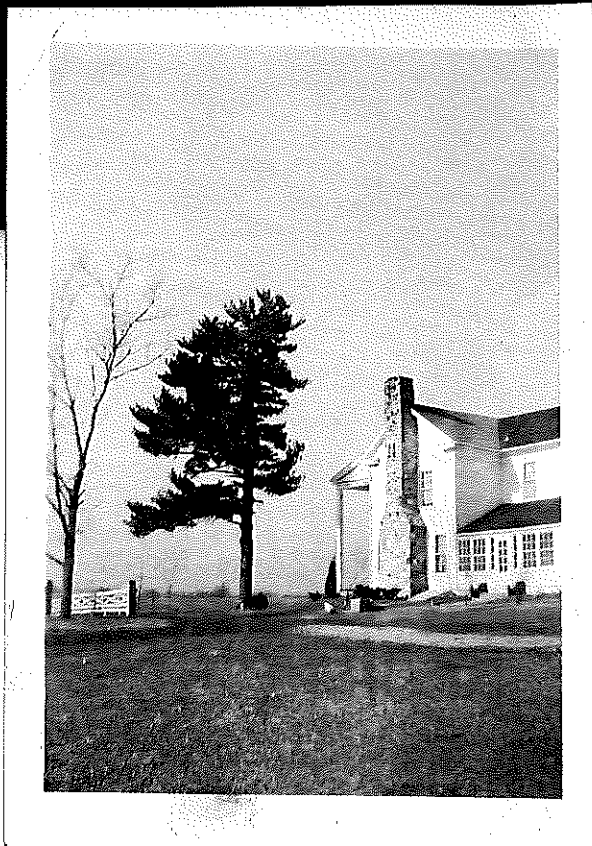




c. 1938



c. 1938



c. 1938



2018



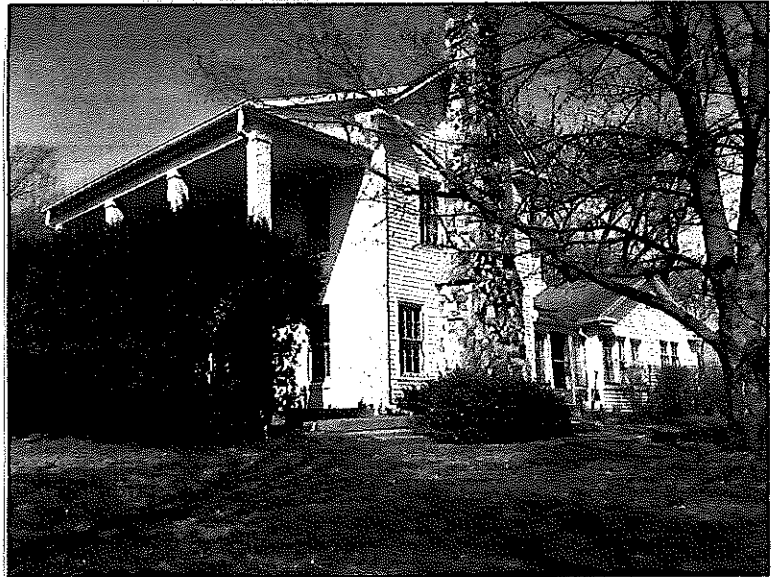
c. 1938



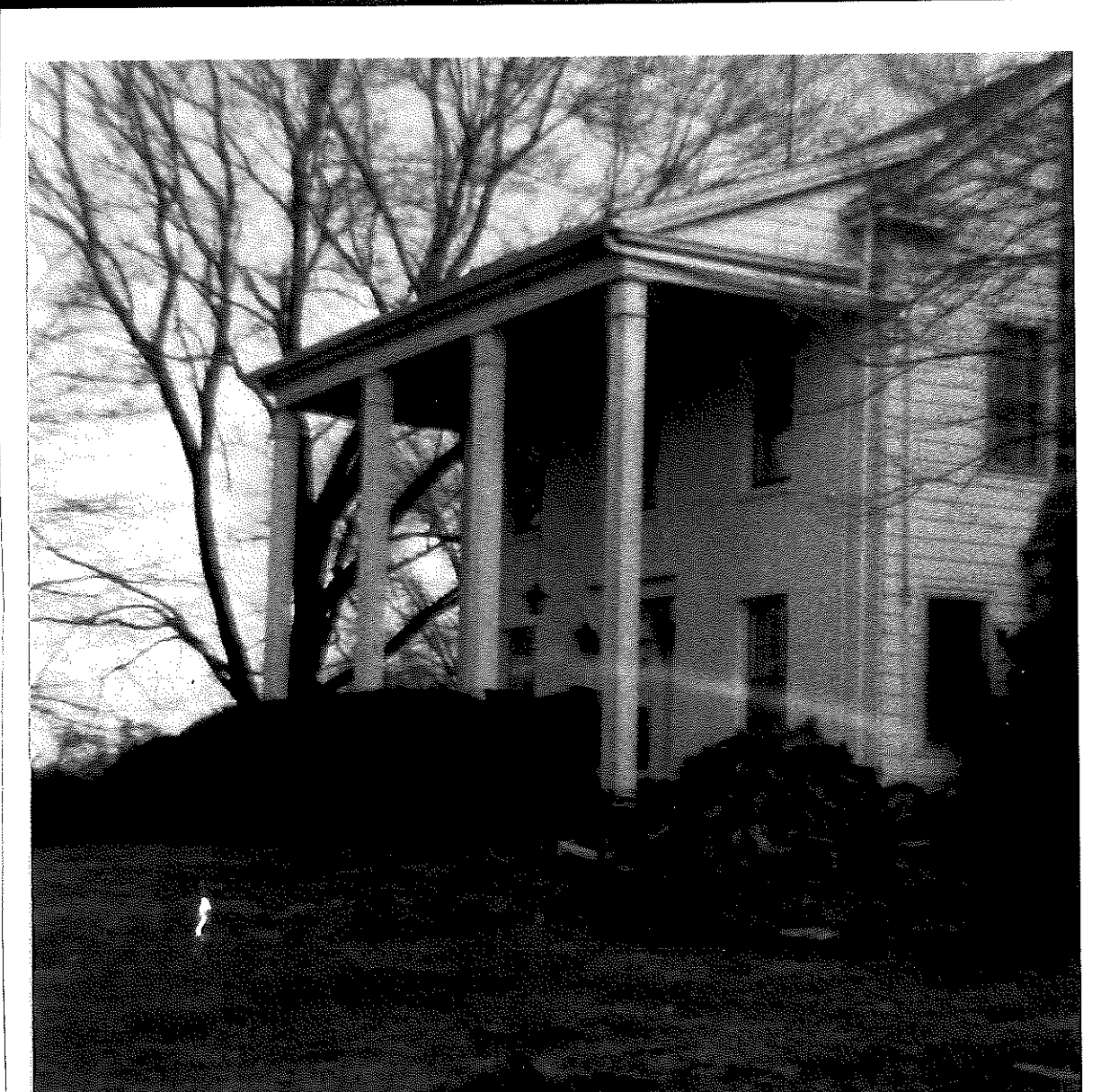
c. 1938



2018

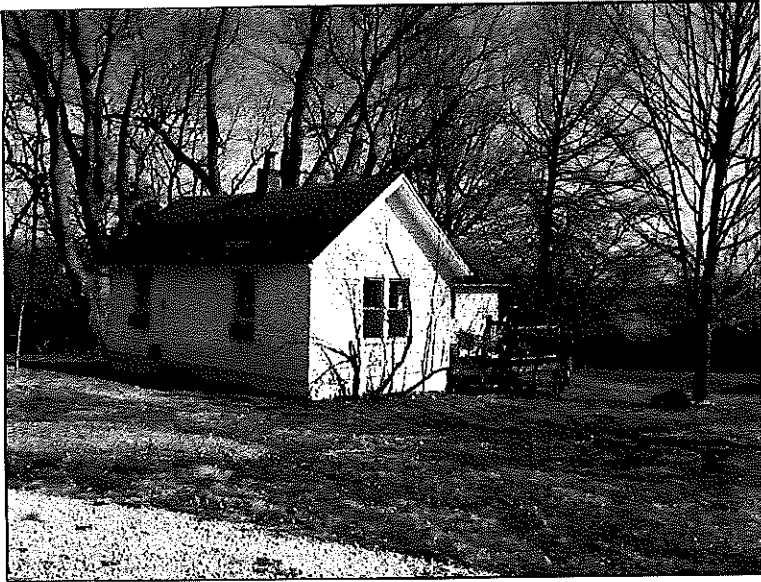
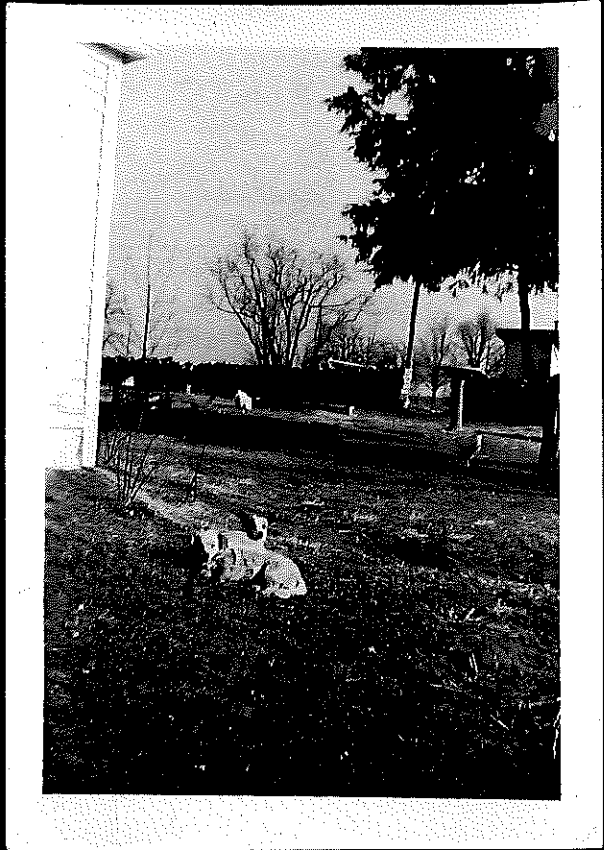


2018



c. 1980

c. 1980

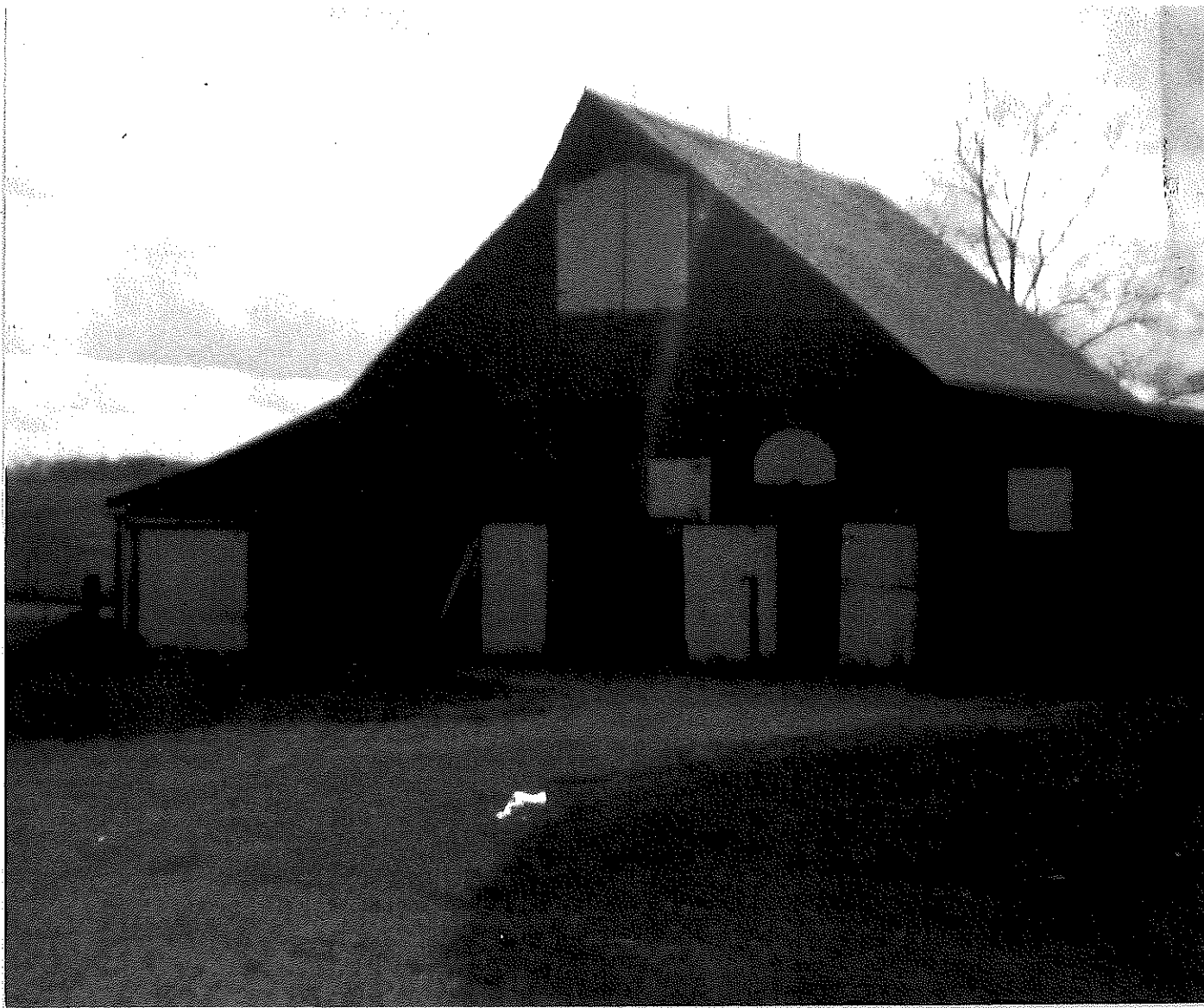




c.1980



c.1980



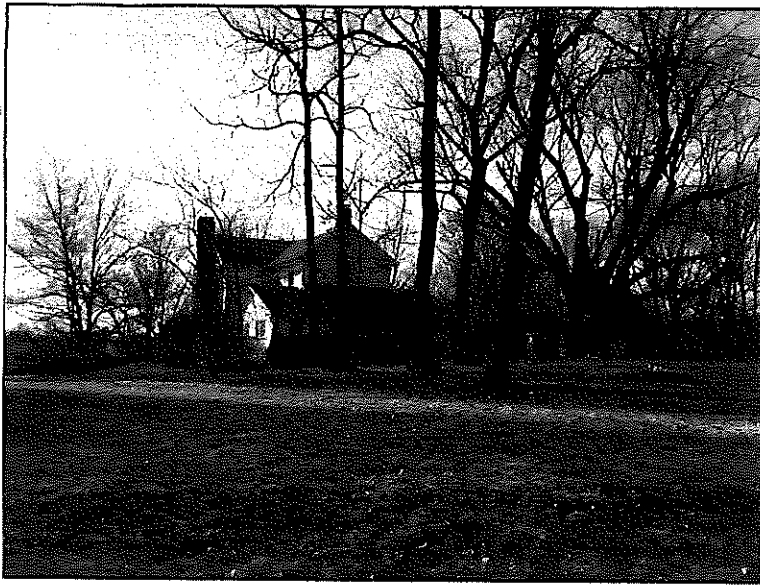
c. 1980



2018



2018



2018



2018



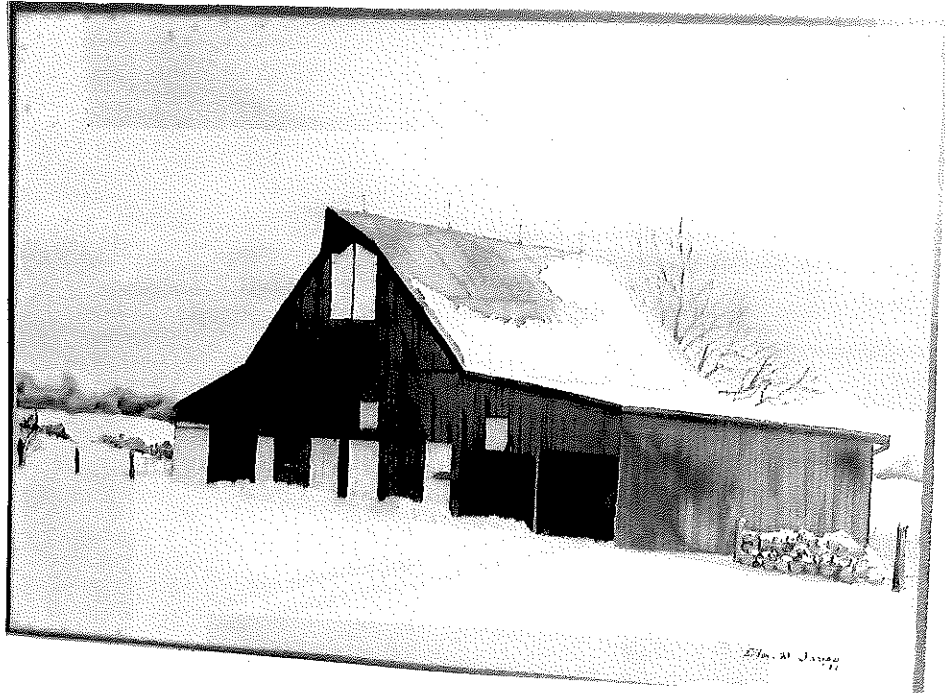
2018



2018

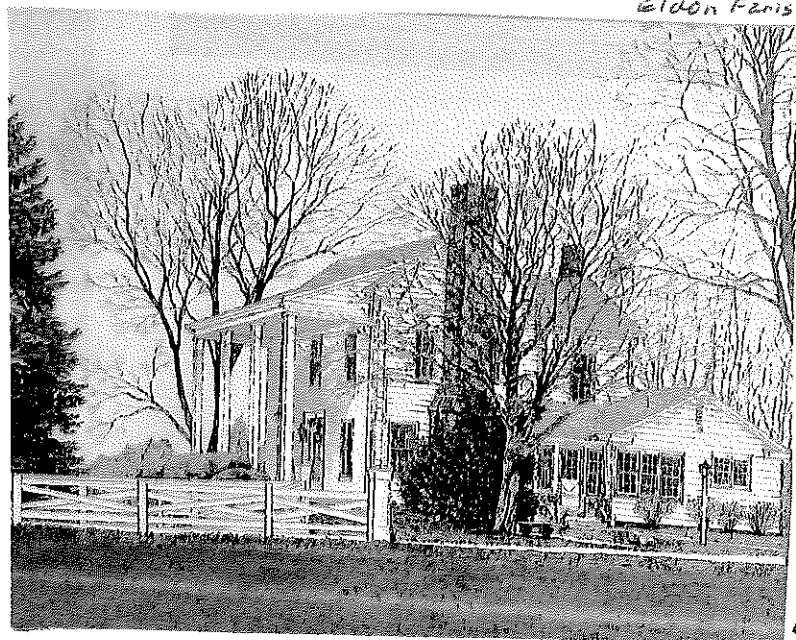


Ron Elkins 1999

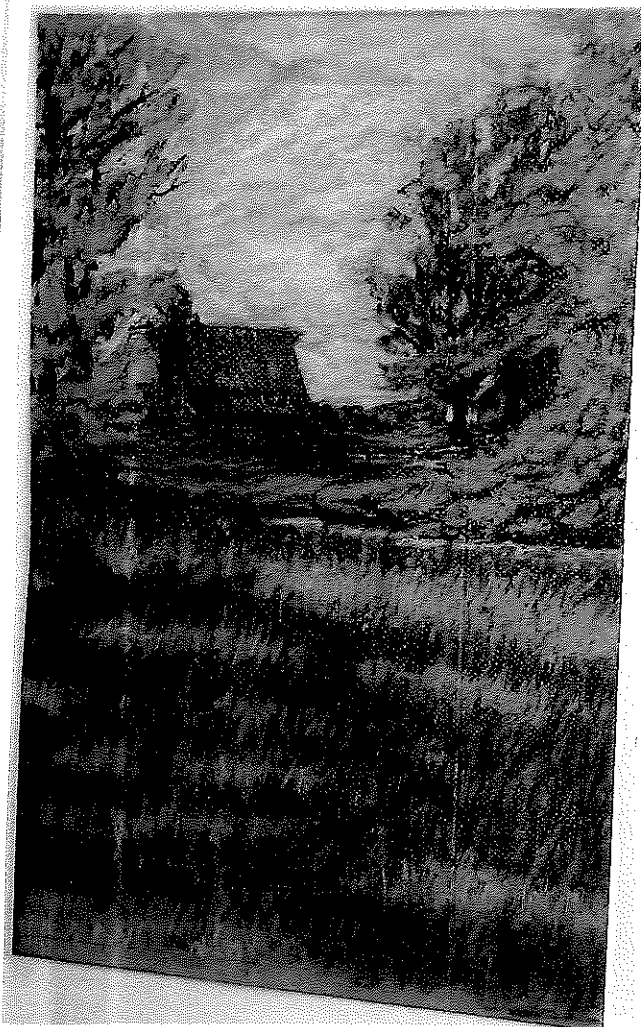


*Edna at Jaxson*

*Eldon Farris 1979*



*Bob Stolkwell 1980*



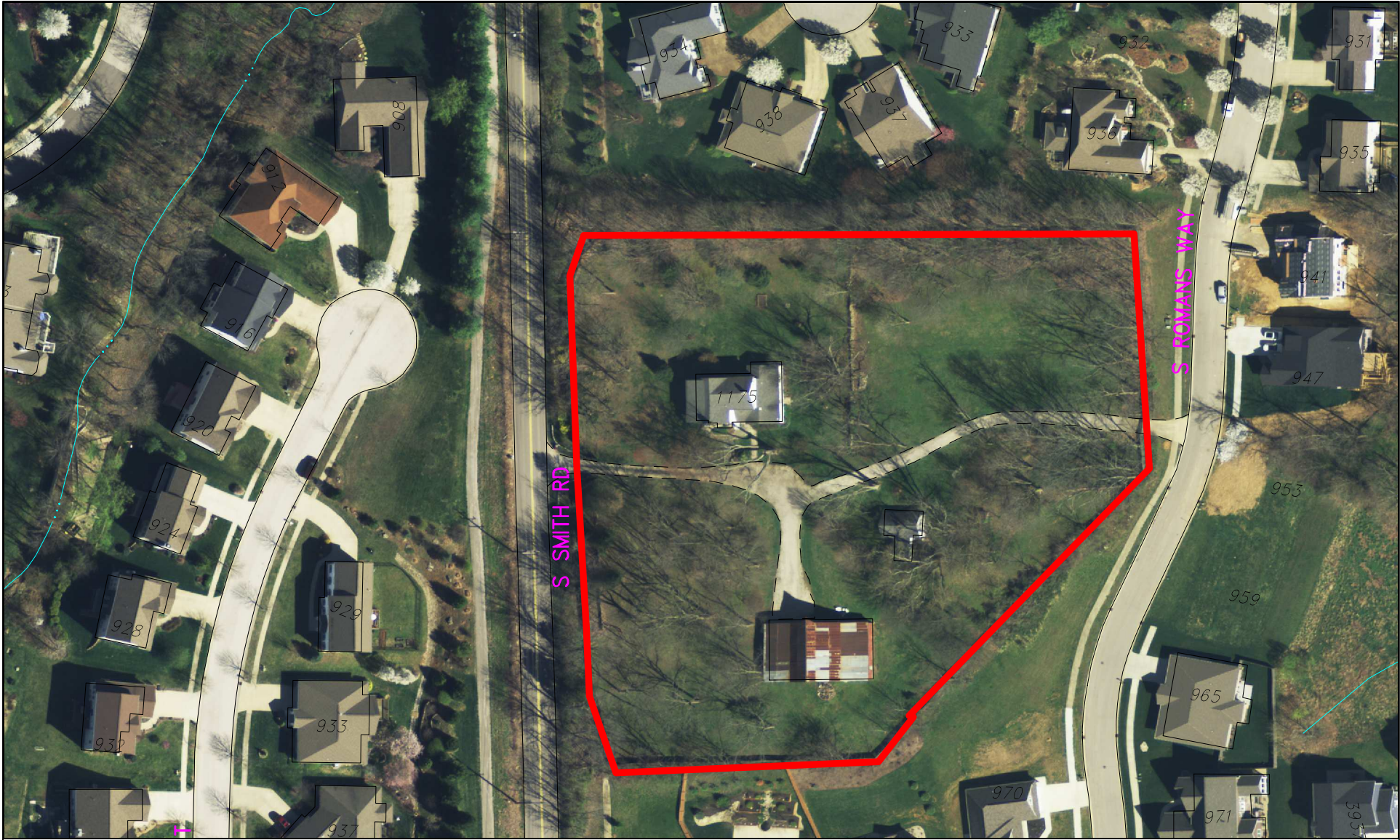
*Sally Harvey 1984*



*Sally Harvey*

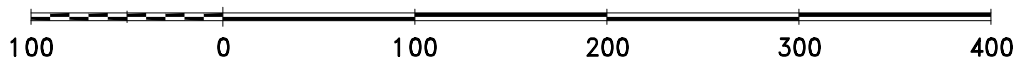
*Sally Harvey 1984*






1175 South Smith Rd  
Local Historic Designation

By: herteric  
1 Oct 18



For reference only; map information NOT warranted.

City of Bloomington  
Housing & Neighborhood



Scale: 1" = 100'