

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday January 10, 2019, 5:00 P.M.
AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES
A. December 13, 2018 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

- A. COA 19-02**
121 N. College Ave
Petitioner: Nathan Finney
Replace deteriorated soffit and install two ceiling lights in entryway

Commission Review

- A. COA 19-01**
1210 E. 2nd
Petitioner: Matheu Architects (Kris Floyd)
New Construction
- B. COA 19-03**
121 N. College Ave
Petitioner: Nathan Finney
Replace front and side doors with more period correct design

V. DEMOLITION DELAY

Commission Review

- A. Demo Delay 19-01**
1117 N. Walnut
Petitioner: Daniel Russos
Full demolition

VI. NEW BUSINESS

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.
Next meeting date is January 24, 2019 at 5:00 P.M. in the McCloskey Room. **Posted:** 1/4/2019*

**Bloomington Historic Preservation Commission
Showers City Hall McCloskey Room,
Thursday December 13, 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

Flavia Burrell
Sam DeSollar
Jeff Goldin
Deb Hutton
Chris Sturbaum
Doug Bruce

Absent:

Leslie Abshier
Lee Sandweiss
John Saunders

Advisory

Derek Richey

Absent: Duncan Campbell

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Eric Sader, HAND
Doris Sims, HAND
Phillipa Guthrie, Legal
Mary Catherine Carmichael, Office of the Mayor

Guests

Ricardo Sanchez
Jim Harvey
Sally Harvey
Angie Ricketts
Asa Palley
Jenny Southern
Kristi Gaynor

Mia Beach

III. APPROVAL OF MINUTES

A. November 8, 2018 Minutes

Sam DeSollar made a motion to approve November 8th, 2018 minutes, **Deb Hutton** seconded.
Motion carried 5-0-1 (Yes-No-Abstain) Doug Bruce abstained.

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 18-85

720 W. 3rd (Greater Prospect Hill)

Petitioner: Chris Sturbaum

Remove rear chimney on the NW corner of the house.

Conor Herterich gave presentation. See packet for details.

Commission Review

A. COA 18-84

1113 E. Wylie (Elm Heights)

Petitioner: Asa Palley

Alter side porch by removing door and adding double hung and awning windows.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Petitioner **Asa Palley** was present and had nothing to add to the presentation.

Chris Sturbaum asked about cantilevering, it is not just an additional support.

Jenny Southern spoke on behalf of the neighborhood association. The association is undisturbed about the porch as the brick on the home is unaltered. They would like to see something that matches the front of the house.

Sam DeSollar made a motion to approve **COA 18-84**, **Doug Bruce** seconded.
Motion carried 6-0-0.

B. COA 18-86

222 S. Rogers (Prospect Hill)

Petitioner: Matt Murphy

Restoration of exterior siding, trim, and windows.

Chris Sturbaum made a motion to continue to the next meeting as the petitioner was not present, **Doug Bruce** seconded.
Motion carried 6-0-0

C. COA 18-87
923 E. University (Elm Heights)
Petitioner: Sandra Castro
Demolition of one car detached garage and construction of two car detached garage.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Ricardo Sanchez represented the petitioner who was not present.

Chris Sturbaum questioned representative about design of modifications to the garage. Also offered design changes. **Doug Bruce** asked about reusing existing brick in construction. **Deb Hutton** inquired as to the width of the current garage and expanding the garage in the rear.

Chris Sturbaum stated if they were keeping the present structure they could expand in the rear and to the side while keeping the present door. **Doug Bruce** stated this is modification to an existing structure reusing the bricks will keep the structure matching the home. **Deb Hutton** stated she agrees with Doug that they need a site plan. **Sam DeSollar** stated that he would have a hard time approving demolition if the present structure could be used. There are a number of ways the present structure could be used. **Flavia Burrell** feels like the present structure could be used, and materials should be reused. **Derek Richey** stated they have seen demolition plans but no renovation plans. **Jeff Goldin** is not in favor of demolition and if it is demolished the flavor of the property is lost. **Conor Herterich** clarified that at the last HPC meeting the commission gave the petitioner guidelines on demolition and not renovation.

Jenny Southern spoke on behalf of the neighborhood association, she gave suggestions for renovations to the structure that would be acceptable to the association.

Mary Catherine Carmichael a former owner of the home gave a brief history and discussed the house and the garage and asked that they preserve the garage.

Chris Sturbaum, Doug Bruce and **Sam Desollar** sketched an alternate proposal for remodeling and submitted that to the representative for the petitioner.

Chris Sturbaum made a motion to deny and resubmit with a site plan, **Deb Hutton** seconded.
Motion carried 6-0-0

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 18-39

321 N. Lincoln (The Stuart House)

Petitioner: Kristi Gaynor

Full replacement of roof. Replace wood shakes with asphalt shingles.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Kristi Gaynor stated she would love to hear the Commissions comments.

Deb Hutton asked about grants to replace the wood shakes. **Sam DeSollar** asked if contractors have been contacted to replace the shakes. **Kristi** stated she does not know of any locally and asked for recommendations. The **Commissioners** had none. **Chris Sturbaum** stated that the shakes were not vital to the house. **Doug Bruce** stated that shake could be put back on the house in the future **Sam DeSollar** agreed. **Commissioners** were in agreement that the preservation of the house is what's important.

Sam DeSollar made a motion to waive the Demo Delay waiting period **Chris Sturbaum** seconded.

Motion carried 6-0-0.

VI. NEW BUSINESS

A. Courtesy Review: Chris Smith: 501 S. Mitchell Petitioner was not present.

B. HPC Review of the Amended Staff Report and Map of Maple Heights Conservation District

Conor Herterich gave presentation. See packet for details.

Deb Hutton made a motion to reapprove amended map and staff report and send the map to the Common Council, **Sam DeSollar** seconded.

Motion carried 6-0-0

C. Historic Designation of 1175 S. Smith Rd. (Reapprove)

Sam DeSollar made a motion to reapprove and send to the Common Council, **Doug Bruce** seconded.

Motion carried 6-0-0

D. HPC Consulting Grant: Mia Beach- 611 W. 12th

Conor Herterich gave presentation. See packet for details.

Mia Beach further explained her plans for the property.

Discussion ensued

Doug Bruce made a motion to approve the \$400 Commission consulting grant, **Chris Sturbaum** seconded.

Motion carried 6-0-0

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

BRI is looking for suggestions for their awards program.

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Meeting was adjourned at 6:23 pm.

END OF MINUTES

COA: 19-02

Staff Decision

Address: 121 N. College Ave

Petitioner: Nathan Finney

Parcel #: 53-05-33-310-093.000-005

Property is Contributing

Circa. 1900



Background: A Two-Part Commercial Block building located in the Courthouse Square Historic District (Local and National Register).

Request: Petitioner wants to remove deteriorated soffit in entry way. Install Exterior Grade Gypsum soffit, paint white, and add two LED can lights.

Guidelines:

Courthouse Square Design Guidelines, p. 6, 10

1. Staff may approve COA's for minor exterior changes.
2. New materials should match the material being replaced and should be compatible with the size, scale, color, material and character of the property.

Staff Recommendation: **Staff approves COA 19-02** due to the following:

1. The replacement of soffit and addition of recessed lighting in the entranceway does not result in a conspicuous change of the building exterior, nor irrevocably damage historic materials.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-02
Date Filed: 12/29/18
Scheduled for Hearing: 1/10/19

Address of Historic Property: 425 N College Ave. Bloomington, IN 47404
Petitioner's Name: Nathan Finney
Petitioner's Address: 301 N. College Ave. Bloomington, IN 47404
Phone Number/e-mail: 317.696.0842 nathan@the-tapner.com
Owner's Name: LYNN POLLACK
Owner's Address: 940 S. Clarice Blvd. #25 Bloomington, IN 47401
Phone Number/e-mail: 812.325.3032 huanness@abodes.com

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 013-21400-25 College Avenue Unit 23
2. A description of the nature of the proposed modifications or new construction:

Remove deteriorated soffits. Install updated materials that will allow to access to update wiring and add recess lights for safety appearance.

3. A description of the materials used.

Exterior soffit board painted white. Two can lights

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

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

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

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

121 N. COLLEGE AVE.





101 N COLLEGE

COA: 19-01

Address: 1210 E. 2nd

Petitioner: Matheu Architects (Kris Floyd)

Parcel #: 53-08-04-100-024.000-009

New Construction on Empty Lot



Background: Parcel is an empty lot located in the Elm Heights Historic District

Request: Construct two-story, three bedroom single family house with attached 2 car garage. Materials listed in application.

Guidelines:

Elm Heights Design Guidelines, p. 28-29

1. There is great variation in the size of homes in Elm Height. (Size)
2. Larger homes are placed on double lots and set well back from the street, giving them a gracious front yard and a smaller private area in the back. (Setback)
3. New Construction must be compatible but distinguishable from surrounding properties.
4. New construction should echo setback, orientation, and spatial rhythms of surrounding properties.
5. Creativity and individuality in interpreting a historic design will be considered.

Recommendations: Staff recommends further discussion by the HPC before decision is made to approve/deny **COA 19-01**. Staff finds that the building materials, height, setback, and orientation of the proposed home echo those of the surrounding properties, however; staff finds the fenestration pattern to be incompatible with those of surrounding properties.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-01

Date Filed: 12-27-18

Scheduled for Hearing: 1-10-2019

Address of Historic Property: 1210 E. 2nd St.

Petitioner's Name: Matheu Architects, PC (Kris Floyd)

Petitioner's Address: 205 N. College Ave., Suite 010

Phone Number/e-mail: 812-339-1235/kgfloyd@cmatheuarchitect.com

Owner's Name: Cm Ventures, LLC (Chris Smith)

Owner's Address: _____

Phone Number/e-mail: 812-219-3030/cdsmith3030@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. 015-21480-00 Sem Pt Lot 101; 60'

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

Proposed new 2 story three bedroom single family house with attached 2 car garage

1st Floor - 1,292 sf

2nd Floor - 1,292 sf

TOTAL - 2,584 SF

Garage - 619 sf

3. A description of the materials used.

The house will be wood frame over a crawl space.

Exterior Finishes:

Painted 4" & 8" Boral lap siding & trim; 2,5,8,& 10 split face limestone veneer w/ 3'-0" max length;

EIFS; metal clad wood windows; metal & glass railing; asphalt shingle roofing; and metal fascia, soffits, and gutters.

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.

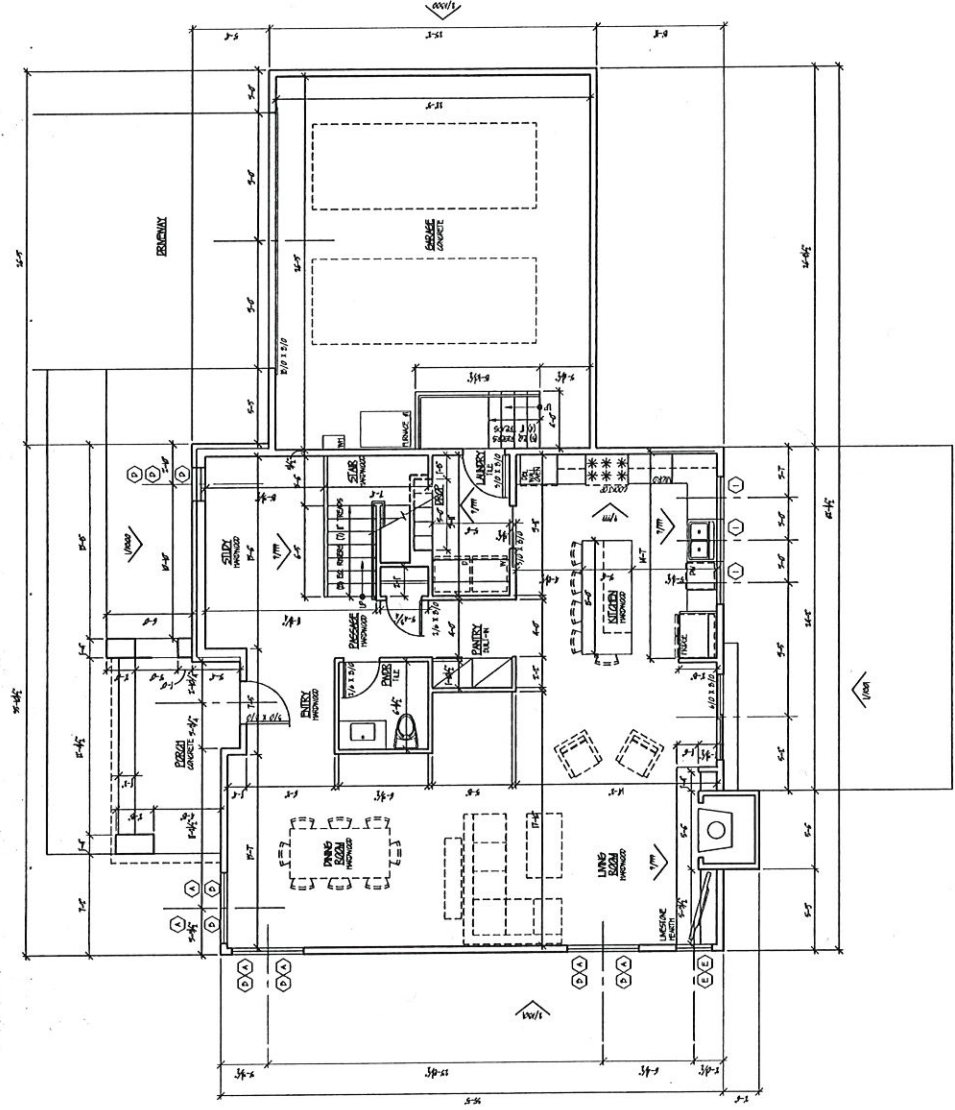
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

GENERAL NOTES
 1. ALL DIMENSIONS ARE FROM FACE OF WALL UNLESS NOTED OTHERWISE.
 2. CONCRETE FINISHES OF FOUNDATION SHALL BE FINISHED GRADE.
 3. FINISHES ARE MADE UP OF EXISTING CONCRETE AND FINISH APPLIED TO CONCRETE.



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

NO.	DATE	DESCRIPTION
1	12/22/18	ISSUED FOR PERMITS
2	12/22/18	ISSUED FOR PERMITS
3	12/22/18	ISSUED FOR PERMITS
4	12/22/18	ISSUED FOR PERMITS
5	12/22/18	ISSUED FOR PERMITS
6	12/22/18	ISSUED FOR PERMITS
7	12/22/18	ISSUED FOR PERMITS
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47	12/22/18	ISSUED FOR PERMITS
48	12/22/18	ISSUED FOR PERMITS
49	12/22/18	ISSUED FOR PERMITS
50	12/22/18	ISSUED FOR PERMITS



SHEET NO. **A201**

SECOND FLOOR PLAN

ARCHITECT'S PROJECT NO.: 1812
DATE: DECEMBER 22, 2018

**1210 EAST SECOND STREET
NEW HOUSE**
CM VENTURES, LLC
BLOOMINGTON - INDIANA

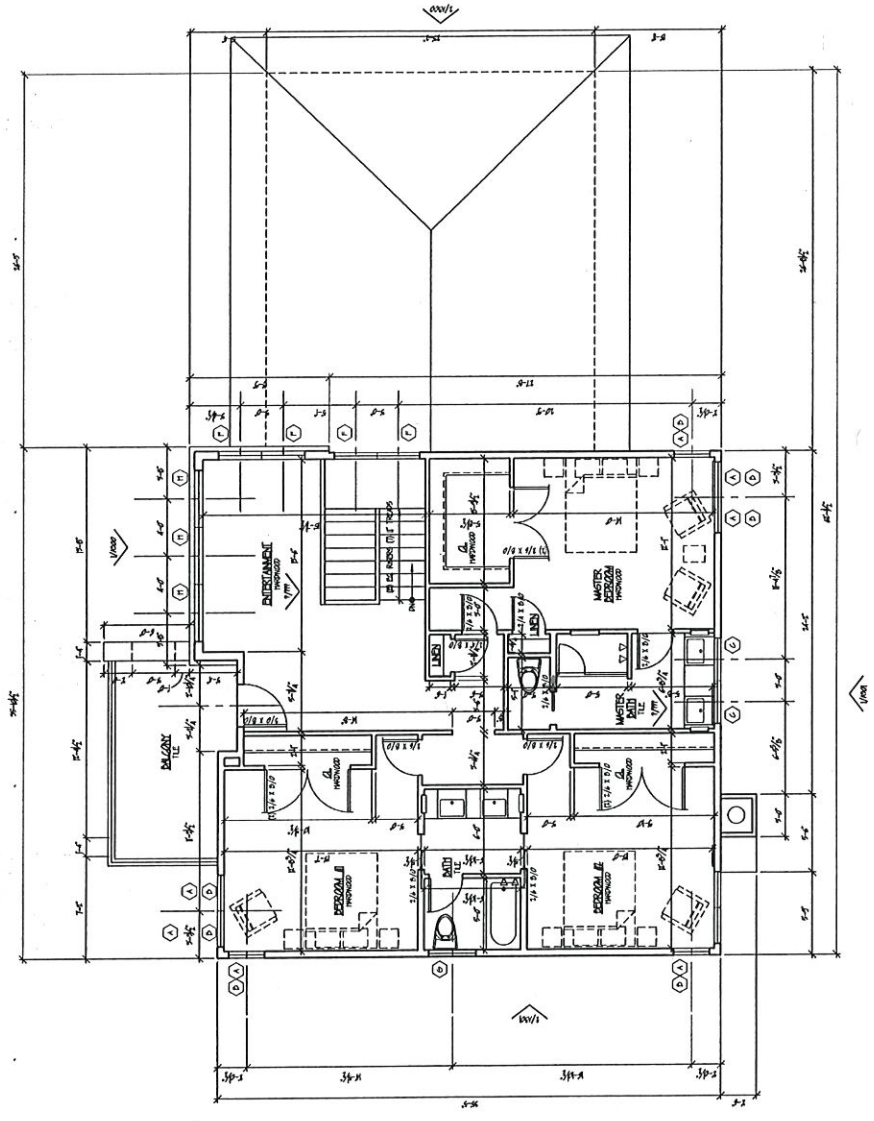
MATHEU ARCHITECT, P.C.
205 N. COLLEGE AVE.
BLOOMINGTON, IN 47404
PHONE: 812.339.1235
FAX: 812.339.1238

CERTIFIED

GENERAL NOTES
1. FINISHES AND MATERIALS TO BE SHOWN ON THIS PLAN SHALL BE SHOWN ON THE GENERAL NOTES AND SPECIFICATIONS TO THE CONTRACT.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



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





A300

NORTH & EAST ELEVATIONS

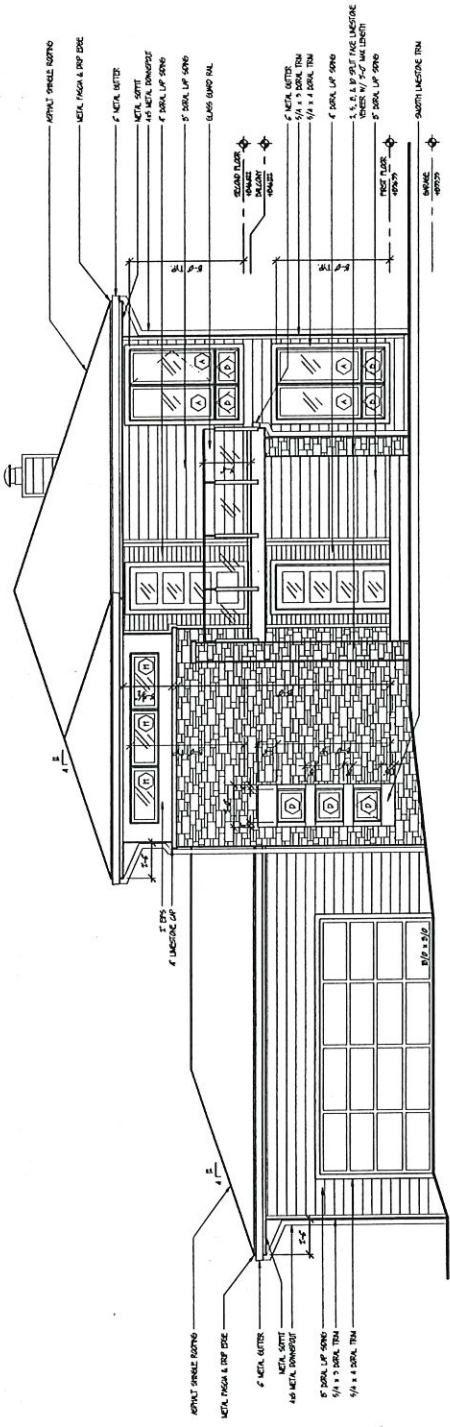
ARCHITECT PROJECT NO.: 1812

DATE: DECEMBER 6, 2018

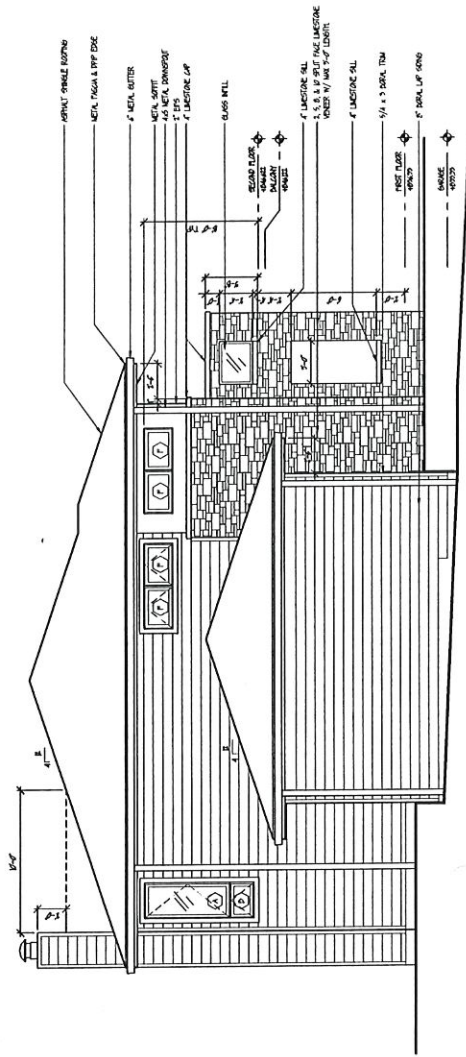
1210 EAST SECOND STREET
NEW HOUSE
CM VENTURES, LLC
BLOOMINGTON - INDIANA

205 N. College Ave.
Bloomington
IN 47404
Tel: 812.391.1235
Fax: 812.391.1238

MATHEU ARCHITECT, PC
CERTIFIED



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



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



SHEET NO. **A301**

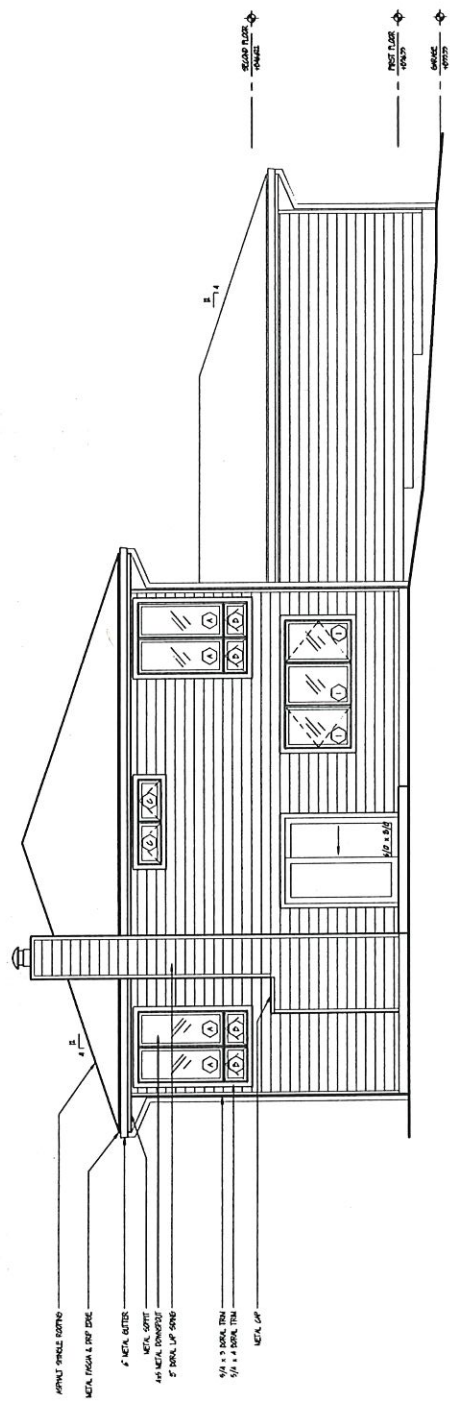
SOUTH & WEST ELEVATIONS

ARCHITECT PROJECT NO.: 1812
DATE: DECEMBER 6, 2018

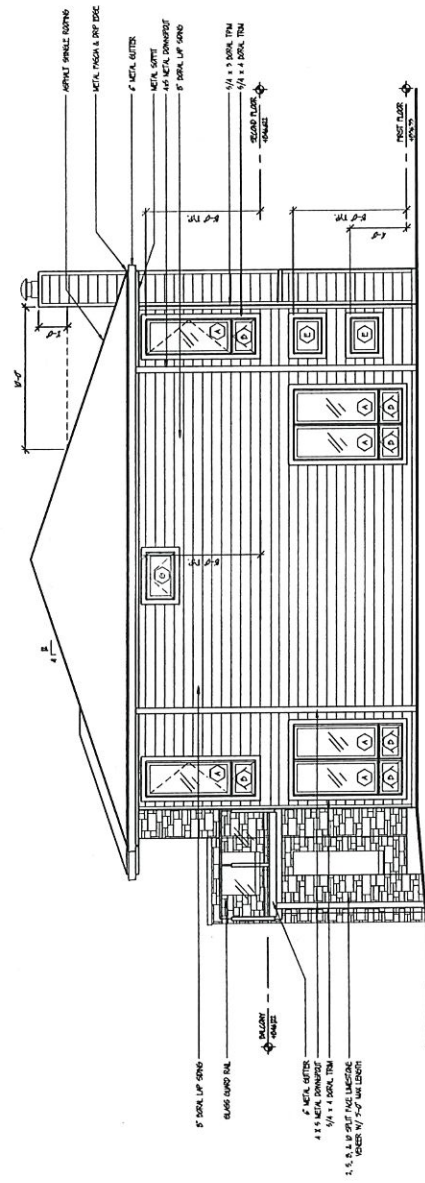
**1210 EAST SECOND STREET
NEW HOUSE
CM VENTURES, LLC**
BLOOMINGTON - INDIANA

MATHEU ARCHITECT, P.C.
205 N. College Ave.
Bloomington
IN 47404
Tel: 812.391.235
Fax: 812.391.238

CERTIFIED



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



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



SKETCH NO. **C200**

SITE PLAN

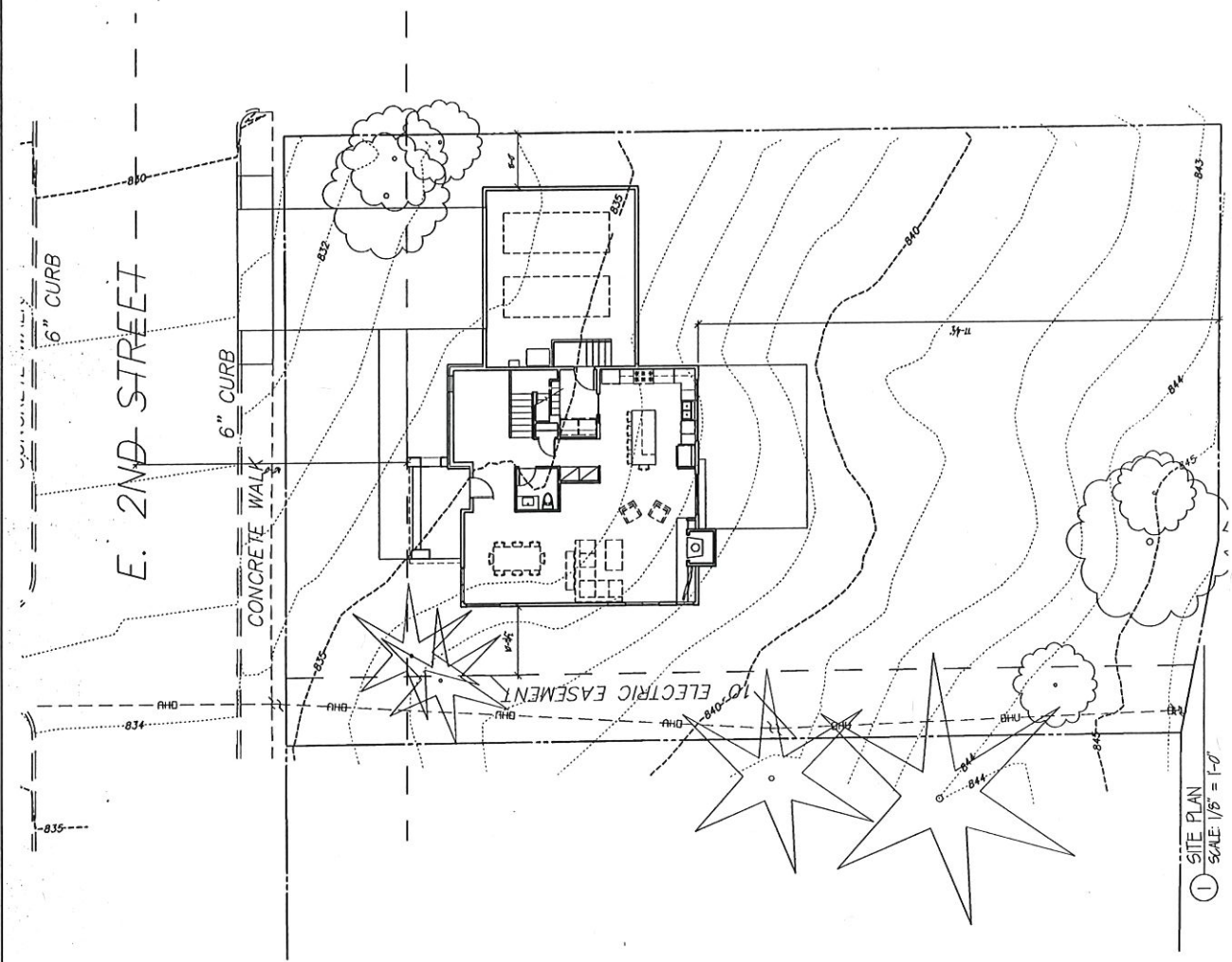
ARCHITECT PROJECT NO.: 1812
DATE: DECEMBER 22, 2018

1210 EAST SECOND STREET
NEW HOUSE
CM VENTURES, LLC
BLOOMINGTON - INDIANA

205 N. COLLEGE AVE.
BLOOMINGTON
IN 47404
PHONE: 812.339.1235
FAX: 812.339.1238

MATHEU ARCHITECT, P.C.

CERTIFIED



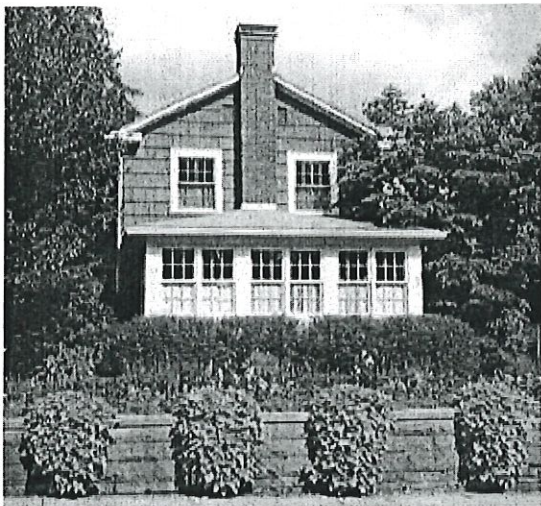
① SITE PLAN
SCALE: 1/8" = 1'-0"

5.0 Additions, Retrofits, and New Construction

Elm Heights is known for its eclectic interpretation of traditional styles such as Art Deco, Spanish, Tudor, and Colonial Revival. Decorative influences from around the world can be seen throughout the district. The historic district encompasses buildings dating from the 1850s up through the 1950 Lustron houses. While the neighborhood includes a wide spectrum of styles, the predominant historic style era remains that of 1920-1930.

There is also great variation in the size of homes in Elm Heights; many are very modest when compared to new subdivision houses. Traditionally, it has been popular to expand the living-space envelope of these houses by adding rooms at the back or side and by developing outdoor living spaces with patios, terraces, and decks. Larger homes are placed on double lots and set well back from the street, giving them a gracious front yard and a smaller private area in the back.

It is our goal to preserve the historic integrity of the district while allowing for changes that enhance its livability for the residents. Sometimes, change is necessary or desirable for older homes to fulfill their function as the needs of the owner change. Most or all of these changes should be made in a manner that can be reversed and should not damage or remove irreplaceable historic materials or elements.



5.1 Additions and New Construction

Many types of additions can be appropriate as long as they do not damage the home's historic features, materials, and style, or the spatial relationships that characterize the original building and site. Although additions and new construction must be compatible with surrounding historic properties, it should be noted that no two houses in the district are alike and therefore creativity and individuality in interpreting a historic design will be considered. Changes to non-contributing houses are held to less restrictive standards than those to contributing properties, but additions and setting elements will still require review.

Preservation Goals for Additions and New Construction

To harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, materials, spatial rhythm, and proportion when designing additions and buildings.

To preserve the historic character and elements of contributing properties and their surroundings during new construction of compatible buildings and additions.



Guidelines for Additions and New Construction

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item further assist applicants with the COA process.

I. Construction of new buildings and structures.

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

II. Construction of additions.

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

Things to Consider as You Plan

For both additions and new construction, retaining a specific site's topography and character-defining site features assures compatibility. This is especially critical during new site development. The descriptions and guidelines included in Neighborhood Site and Setting, Section 3, will be useful for ensuring the compatibility of proposed site development within the historic district. The guidelines for various site features, including driveways, fences, lighting, garages, mature trees, and plantings, apply to both existing site features and proposed development. Consistency in setback, orientation, spacing, and distance between adjacent buildings creates compatibility within the district. The proportion of built mass to open space should remain consistent with that in surrounding areas to ensure the compatibility of both additions and new construction.

The principal visual elements that distinguish additions and new buildings are their height, form, massing, proportion, size, scale, and roof shape. Additions should be compatible with but discernible from the original historic building and should not diminish it in size and scale. Careful analysis of the adjacent historic buildings is valuable for determining how consistent and, consequently, how significant each of these criteria is in judging how compatible your new construction is with regard to its surroundings. It is especially important to consider the overall proportion of the building's front elevation because it will have the most impact on the streetscape. Similar study of materials, building features, and details typical of existing buildings along the street will provide a vocabulary to draw upon when designing a compatible building. Consideration should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and the windows themselves. In additions, exterior surface materials, architectural details, and window and door openings should reflect those of the original house.

Elm Heights encourages the implementation of sustainability in all new construction, including LEED principles, solar options, and low-carbon-footprint building materials and methods. Landscaping in a sustainable manner is highly desirable within the historic district, including retaining large trees and minimizing ground disturbance to protect critical root zones.

COA: 19-03

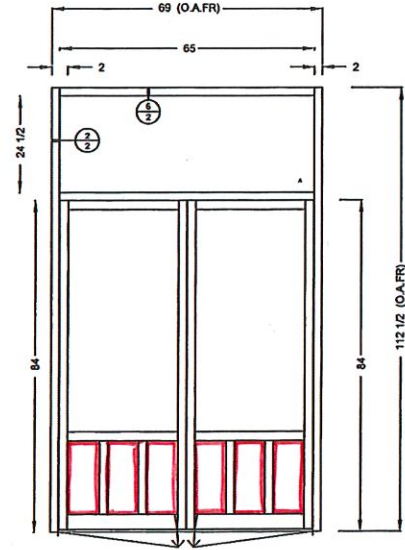
Address: 121 N. College Ave

Petitioner: Nathan Finney

Parcel #: 53-05-33-310-093.000-005

Property is Contributing

Circa. 1900



Background: A Two-Part Commercial Block building located in the Courthouse Square Historic District (Local and National Register).

Request: Replace existing storefront entry single door with double door that is more energy efficient and has period appropriate design.

Guidelines:

Courthouse Square Design Guidelines, p. 18

1. Proposals for new doors or entrances will be reviewed on a case by case basis.

Staff Recommendation: **Staff recommends approval of COA 19-03** due to the following:

1. The current door is not original or historic.
2. The width and height of entryway supports a double door and those dimensions are not being altered.
3. The new door design has a historic look/feel. The anodized black aluminum softens the visual impact of the door.
4. The HPC should verify what, if any visual art and font will be applied to the new door.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-03

Date Filed: 12/29/18

Scheduled for Hearing: 1/10/19

Address of Historic Property: 228 N. College Ave. Bloomington, IN 47404

Petitioner's Name: Nathan Finney

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

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

Owner's Name: LYNN POLLACK

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

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

Instructions to Petitioners

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

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

A "Complete Application" consists of the following

- 1 A legal description of the lot 013-21400-25 College Avenue Unit 12B
- 2 A description of the nature of the proposed modifications or new construction.

Replace existing storefront entry and side entry doors that are not loaded with more period correct and functioning / performing / insulating doors

- 3 A description of the materials used.

Please see attached addendums for explanation
Anodized Black Aluminum

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

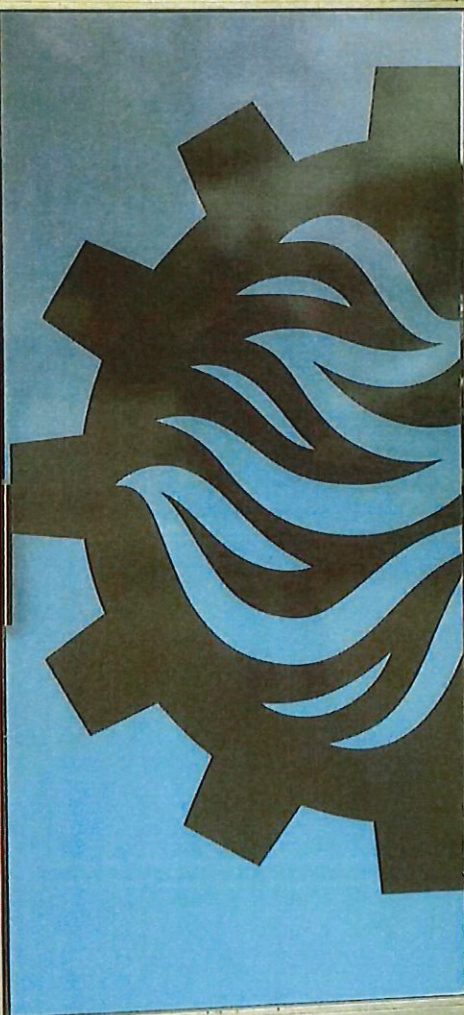
- 5 Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares. Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

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

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

121 N. COLLEGE AVE.

BARBECUE

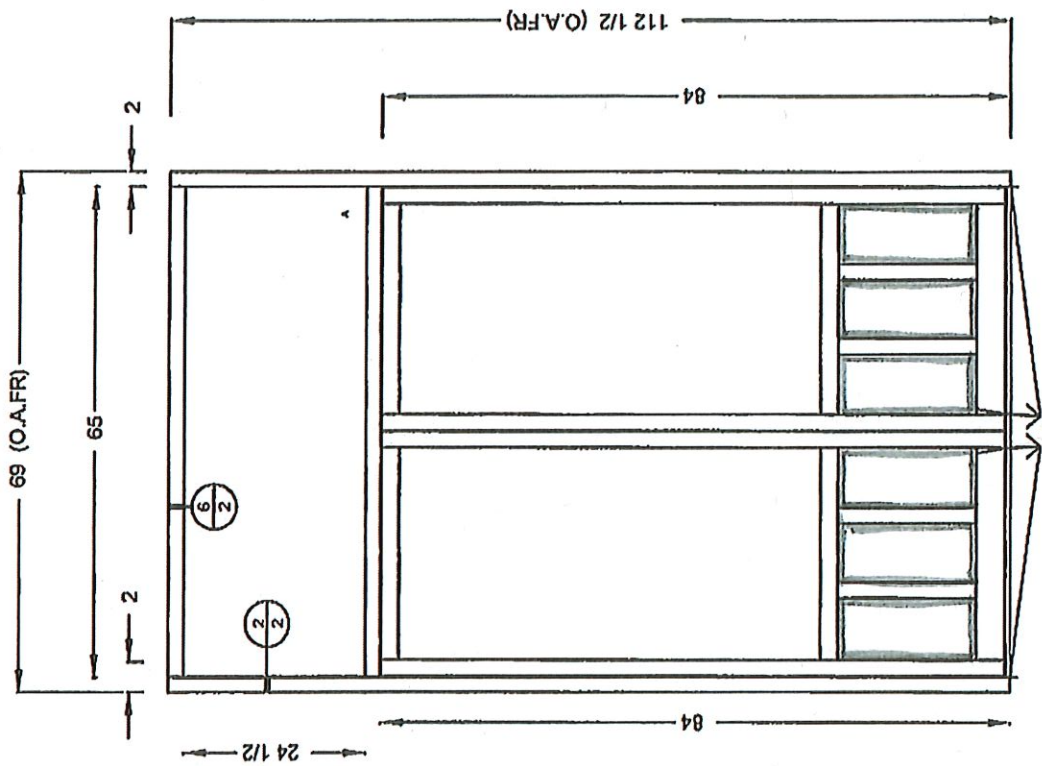


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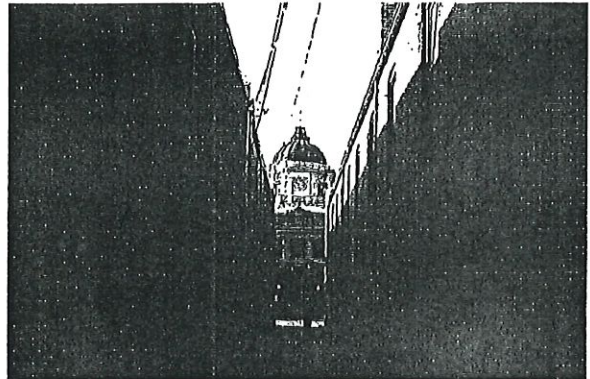


COURTHOUSE SQUARE HISTORIC DISTRICT DESIGN GUIDELINES

B. Secondary Façade(s)

a) Doors, Equipment and Exterior Mechanicals

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



Demo Delay: 19-1
Commission Decision

Address: 1117 N. Walnut

Petitioner: Daniel Russos

Parcel Number: 53-05-33-204-085.000-005

Property is Contributing

Circa. 1930



Background: Slightly altered, side-gabled Minimal Traditional style home. Located in the Bloomington Urban Enterprise Zone. Building is listed as “Contributing” on the 2015 SHAARD survey, but is not listed on earlier surveys.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. 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 19-1**. Research does not indicate property is eligible for designation based on any historic criteria. The structure is architecturally unremarkable, and there are numerous other examples of this type of home in Bloomington.