

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday February 14, 2019, 5:00 P.M.
AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. January 24, 2019 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-06

125 N. College (Courthouse Square Historic District)

Petitioner: Nathan Finney

Install window graphics on storefront

Commission Review

A. COA 19-01 (Continuation from 1/10/19 Meeting)

1210 E. 2nd (Elm Heights Historic District)

Petitioner: Kris Floyd

New construction of home and attached garage

B. COA 19-07

1019 E. 1st Street (Elm Heights Historic District)

Petitioner: Barre Klapper (Springpoint Architects)

Addition of wood brackets to support roof overhang

C. COA 19-08

1119 E. 1st (Elm Heights Historic District)

Petitioner: Barre Klapper (Springpoint Architects)

Modifications to north elevation of the home

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-03

503 N. Grant

Petitioner: Mary Krupinski (Kirkwood Design Studio)

One story addition to rear of home

VI. NEW BUSINESS

A. Elect Chair and Vice Chair for 2019

B. Appoint 3 member historic districts subcommittee

**C. Discuss Y.E.S Society's Resolution for
Environmental Responsibility and Improvement**

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 February 28, 2019 at 5:00 P.M. in the McCloskey Room. **Posted: 2/8/2019**

Bloomington Historic Preservation Commission
Showers City Hall McCloskey Room,
Thursday January 24, 2019, 5:00 P.M.
MINUTES

I. CALL TO ORDER

Meeting was called to order by **Conor Herterich**, at 5:00 pm.

II. ROLL CALL

Commissioners

John Saunders
Chris Sturbaum
Doug Bruce
Leslie Abshier
Lee Sandweiss

Absent:

Deb Hutton
Sam DeSollar
Jeff Goldin

Advisory

Duncan Campbell

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Eric Sader, HAND
Phillipa Guthrie, Staff
Eric Greulich, Planning

Guests

Kelly Jennings, Mirth
Ron Walker, CFC
Chris Pelton
Eric Masten

III. APPROVAL OF MINUTES

A. January 10, 2018 Minutes

Doug Bruce made a motion to approve January 10, 2018 Minutes, **Lee Sandweiss**

seconded.

Motion carried 4-0-1 (Yes-No-Abstain) John Saunders abstained.

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 19-04

101 W. Kirkwood (Courthouse Square)

Petitioner: Kelly Jennings

Install signage and lights.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum asked about the goose neck lighting, **Ron Walker** explained the placing of the lighting which fits within the current signboard, and the lights will be photocell lights.

Duncan Campbell stated that the material used for the wood sign doesn't hold up well to weathering. It will need to be sealed very well.

John Saunders made a motion to approve COA 19-04, **Doug Bruce** seconded. **Motion carried 5-0-0.**

B. COA 19-05

341 ½ S. Jackson (Greater Prospect Hill)

Petitioner: Chris Pelton

Replace roof and steepen pitch on one side of the gable end. Replace aging wall studs. Replace vinyl siding with wood board and batten. Create new door and window openings.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Conor Herterich explained the drawings and **Eric Greulich** explained the non-conforming use of the structure. **Chris Pelton** explained that they want to get as much light into the structure as possible. **Duncan Campbell** asked if this is a contributing structure, and **Conor** replied that it was a contributing structure. **John Saunders** asked what style of windows would be used. **Chris Pelton** stated three over one.

Chris Sturbaum recommended they use four inch siding to remain consistent with other structures in the neighborhood. He recommended that they not use board and batten. **Duncan Campbell** had concerns that the changes would not match the

drawings. He had concerns that the Commission does not have enough information to make a decision. The Commission needs specs on the changes especially the windows. **Chris Pelton** stated that he would love to provide that information. **Duncan** stated that he believes the house is being improved. **Lee Sandweiss** stated they have to go with the neighborhood guidelines and they need to know what windows are being placed in the structure. **Doug Bruce** stated that what the petitioner is saying is different to what his drawings are showing.

Chris Sturbaum made a motion that the petitioner return with revised drawings showing the door/window specifications to include size, style, and material, **John Saunders** seconded.

Motion carried 5-0-0.

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-02

529 E 1st

Petitioner: Eric Masten

Changes to siding and new windows. Replace roof in kind.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Eric Masten gave a brief explanation on the work and changes being done to the home. **Leslie Abshier** asked if this came before the Commission after work was started, **Conor Herterich** explained that it was not forwarded to him from planning. **Chris Sturbaum** asked if a permit was issued, and a permit has been issued.

Leslie Abshier made a motion to release and waive the demo delay period, **John Saunders** seconded.

Motion carried 5-0-0.

Discussion followed on the process for building permits in historic districts. **Eric Greulich** explained that the Planning Department is identifying these permits at the beginning of the permitting process. They then write the historic designation on the paper work to be sure that it is forwarded to **Conor** for review.

VI. NEW BUSINESS

State preservation conference in Evansville April 9th - 12th. **Conor Herterich** urged the Commissioners to participate in the conference. To maintain CLG status, the commissioners must partake in continuing education at least once a year. **Conor** stated that they don't have to participate in all four days, but urged the Commissioners to attend the CAMP session provided by the National Alliance of Preservation

Commissions on Tuesday April 9th. There are funding opportunities to help financially with participation in the conference. Eric Sader stated that the HAND department might have some funds available as well.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

Conor Herterich announced that **Flavia Burrell** will no longer be serving on the Commission and has been appointed to the Plan Commission. **Conor** read a letter from Flavia thanking the Commission and Commissioners.

Chris Stubaum mentioned the upcoming talk by Henry Glassie at Indiana University on Friday February 1st @ 4pm. **Duncan Campbell** explained there would be a question and answer period and the talk is presented by the Folklore Department.

XII. ADJOURNMENT

Meeting was adjourned at 5:49 pm.

END OF MINUTES

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-06
Date Filed: 1/27/19
Scheduled for Hearing: 2/14/19

RECEIVED
Jan 27 2019
BY: [Signature]

Address of Historic Property: 426 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@thetapbar.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 015-21400-25 College Avenue lot 2B
2. A description of the nature of the proposed modifications or new construction

Door/window Synage

3. A description of the materials used.

Vinyl deals.

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

17059 - Window Graphics

Date: 1/15/19

PMS 5425 C

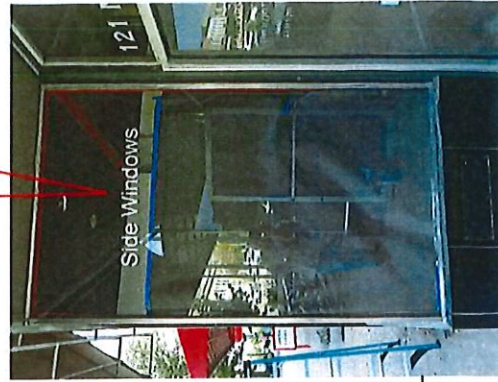
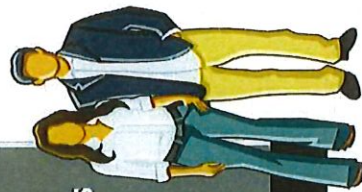
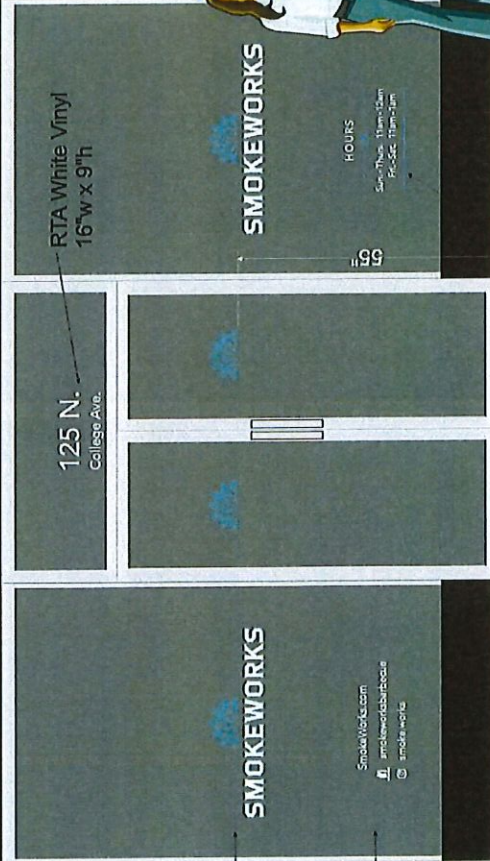
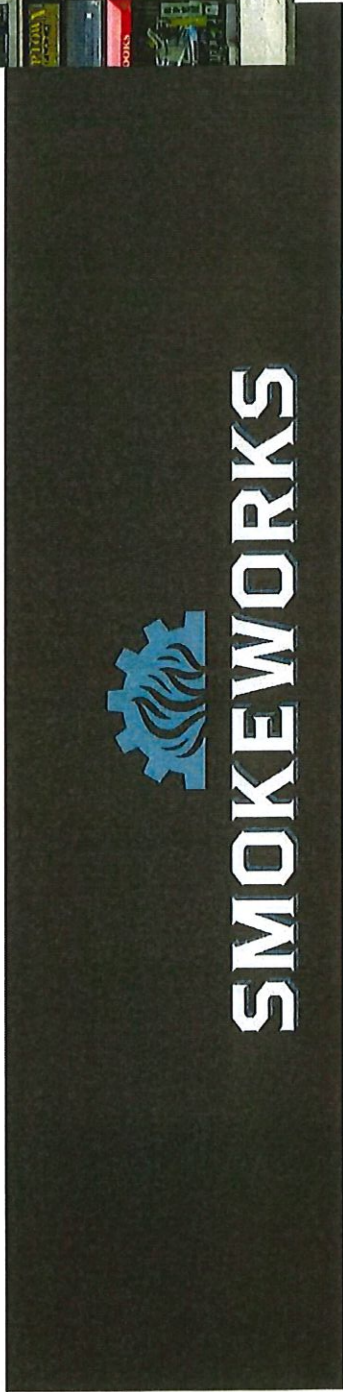
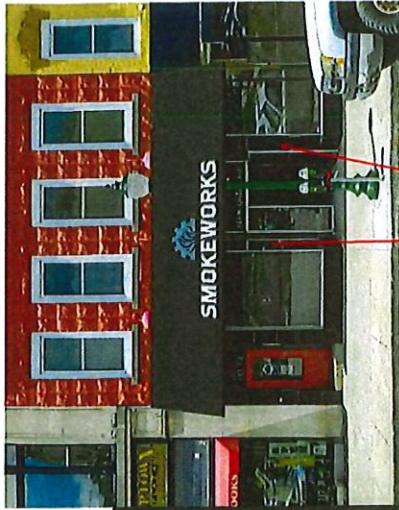
White



**WAGNER
SIGNS**

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

DTF



Digitally Printed Vinyl
Qty: 2 - 40" w x 4" h

RTA White Vinyl
25" w x 10" h

RTA Vinyl
11" w x 8" h

Applied to
front window

Side Window

Door

Door

Side Window

Quantity: 7

Finished Size: as indicated above

Image Process: HP Print | RTA Vinyl | CC

Laminate Gloss

Sides: 1--sides

Substrate: PSV | RTA White Vinyl

Mount: 1st Surface to Glass

Digitally Printed Vinyl
22" w x 12.5" h

Artwork File Name: N:/New Data/2018/7-Jul18/Smoke Works - Awning.fs

Digital File Name: N:/DP/2018/7-Jul18/Smoke Works - Window Graphics.eps

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

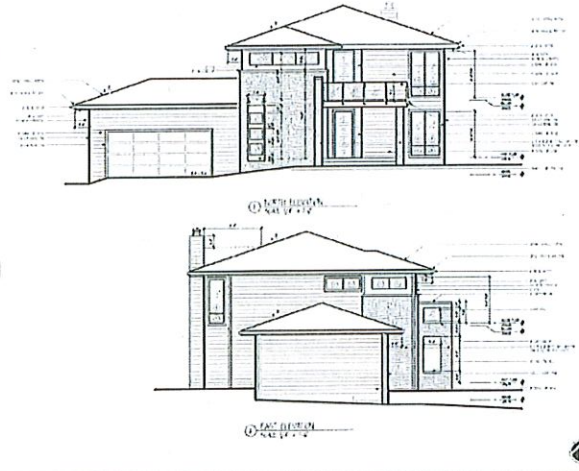
COA: 19-01
(Resubmission)

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 Heights. (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 approval of COA 19-01 for the following reason:

1. Petitioner has implemented design changes suggested by the HPC at the 1/10/19 meeting.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 19-01 (Resubmission)

Date Filed: 2/01/19

Scheduled for Hearing: 2/14/19

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.

Conor,

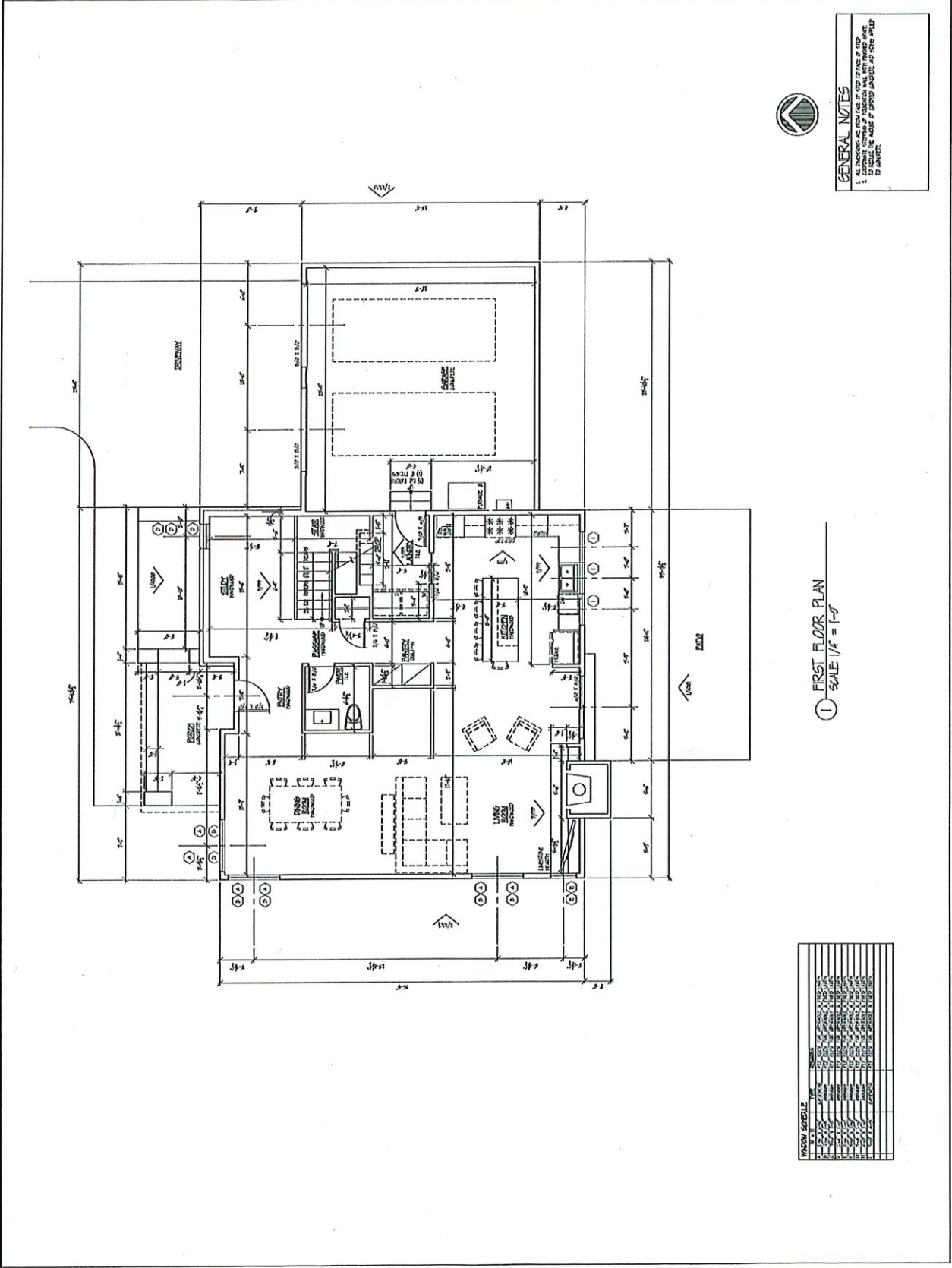
I thought it would be good to follow up on the resubmission of the drawings for the proposed house at 1210 E. 2nd St. and give a synopsis of the revisions made.

1. The Garage floor has been raised 18" eliminating most of the steps and the entire landing on the inside.
2. The garage has been reduced in size, it was previously 26'-3" wide x 22'-3" deep. It is now 23'-5" wide x 22'-3" deep.
3. The garage previously sat back from the face of the house 5'-4" and now sits 9'-10".
4. The single 18'-0" garage door has be changed to (2) 8'-0" garage doors.
5. The roof slope has been changed from a 4/12 to 3/12 reducing the height of the roof.
6. The width of the drive has been reduced from 18'-0" to 14'-0".

If you need any additional information please just let me know.

Thanks,

Kris

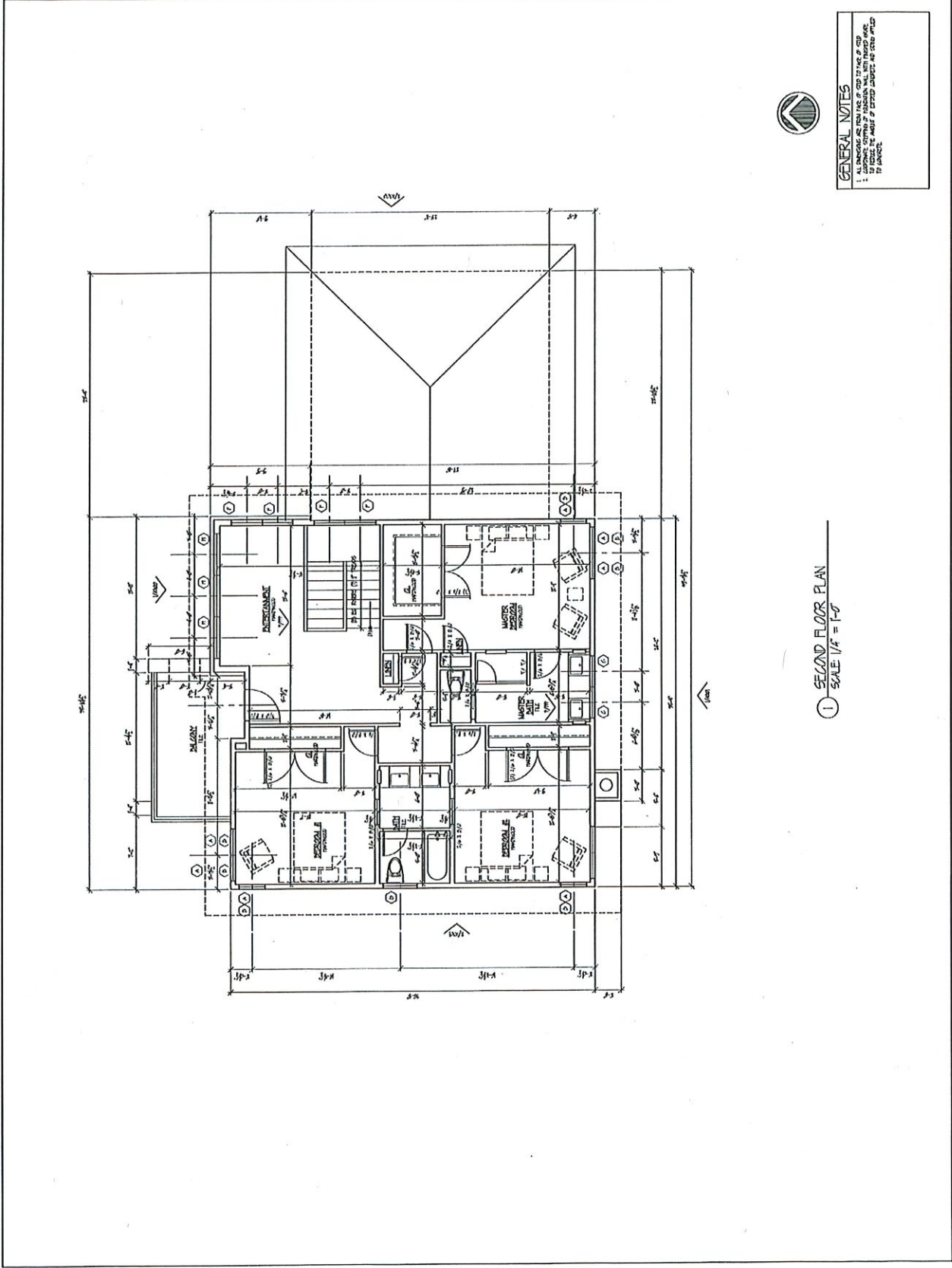


GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED.
2. TO VERIFY THE ACCURACY OF DIMENSIONS, REFER TO THE FIELD TO LOCATE.

① FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	01/24/19	ISSUED FOR PERMIT
2	01/24/19	ISSUED FOR PERMIT
3	01/24/19	ISSUED FOR PERMIT
4	01/24/19	ISSUED FOR PERMIT
5	01/24/19	ISSUED FOR PERMIT
6	01/24/19	ISSUED FOR PERMIT
7	01/24/19	ISSUED FOR PERMIT
8	01/24/19	ISSUED FOR PERMIT
9	01/24/19	ISSUED FOR PERMIT
10	01/24/19	ISSUED FOR PERMIT



GENERAL NOTES

1. ALL DIMENSIONS ARE FROM INS. OF CURB TO FACE OF CURB.
2. DIMENSIONS FOR WALLS AND PARTITIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. TO VERIFY THE MAKE & MODEL OF FIXTURES CONTACT THE OWNER.

① SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"



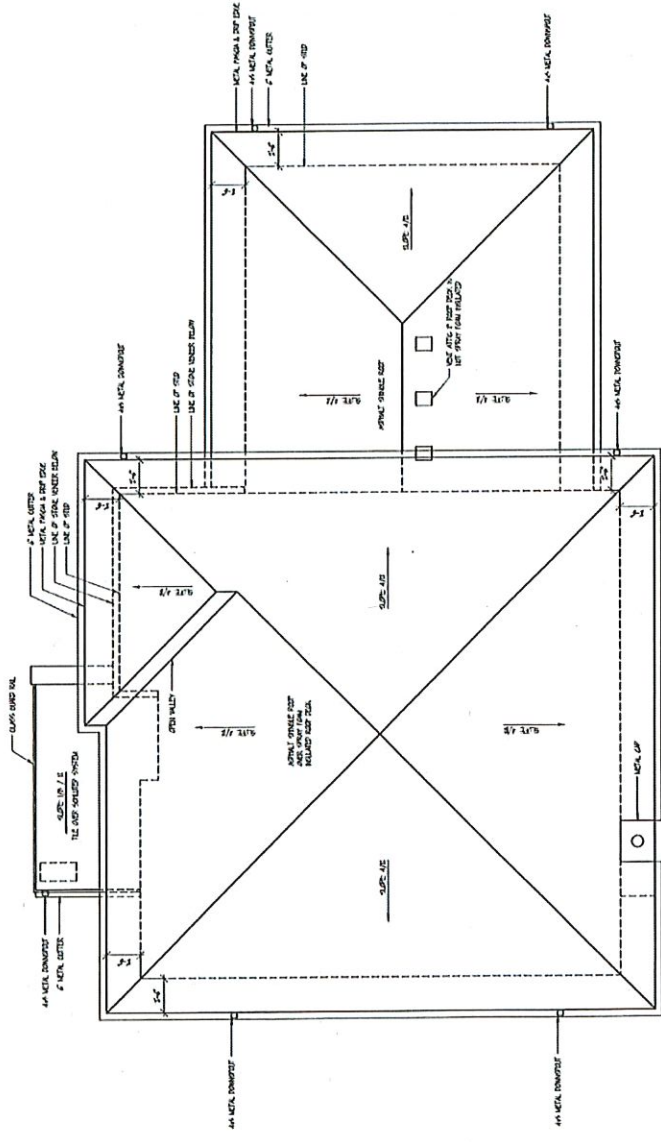
PROJECT NO. 1812
DATE JANUARY 24, 2019
ROOF PLAN

SHEET NO. A202

1220 EAST SECOND STREET
CM VENTURES, LLC
BLOOMINGTON - INDIANA

20511 College Ave.
Bloomington
IN 47404
Tel: 812.399.1235
Fax: 812.399.1238

MATHEU ARCHITECT, PC



1 ROOF PLAN
SCALE 1/8" = 1'-0"



SHEET NO. **A300**

NORTH & EAST ELEVATIONS

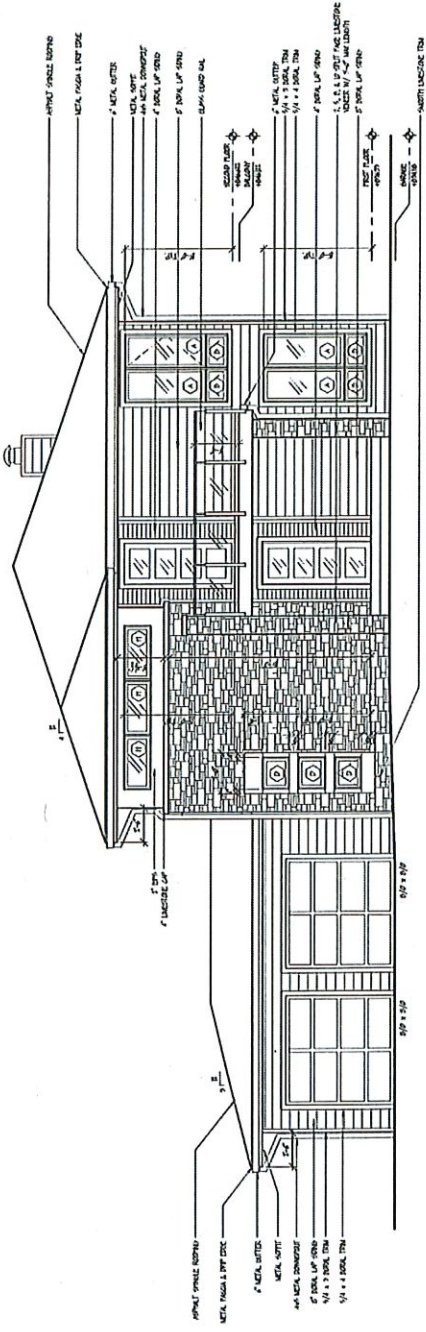
DATE: JANUARY 24, 2019

ARCHITECT PROJECT NO.: 2822

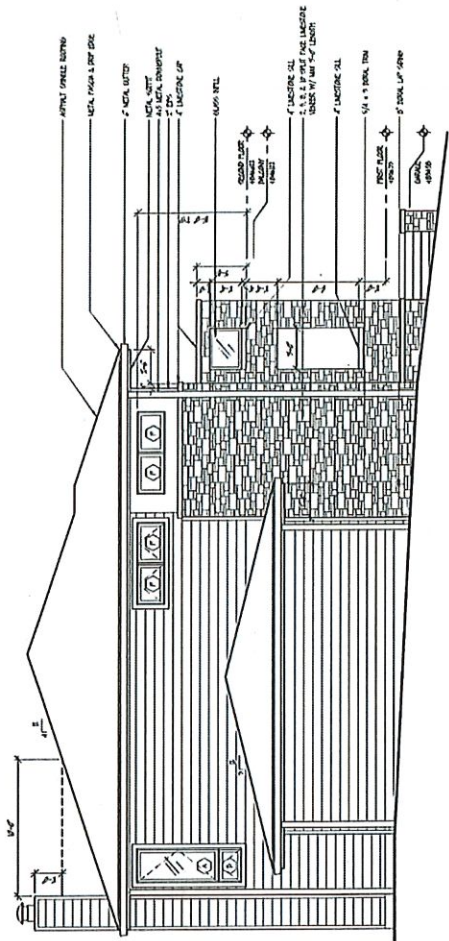
**1210 EAST SECOND STREET
NEW HOUSE
CM VENTURES, LLC
BLOOMINGTON - INDIANA**

MATHEU ARCHITECT, P.C.
205 N. College Ave.
Bloomington, IN 47404
Tel: 812.339.1235
Fax: 812.339.1238

CERTIFIED



① NORTH ELEVATION
SCALE 1/4" = 1'-0"



② EAST ELEVATION
SCALE 1/4" = 1'-0"



A301

SOUTH & WEST
ELEVATIONS

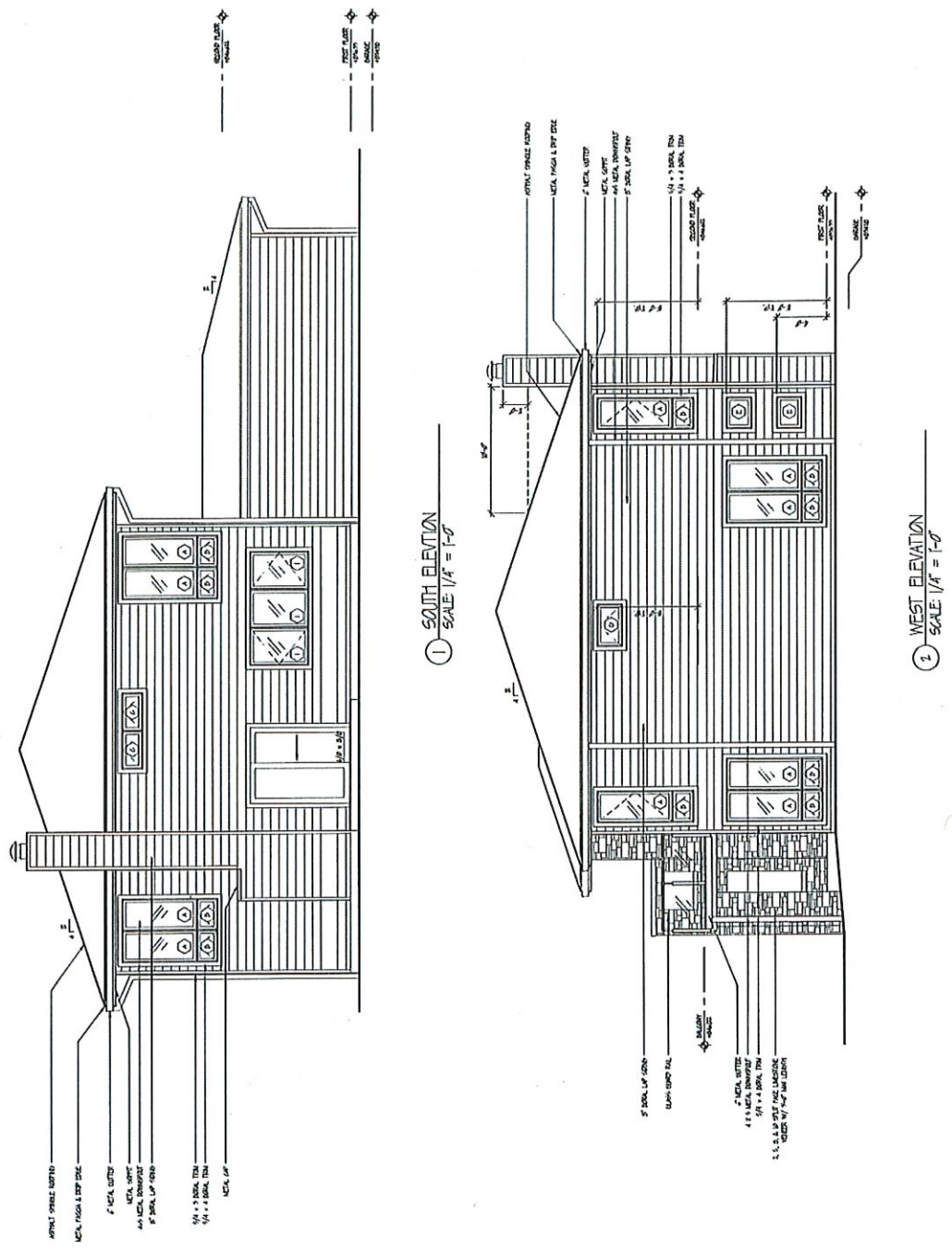
ARCHITECT PROJECT NO.: 2312
DATE: JANUARY 24, 2013

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

205 N. COLLEGE AVE.
SUNTOWN
BLOOMINGTON
IN 47404
TEL: 812.393.1235
FAX: 812.393.1238

MATHEU ARCHITECT, P.C.

CERTIFIED

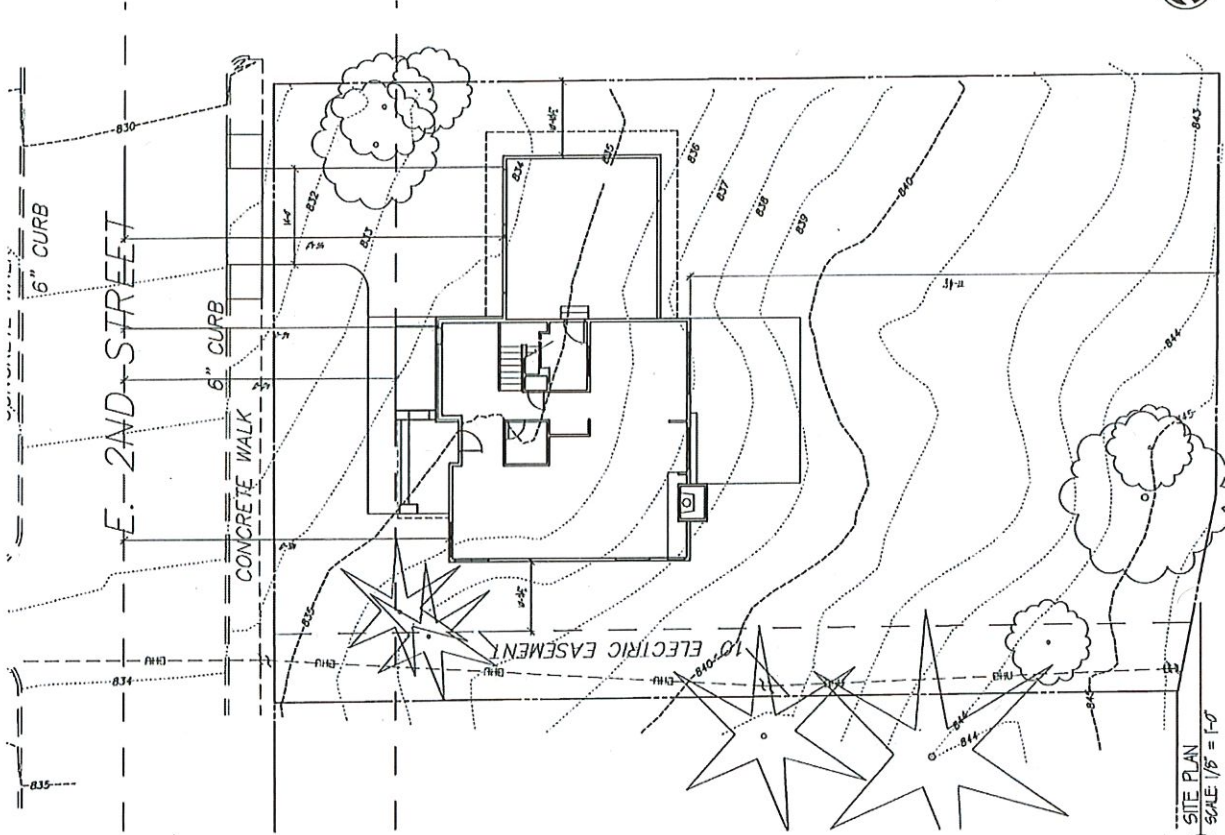


① SOUTH ELEVATION
SCALE 1/4" = 1'-0"

② WEST ELEVATION
SCALE 1/4" = 1'-0"



① SITE PLAN
SCALE 1/8" = 1'-0"



SHEET NO. C200

SITE PLAN

ARCHITECT PROJECT NO. 3832
DATE JANUARY 18, 2010

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

205 W. College Ave.
Bloomington
IN 47404
Tel: 812.339.1235
Fax: 812.339.1238

MATHEU ARCHITECT, PC



COA: 19-07

Address: 1018 E 1st

Petitioner: Barre Klapper

Parcel #: 53-08-04-100-038.000-009

Property is Contributing

Circa. 1928



Background: Historically known as the John and Gertrude Gillum House and located in the Elm Heights Historic District, the property is a slightly altered American foursquare home of wood walls with limestone foundation.

Request: Addition of wood brackets (7-8 total) on the east and west elevations of the house to support the existing roof overhang.

Elm Heights Design Guidelines p. 24

1. Preservation Goals for Roofs: To minimize impacts to historic roofs and street views through appropriate design when adding new features
2. When attempting to introduce new roof features such as skylights, dormers, or vents, locate them so as to minimize damage to the historic roof design, character-defining roof materials, or the character of the historic district.

Staff Decision: **Staff recommends approval of COA 19-07** for the following reasons:

1. Brackets necessary to support roof overhang so it can be replaced.
2. The petitioner has fulfilled the HPC request made at the 9/28/18 meeting which was to come back with specs on bracket placement and design.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-07
Date Filed: 1/16/19
Scheduled for Hearing: 2/14/19

Address of Historic Property: 1019 E. 1st Street
Petitioner's Name: Barre Klapper/ Springpoint Architects
Petitioner's Address: 213 S. Rogers St., Ste. 5
Phone Number/e-mail: 812-318-2930/ barre@springpointarchitects.
Owner's Name: Scott Lisbon & Dorothy Rhodes
Owner's Address: 1019 E. 1st Street
Phone Number/e-mail: dorothy.rhodes@gmail.com

Instructions to Petitioners

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

A "Complete Application" consists of the following:

1. A legal description of the lot, 015-12680-00 Seminary Pt Lot 104 .15a

2. A description of the nature of the proposed modifications or new construction:
Addition of wood brackets on the east and west elevations of the house to support the existing roof
overhang. The roofer recommended that the overhang be further supported before the roof can be
replaced. The existing rake boards and soffit are in good condition.

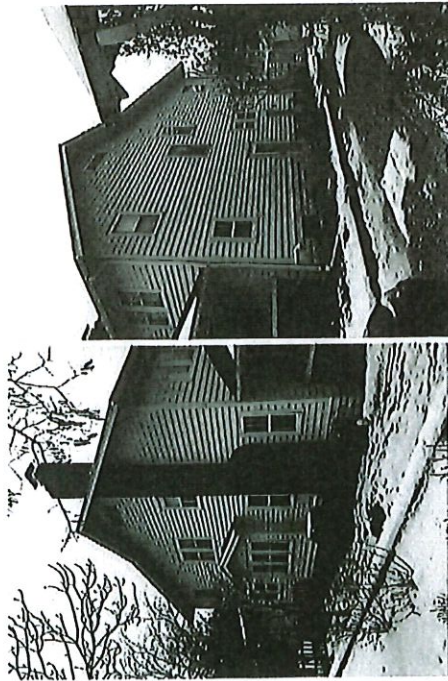
3. A description of the materials used.
The wood brackets will be solid cedar, painted.

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

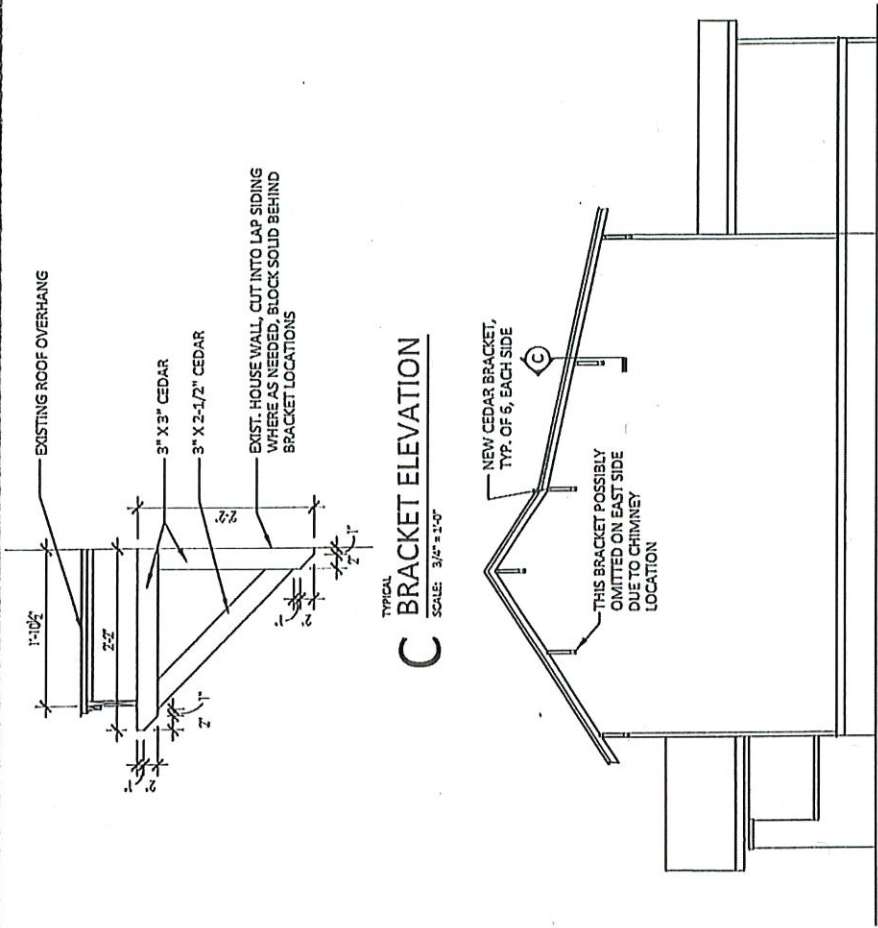
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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



PHOTOGRAPHS
B EXISTING SIDE ELEVATIONS
 SCALE: NTS



TYPICAL
A SIDE ELEVATION
 SCALE: 3/8" = 1'-0"

RHODES LISBON RESIDENCE
 BLOOMINGTON, INDIANA

COA: 19-08

Address: 1119 E. 1st Street

Petitioner: Barre Klapper

Parcel #: 53-08-04-100-093.000-009

Property is Outstanding

Circa. 1937



Background: An unaltered limestone Spanish Colonial Revival style home located in the Vinegar Hill National Register District and the Elm Heights local historic district. Built by one of the European stone carvers employed in the local limestone industry.

Request:

Modifications to north elevation as follows:

1. Replace existing sliding doors and transom in sun room with wood clad 7' patio doors.
 2. Replace 2 bay windows with 2 wood clad double hung windows and 7' patio doors.
 3. Damaged stone headers to be replaced in kind.
- ◆ Rearrange elements of landscape on northwest corner of property to create gravel parking space. Add 2ft limestone retaining wall.

Elm Heights Design Guidelines p. 26

• **Inappropriate** treatments of windows and doors, particularly in the primary facades, include:

1. Creation of new window or door openings.
2. Changes in the scale or proportion of existing openings.

Staff decision on next page

COA: 19-08

Staff Decision: **Staff recommends approval of COA 19-08** for the following reasons:

1. Proposed alterations do not diminish the historic character of the home.
2. Alterations are to the north elevation of the house which is largely screened from view by a privacy fence, and to the rear portion of the lot which is not visible from Hawthorne Street.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 19-08
Date Filed: 2/1/19
Scheduled for Hearing: 2/14/19

Address of Historic Property: 1119 E. 1st Street
Petitioner's Name: Barre Klapper/ Springpoint Architects
Petitioner's Address: 213 S. Rogers St., Ste. 5
Phone Number/e-mail: 812-322-4491
Owner's Name: Jeff & Fionnuala Thinnes
Owner's Address: 8936 Jeffery Rd, Great Falls, VA
Phone Number/e-mail: 571-224-4342

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, 015-21910-00 Seminary Pt L100 & 103

2. A description of the nature of the proposed modifications or new construction:
 1. Replacement of existing sliding doors and transom in sun room addition from 1984 with taller 7' patio doors and new stone header to match others.
 2. Replacement of (2) bay windows which were located into the original garage wall in 1984 (with the creation of (2) bedrooms) with (2) double hung windows and 7' patio doors. Stone headers damaged from bay roof flashing to be replaced with like headers.
 3. Removal of existing chain link fence, tree and tree stump for proposed gravel parking space off rear alley. Create new parking space with new stone retaining wall adjacent to existing stone wall and columns.

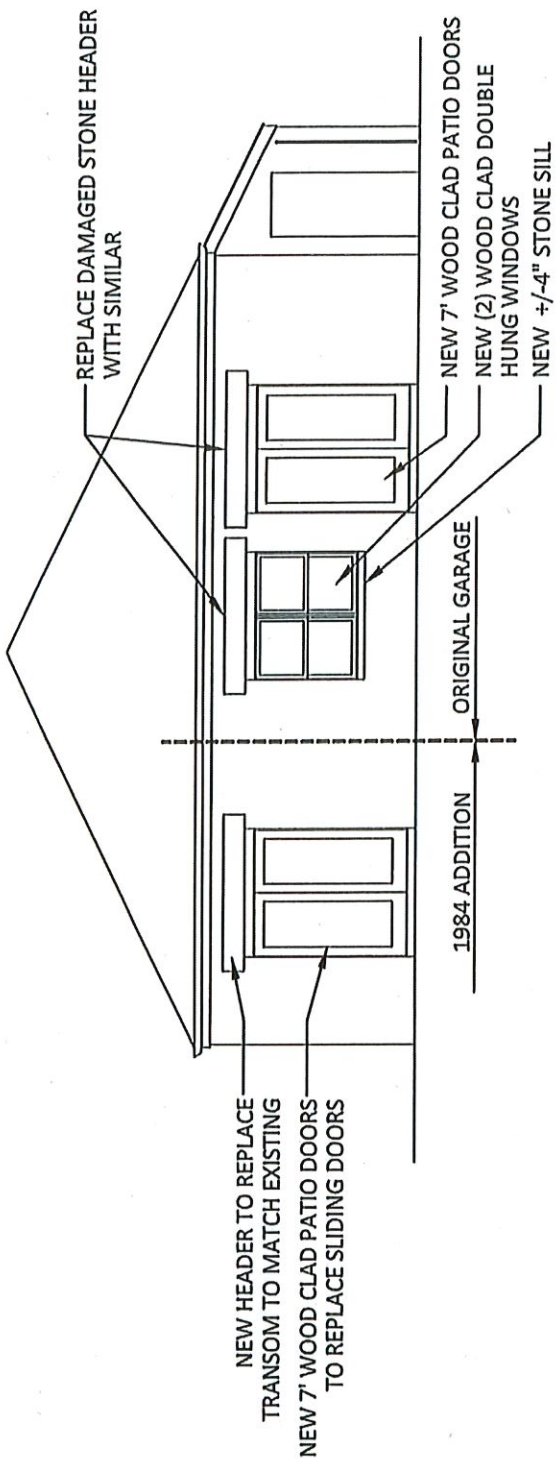
3. A description of the materials used.
Materials described on attached drawings:
Proposed North Elevation
Partial Site Plan
Property Survey

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

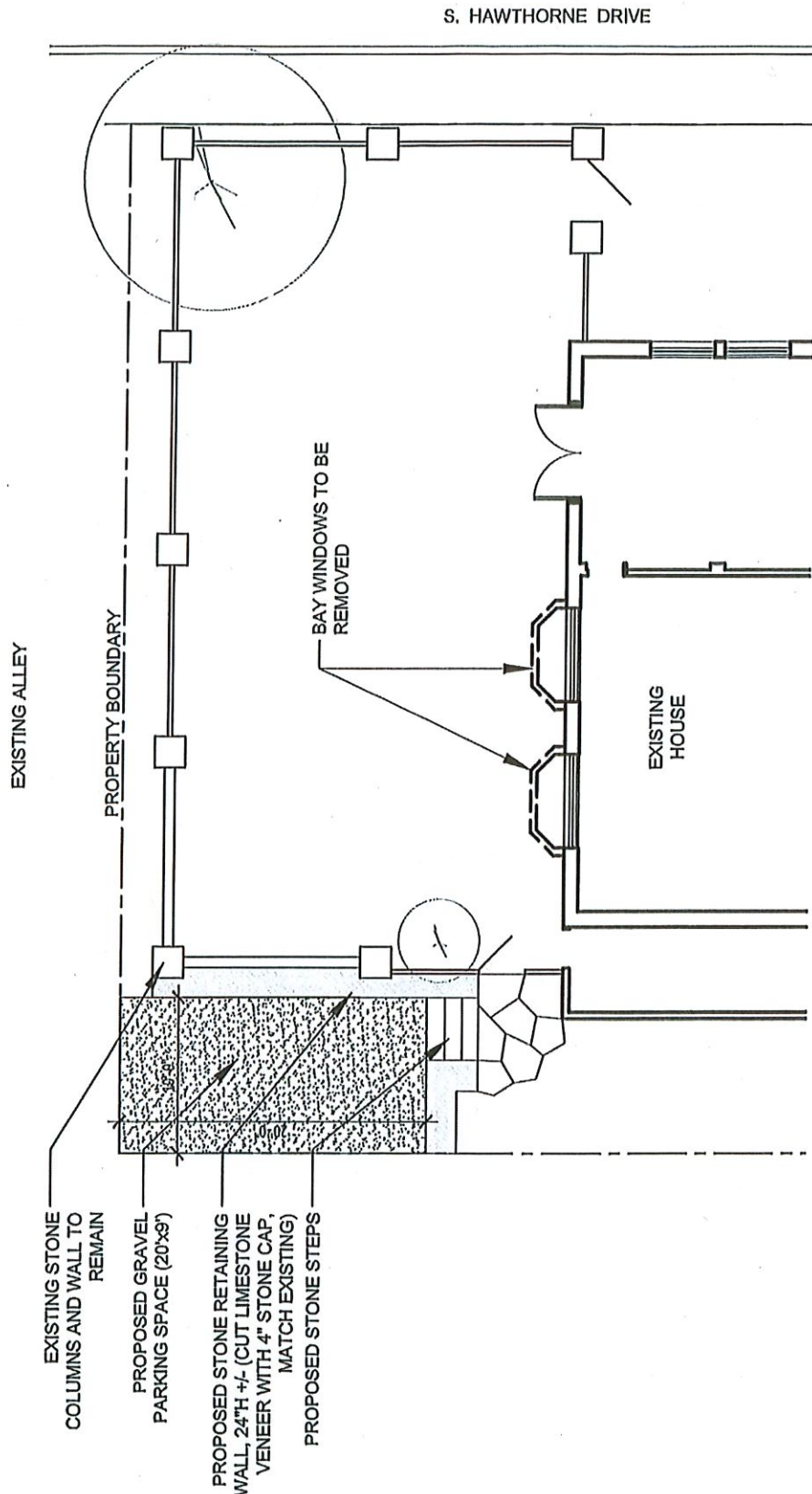
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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



PROPOSED
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



A SITE PLAN
 SCALE: 1"=10'-0"
 NORTH ↑

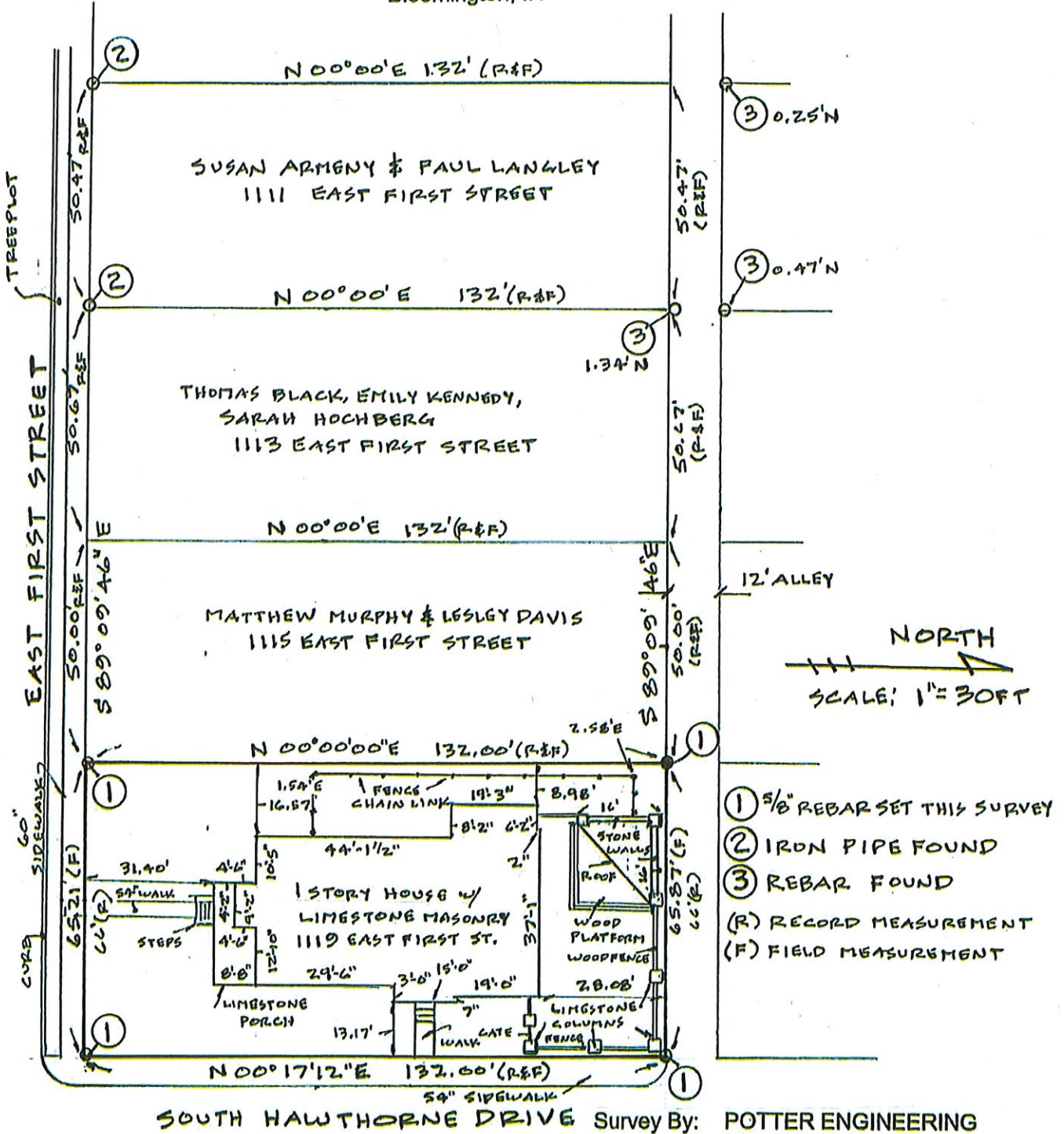
THINNES RESIDENCE
 BLOOMINGTON, INDIANA

springpoint
 ARCHITECTS

FEBRUARY 1, 2019

PLAT of SURVEY

Jeffrey Alan Thinnos, Fionnuala Gallet Thinnos, Murtagh Carl Thinnos
 Part of Seminary Lots 100 and 103
 1119 East First Street
 Bloomington, IN



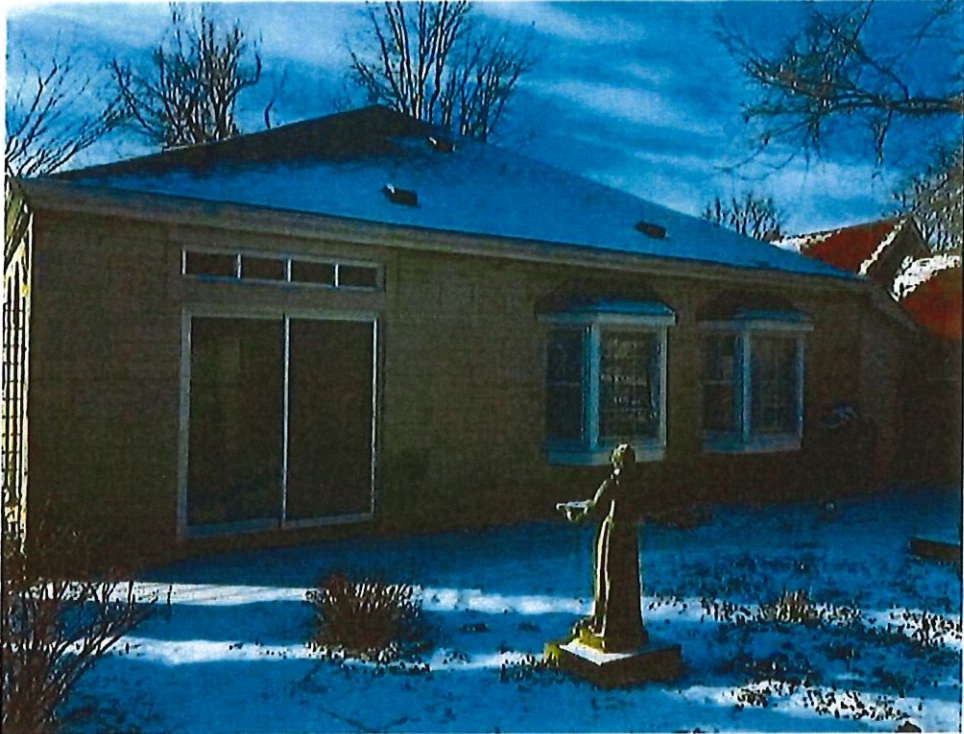
SOUTH HAWTHORNE DRIVE Survey By:

POTTER ENGINEERING
 P.O. Box 5563
 Bloomington, IN 47407
 Phone (812) 331-7981
 EMAIL- kevinbpotter@gmail.com

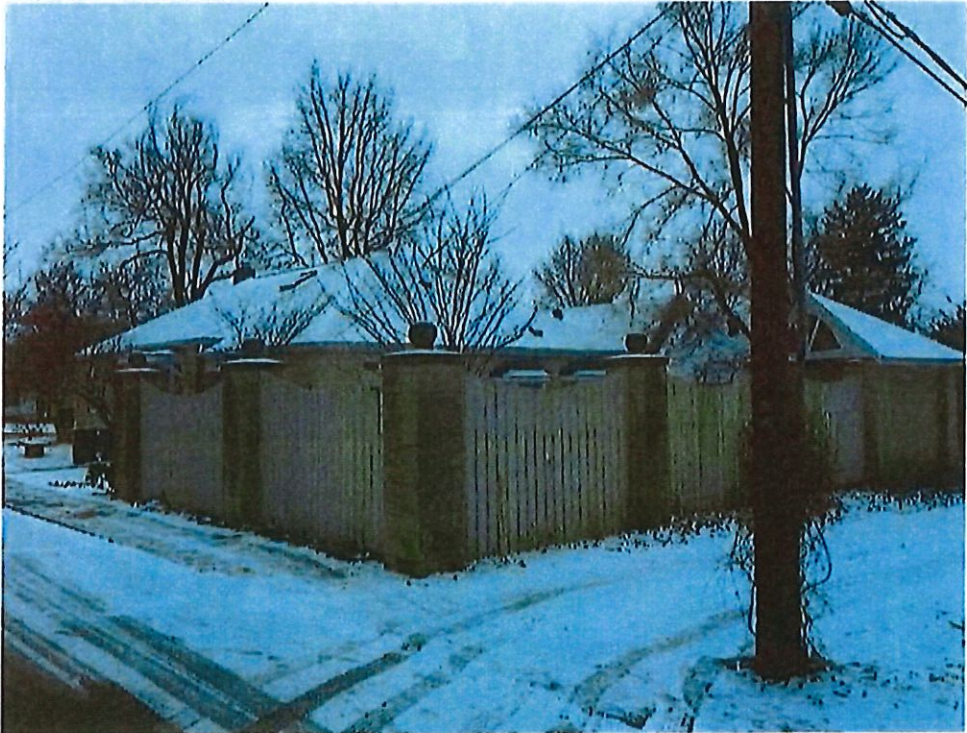
Kevin B. Potter 11/26/2018
 L.S. # 50487

Certificate of Appropriateness Application – February 1, 2019

Thinnes Residence – 1119 E. 1st Street



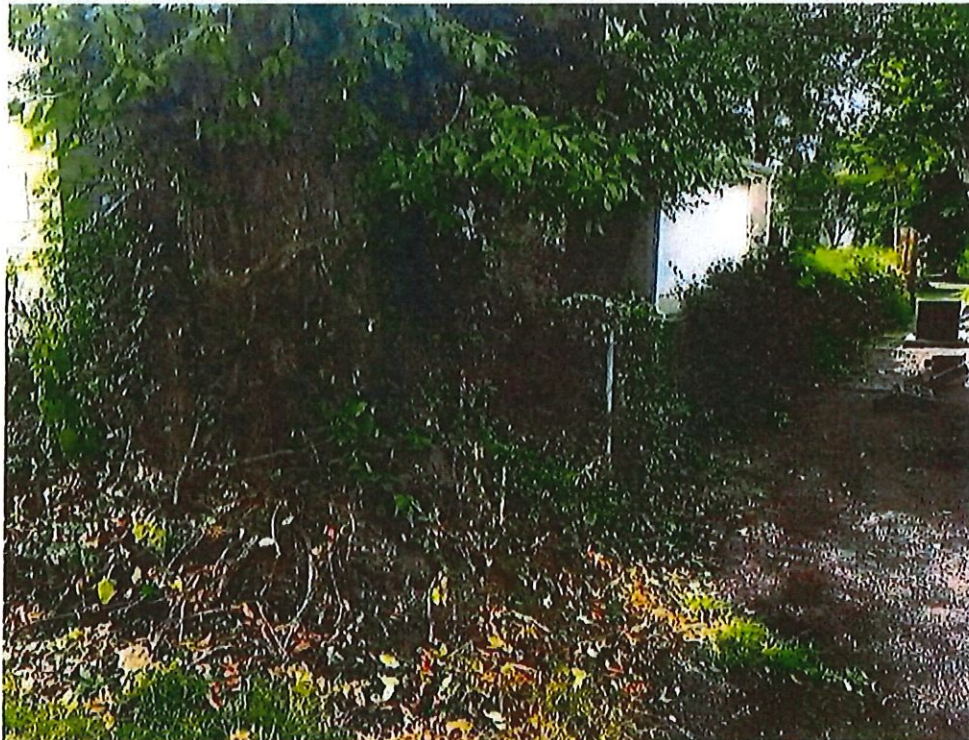
Existing north elevation



Obscured view of rear elevation of house



Back corner of backyard enclosure



Tree, stump and chain link fence to be removed to create parking area

Demo Delay: 19-03
Commission Decision

Address: 503 N. Grant
Petitioner: Mary Krupinsky
Parcel Number: 53-05-33-300-055.000-005

Property is Contributing

Circa. 1930



B

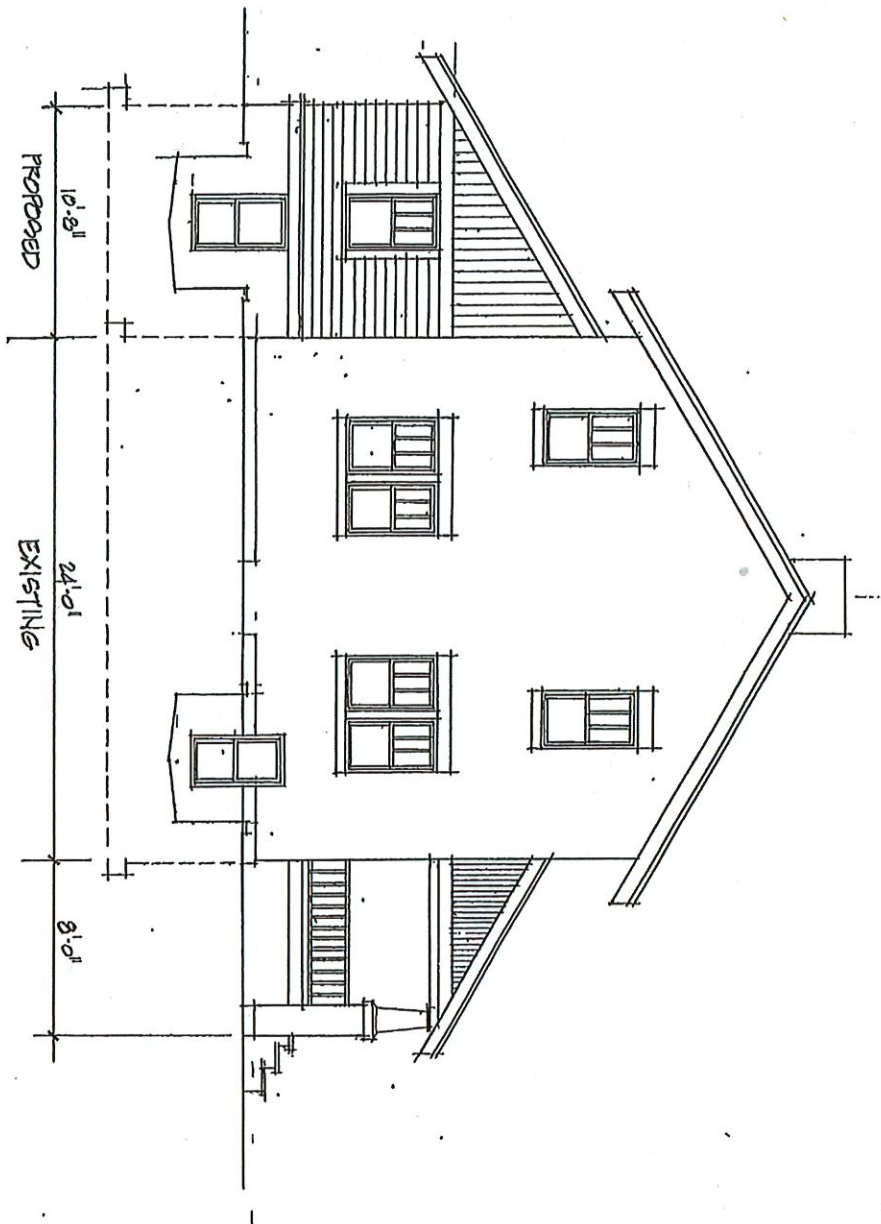
Background: Two-story brick home

Request: Add one story addition to the rear of the house. The roof style and pitch of the addition will match that on the home.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 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.

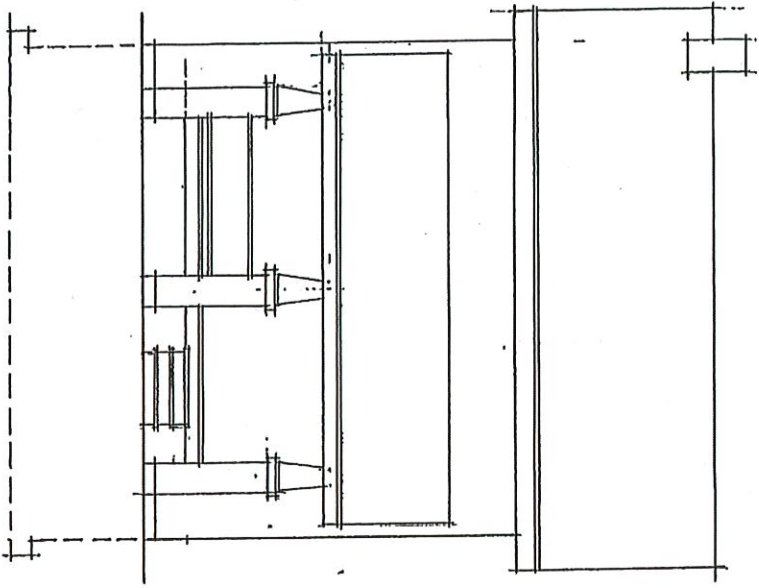
Recommendation: Staff recommends releasing **Demo Delay 19-03**.

SOUTH ELEVATION
5/16" = 1'-0"

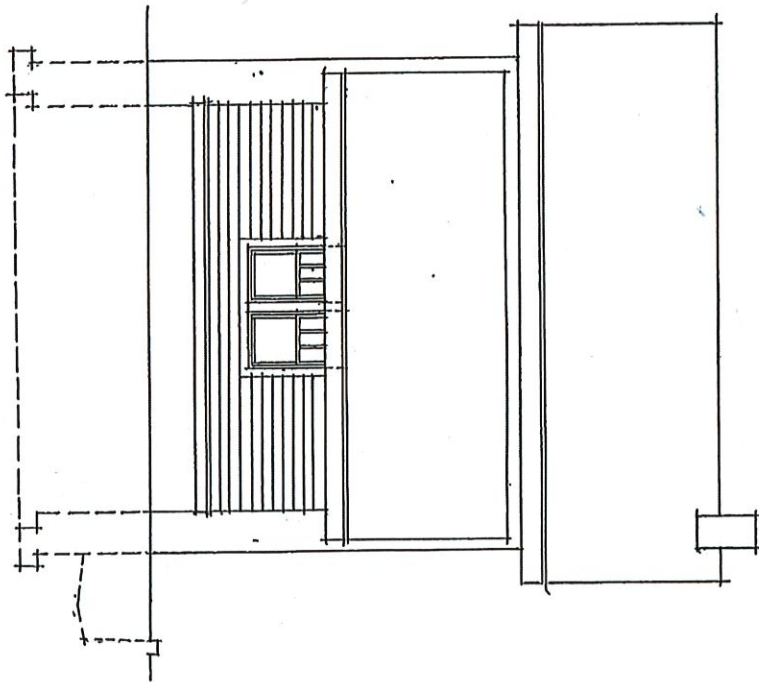


PIERST PROPERTIES
ADDITION TO
503 NORTH GRANT ST.
BLOOMINGTON, IN

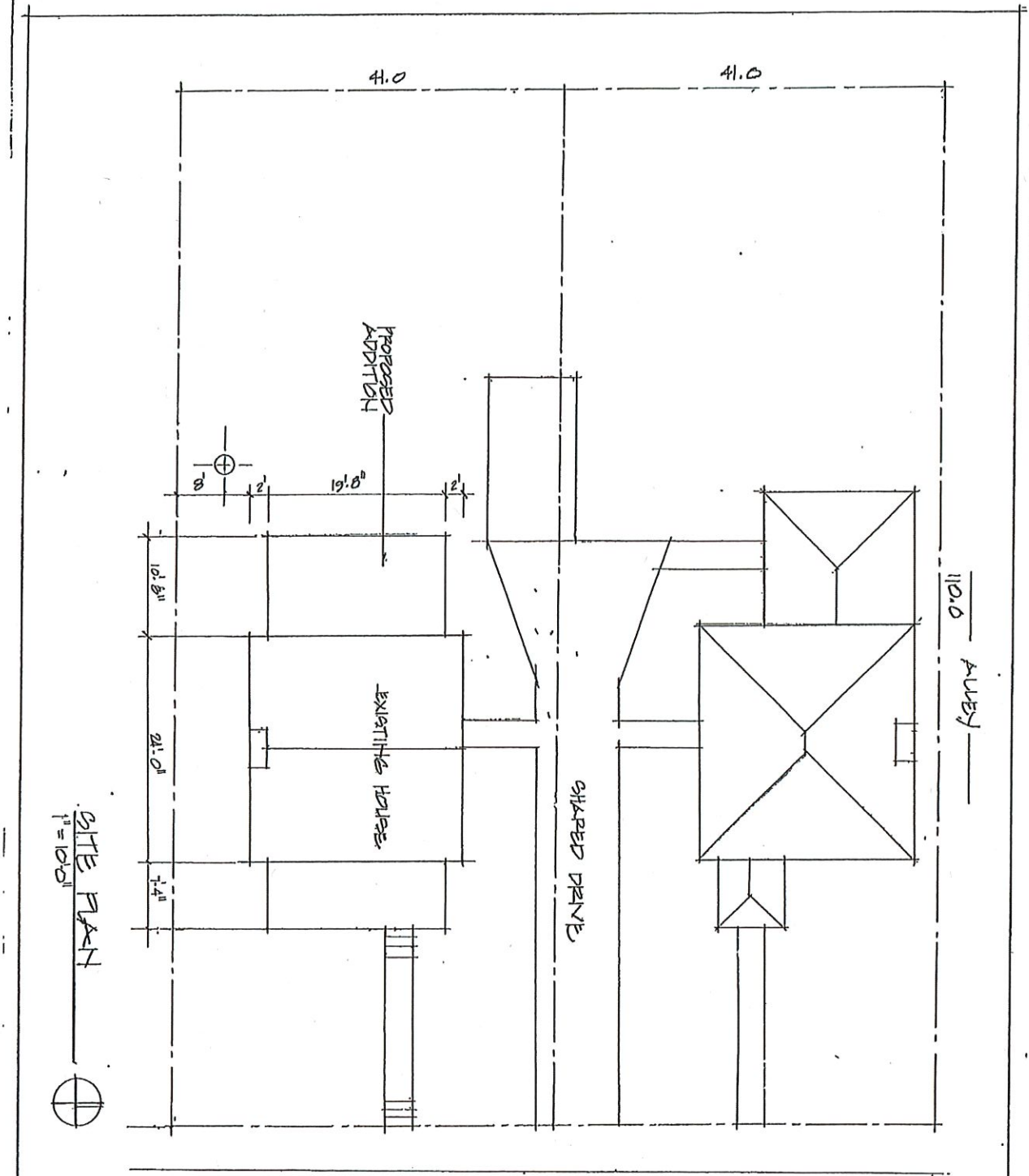
EAST ELEVATION
3/16" = 1'-0"



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



PIERST PROPERTIES
ADDITION TO
503 NORTH GRANT ST.
BLOOMINGTON, IN



FIERST PROPERTIES
 ADDITION TO
 503 NORTH GRANT
 BLOOMINGTON, IN

The Bloomington Youth for Environmental Sustainability (Y.E.S.) Society's Resolution for Environmental Responsibility and Improvement

WHEREAS, in the last decade, Indiana residents have experienced record-breaking heat waves, cold spells, and floods, which have shut down roads, damaged homes and businesses, prolonged construction projects, and made farming increasingly difficult; and

WHEREAS, the number of extremely hot days per year in southern Indiana is projected to rise to between thirty-eight and fifty-one by mid-century; these changes in Indiana's climate are projected to increase the amount of energy that Hoosier businesses need to cool commercial buildings by 20%; and

WHEREAS, the National Oceanic and Atmospheric Administration (NOAA) found that the average temperature in Indiana has risen by 1.2 degrees Fahrenheit since 1895, and is expected to increase by 5 or more degrees by 2050; and

WHEREAS, carbon emissions raise global temperatures by trapping solar energy in the atmosphere; and

WHEREAS, combustion of fossil fuels can lead to increased amounts of air pollutants, such as nitrous oxides, sulfur oxides, volatile organic compounds, and particulate matter. This reduced air quality leads to asthma attacks, high blood pressure, and heart failure, and it can exacerbate symptoms of mental illnesses such as anxiety and depression. Nitrous oxides and volatile organic compounds lead to ground-level ozone production and smog; and

WHEREAS, record setting temperatures have happened 12 times since 1979, with 2014, 2015, and 2016 each breaking the record; and

WHEREAS, Indiana's frost free season, in which the temperature continuously stays above 32°F, has been extended by an average of nine days beyond what it was in 1895. By 2050, it's projected that the frost-free season will extend up to 4.5 weeks. This will cause an increase in pests (such as mosquitoes, ticks, and parasites); and

WHEREAS, Purdue's Indiana Climate Report found that temperature increases decrease soil moisture retention, and extreme rain events cause soil erosion and nutrient runoff. These effects of climate change are a threat to important Indiana crops such as corn, wheat, and soybeans, as shown by the EPA findings that high temperature events have caused over \$1 billion in heat-related losses to the agriculture industry, especially farmers; and

WHEREAS, increasing temperatures will increase the rate at which blue-green algae can grow. This type of algae is very common in Indiana lakes and streams and is known to have effects on human health, such as vomiting, nausea, fever, and skin irritation upon skin contact or inhalation; and

WHEREAS, increasing temperatures cause changes in habitats that encourage invasive species, and higher concentrations of carbon dioxide promote the growth of plants like poison ivy and ragweed (poison ivy toxicity could double by the year 2050 if emissions are not controlled); and

WHEREAS, the average Bloomington resident is burning over 20 metric tons of CO₂ per year; and

WHEREAS, grid-supplied electricity is the greatest source of CO₂ emissions in Bloomington, Indiana; and

WHEREAS, the Purdue Study on Indiana Climate Change estimated that the average annual precipitation in Indiana has increased 5.6 inches since 1895, with winters and springs experiencing heavier rain and snowfall, increasing the likelihood of flooding, and polluting water as sewer systems overflow, which can be shown through the fact that, due to annual precipitation increase, there have been around 60 sewer discharges per year in Indianapolis alone, sending 8 billion gallons of untreated sewage into the White River, worsening both water quality and crop productivity; and

WHEREAS, non-commercial vehicles in Bloomington emitted 96,061 metric tons of CO₂ and commercial vehicles in Bloomington emitted 20,730 metric tons of CO₂ in 2015 alone; and

WHEREAS, the members of the Bloomington Commission on Sustainability, the members of the Bloomington City Council, and Bloomington Mayor John Hamilton have consistently shown themselves to be advocates for and allies of the environment and public health.

BE IT RESOLVED BY THE CITY COUNCIL OF BLOOMINGTON, INDIANA:

SECTION 1. The City of Bloomington will encourage all new, commercial buildings and all new, city-owned buildings to be constructed with at least half of the roof being a green roof, a solar roof, or a white roof. A green roof would require the rooftop space to be covered in vegetation in an attempt to pull carbon out of the air and back into the plants and soil. A solar roof would require solar panels covering the rooftop space in order to generate electricity for the building and/or the city as a whole. A white roof would require buildings to have their roofs painted completely white, which would increase the building's albedo and help in lowering the temperature in and around Bloomington.

SECTION 2. The City of Bloomington will commit to reducing net emissions by 28% by 2025, as called for by the Paris Climate Accord, and 80% by 2050.

SECTION 3. The City of Bloomington will cut 15% of its non-transit, natural gas usage and instead obtain that energy from a clean energy source (wind, solar, etc.) by 2025. In addition to this, the City of Bloomington will also increase the percentage of its energy that comes from wind and solar power for the next ten calendar years by an average margin equal to or greater than 0.5% per year.

SECTION 4. The City of Bloomington will consider installing at least one refillable water bottle station at the following locations: Monroe County Public Library, Downtown Transit Center, Bryan Park, Switchyard Park, and each end of the B-line trail by 2022 to promote the use of reusable water bottles instead of disposable, plastic water bottles. This would decrease in CO2 emissions by abstaining from the consumption of excess single-use plastics and unnecessary transport of water.

SECTION 5. By 2024, the City of Bloomington will provide increased multi-modal transportation accessibility within the city limits and, particularly to all public high schools and Ivy Tech Community College, in order to reduce the number of automobiles used daily by high school students and parents. The city could begin this process by adding trails off of the B-line that allow for safe and efficient travel and by installing more multi use pathways instead of sidewalks. The city will push towards platinum bike city certification standards awarded by the League of American Bicyclists.

SECTION 6. The City of Bloomington will seek to plant trees of equal diameter breast height for every tree that is removed from city-owned property, in order to remove carbon from the air and create a better, safer community. If a removed tree is too large to replace with one of equal diameter, then multiple trees should be planted to ensure that the combined diameters meet or exceed the diameter of the removed tree. In addition to this, the City of Bloomington will also work with local scientists, researchers, and community members to find new and innovative methods of carbon sequestration, such as planting native Indiana plants and trees.

Works Cited

City of Bloomington Department of Economic and Sustainable Development 2006. "Community Greenhouse Gas Emissions Inventory" City of Bloomington, Indiana 401 N. Morton Street, PO Box 100

Bloomington Green House Gas Inventory 2016

City of Bloomington Environment Commission. 2001 "Bloomington Environmental Quality Indicators" City of Bloomington, Indiana 401 N. Morton Street, PO Box 100

<https://bloomington.in.gov/sites/default/files/2017-07/2001%20Bloomington%20Environmental%20Quality%20Indicators%20Report.pdf>

U.S Global Change Research Program 2014 "Water Supply" National Climate Assessment. U.S. Global Change Research Program 1800 G Street, NW, Suite 9100, Washington, D.C. 20006 USA
<https://nca2014.globalchange.gov/highlights/report-findings/water-supply#statement-16597>

United Nations. "The Paris Agreement." UNFCCC, 2015,
unfccc.int/process-and-meetings/the-paris-agreement/the-paris-agreement.

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