

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday September 12, 2019, 5:00 P.M. AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. August 8, 2019 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-52

221 E. Kirkwood Avenue (Victoria Towers HD)

Petitioner: Tim Cover

Modification to previously approved COA 19-35.

Commission Review

A. COA 19-48

324 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Jaime Galvan

Modifications to primary structure. See Packet for details.

B. COA 19-49

529 S. Hawthorne Drive (Elm Heights Historic District)

Petitioner: Wendy Saffell-Clemmer

Replace original front door, sidelights, and transom.

C. COA 19-50

407 S. Walker Street (Greater Prospect Hill Historic District)

Petitioner: Rebecca Stoops

Replace seven original wood windows located on front, sides and rear of house with Pella 250 Series double hung, vinyl windows. Window size, shape, and style will not change.

D. COA 19-51

912 E. 2nd Street (Elm Heights Historic District)

Petitioner(s): Bruce Solomon & Sue Swartz

Replace non-original front door with Prairie-style, mahogany door and remove storm door.

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-15

1301 S. Walnut Street

Petitioner: David Howard

Full demolition

B. Demo Delay 19-16

520 E. 2nd Street

Petitioner: Tariq Khan

Partial Demolition

C. Demo Delay 19-17

401 E. 1st Street

Petitioner: Matt Murphy

Substantial Demolition

VI. NEW BUSINESS

A. Courtesy Review for Dustin Shannon: 1901 E. Maxwell.

B. Section 106 Feedback: Johnson Creamery Telecommunications Equipment

C. Recommend BRI Resurvey for Council adoption as the "Bloomington Historic Sites and Structures Survey".

D. HPC Annual Retreat.

- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. 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 September 26, 2019 at 5:00 P.M. in the McCloskey Room. **Posted:** 9/5/2019

Bloomington Historic Preservation Commission

Showers City Hall, McCloskey Room

Thursday August 8, 2019

MINUTES

Meeting was called to order by Jeff Goldin @ 5:00pm

ROLL CALL

Commissioners

Present

Susan Dyer
Jeff Goldin
Deb Hutton
Lee Sandweiss
John Saunders
Chris Sturbaum

Absent

Leslie Abshier
Doug Bruce
Sam DeSollar

Advisory members

Present

Ernesto Casteneda
Jenny Southern
Derek Richey

Absent

Duncan Campbell

Staff

Conor Herterich, HAND
Doris Sims, HAND
Eric Sader, HAND
Angela Van Rooy, HAND

Guests

Jaime Galvan, COA 19-45
Emily Black, COA 19-47
Chris Valliant, COA 19-44
James H., COA?
Angie Ricketts, Elm Heights
Marian Forney, Maple Heights
Barb Lund, Re: 523 W 7th

APPROVAL OF MINUTES

John Saunders made a motion to approve July 25th, 2019 Minutes, **Lee Sandweiss** seconded.

Motion carried 5-0-0 (Yes-No-Abstain)

CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-46

326 S Fairview Street (Greater Prospect Hill Historic District)

Petitioner: Janis Price

Remove chimney below roof deck level.

Conor Herterich gave presentation. Staff approved. See packet for details.

Commission Review

A. COA 19-44

346 S. Buckner Street (Greater Prospect Hill Historic District)

Petitioner: Chris Valliant

Full demolition of primary structure on the lot.

Conor Herterich gave presentation. Staff recommends approval of demolition request. See packet for details.

Chris Valliant, Petitioner, stated he has been trying to buy this home for years. It's been in disrepair for a long time, and he would like to build something in place of this home that would contribute to the neighborhood.

Commissioner Questions

No questions

Commissioner Comments

Chris Sturbaum, John Saunders, and Jeff Goldin agreed that it is time to replace this property. **Conor Heterich** added that the neighborhood review committee was unanimous in support of demolition.

John Saunders made a motion to approve COA 19-44, 346 S Buckner St. **Chris Sturbaum** seconded.

Motion carried 6-0-0 (Yes-No-Abstain).

B. COA 19-45

324 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Jaime Galvan

Two story addition to the rear of the home. Addition of decorative shingles and round vents to east and south facing gables. Renovate shed structure

Conor Herterich gave presentation. Staff recommends conditioned approval of the petition. See packet for details.

Jeff Goldin reminded commissioners that this home is in the original Prospect Hill Historic District which is more restrictive.

Jaime Galvan, Petitioner, asked for suggestions for getting light into 3rd floor if shed dormer and balcony are eliminated. Current shingles are straight/regular shingles, not decorative. **Jeff Goldin** replied that we will go through a question and answer period where those issues will be addressed.

Commissioner Questions

Chris Sturbaum: Is the aluminum siding is coming off the front of the house? **Jaime Galvan:** Yes on the back addition, also on the gable section on the front of the house, where decorative shingles will be added. **Chris Sturbaum:** What is goal of expanding this house? **Jaime Galvan:** Family is expanding and the additional space is needed. **Chris Sturbaum:** What siding are you using on back addition? **Jaime Galvan:** Cement board 5-7" exposure. **Chris Sturbaum:** Are there window changes on the front perimeter? **Conor Herterich:** No windows are changing on the original structure.

John Saunders: Why are you not removing all of the aluminum siding and restoring the original siding on front as well? **Jaime Galvan:** I may do so at a later date, when I can get additional assistance. **John Saunders:** Why add decorative shingles to gables? **Jaime Galvan:** The neighborhood has many examples of these shingles.

Ernesto Castaneda: I have no comments at this time. **Deb Hutton:** Question for architectural experts: Are gable shingles, as proposed, appropriate for this John Nichols style of home? **Chris Sturbaum:** Restoration approach is needed on this Nichols house, and adding false details to a house in this district would be wrong and bad for the historic character of the house. Siding on the addition should match the original siding. Putting false details on a home is not the way to go for a restoration. **Jaime Galvan:** By removing back siding I can see original siding and will model new addition to match.

John Saunders: Will original windows be restored? **Jaime Galvan:** Original windows have already have been restored, 90% of original glass remains.

Jenny Southern: Is chimney going to be removed? Chimney seems to be missing. **Jaime Galvan:** There are two chimneys (originally three), roofer recommends taking the one at the back down to roof level and sealing it. The chimney at the front of the house will remain. **Jenny Southern:** Are there any photos of this original house? **Conor Herterich /Derek Ritchey:** None are known to exist. **Jaime Galvan:** There is little original decoration, so decorative shingles are modeled after the neighboring house. **Jenny Southern:** What are you intentions with the garage? **Jaime Galvan:** Plan to update, stabilize and add proper foundation. **Chris Sturbaum:** Why not pour a thickened slab? **Jaime Galvan:** I am doing the work myself. A slab is more than I can manage alone. **Jenny Southern:** Are you replacing garage door? **Jaime Galvan:** Garage door stays as is, until something

historically accurate can be found. Windows will be replaced. **Jenny Southern** expressed concern that we usually go through much more detail on work like this, and is concerned that the applicant has not provided enough construction specifications.

Derek Ritchey: There should be a demarcation where addition is added, so it's obvious that the addition is not part of the original house. **Conor Herterich:** There is an offset. **Derek Ritchey:** Conor why are you saying that the balconies are inappropriate? **Conor Herterich:** They represent a different architectural style. **Derek Ritchey:** Typically houses grow from back and are often not consistent with the original house. **Conor Herterich:** I have no trouble with the house growing or the addition in the back, I just have trouble with the open porch. **Jeff Goldin:** The difference is that this house has two street fronts so it's highly visible. **Jaime Galvan:** I'm happy to remove porch structure on second floor if you can give suggestions to add light to third floor. **Derek Ritchey:** Traditionally, we allow homes to grow at the back and it's not the petitioner's fault that there are two street fronts. If this is a distinct addition to the house, it can look different from original house. Dormer is ok because it's obvious that it doesn't belong to the first generation house.

Deb Hutton: With the two opposing comments about the balconies on the back, what do you think about the balconies on the third floor. **Derek Ritchey** replied that he is ok as long as it is to the rear because that is where houses grow. **Conor Herterich:** Secretary of the Interior Standards say additions should be different but also compatible. Adding a shed dormer to a Victorian home is not compatible. **Derek Ritchey:** There are a lot of inconsistent additions to homes in Bloomington. I want to be fair about what rear additions are. What they look like tends to be more flexible.

Chris Sturbaum: We don't want balcony to look like a suburban deck. Is it for looks only? **Jaime Galvan:** Balcony will look like style of neighboring house. It is meant to get more light into 3rd floor. **Chris Sturbaum:** Why not just windows? **Ernesto Casteneda:** Original house has large windows, may be big enough to bring light into 3rd floor. **Jaime Galvan:** I can see downtown from 3rd floor, and would like to have a balcony to take advantage of this view. The balcony doors also provides light. The balcony is not directly in view from Prospect Street and the vegetation from the street blocks change in that area of the house. I am concerned about getting enough natural light into the home.

Commissioner Comments

Chris Sturbaum: Petition is very complicated and we need more time to convene Prospect Hill Sub-Committee. We need a resubmittal on the garage. **Jeff Goldin:** Is there a subcommittee? **Conor Herterich:** There is not, Richard told me there is not. **Chris Sturbaum:** We could get Patrick and two other neighbors in the neighborhood to look at this differently. **Jaime Galvan:** I have had conversations with neighbors which is where I got these designs. They did not seem to think there were any issues. **Chris Sturbaum:** We really need a resubmittal that breaks the project down into smaller pieces. **Jaime Galvan:** I can break that out as a separate packet.

John Saunders: I would like this better with a gabled roof over back deck rather than shed roof. I'm ok with house growing at the back. I object to how far the balcony comes out on side of house. Doesn't fit with windows below it. Better to be pair of windows. **Jaime Galvan:** Balcony is not intended to be dominant feature, but it is intended to mimic the angles of the architectural structure below it.

Chris Sturbaum: Is that a secondary deck on top? Is the top 3rd story deck the same size as the deck below? **Jaime Galvan:** No, it is a little larger, it projects out more.

John Saunders asked about the size of the balcony doors on the third floor. He stated that he is not objectionable to the doors but is objectionable to the size of the balcony. **Jaime Galvan** argued his reasoning for the balcony size. **Ernesto Casteneda:** Agree with John Saunders on balcony. Would prefer doors that swing in with very shallow balcony for safety (e.g., Juliet balcony). Balcony is too big as drawn. Also gable instead of shed roof on back. 3rd floor balcony on back is too much. **Jaime Galvan:** I could reduce size of balcony on 3rd floor. **Ernesto Casteneda:** If intention is to gain square footage, why not just focus on back and leave side and front alone? **Jaime Galvan:** Additional square footage on the 3rd floor will impact the north side gable. Structure needs to be added to east and south sides to build the addition. **Ernesto Casteneda:** I don't agree. **Chris Sturbaum and Jaime Galvan** disagreed that wood siding disintegrates after covered by aluminum

siding after an extended period of time. **Chris Sturbaum:** Commends Jaime on the project but he thinks this is a lot of work and the amount of work to take the siding off is relatively minor compared to what Jaime is proposing. Agree that gable is preferable to a shed roof on back. **Derek Ritchey:** Is there a consensus that a gable is preferred? Yes.

Deb Hutton: West elevation 3rd floor balcony is too big. Agree that Juliet balcony is preferable on the north side.

Lee Sandweiss: Agree that Juliet balcony or just windows would bring in light without the clutter of something else tacked onto the house.

Jenny Southern: Go at back as if you already restored front so that it matches. Double windows share their trim. Details matter. You are keeping one window at the back, what are the new windows going to look like? **Jaime Galvan:** I'm ok with modifying windows at back to look more like long windows in rest of house. **Jenny Southern:** You could use the original back windows on the new addition. **Jaime Galvan:** I could reposition the existing windows. I am planning to match the new addition to the original siding. **Chris Sturbaum and Jeff Goldin** suggested that the applicant should take the aluminum off, expose the original siding, and align the new siding on the addition with the original siding on the rear of the original structure. **Jaime Galvan** said that will not work because of the corner caps on the aluminum siding.

Derek Ritchey: Petitioner is making a real effort to do the right thing with his John Nichols house. Maybe biting off too much to start. Should break the project into pieces. **Jaime Galvan:** I am amenable to breaking it up into three pieces. **Derek Ritchey:** Side balcony should be Juliet style. Have less trouble with growing backwards. At this point it may be best for you to take what you've heard from us, and then come back with another proposal. **Jaime Galvan:** I will break the project into thirds. The first section that would be done is the attic which would impact the east and west side. That can be done relatively quickly in six to eight months. That give me the ability to add a bedroom. The second would be the rear addition expansion and the last would be the shed. I have concerns about the decorative shingles in the front—is it correct that these are not indicative of this house and style?

Chris Sturbaum: Concept of restoring an historic house is not about adding details to the façade that did not exist originally, especially on the front and sides. It's about restoring the structure to what it originally was. **Jaime Galvan:** To add light to south & east gable, are light tunnels approved for use? **Chris Sturbaum:** light tunnels at back of house are preferable for adding light without changing the architecture. **Jeff Goldin:** Light tunnels are reversible. That type of change is more acceptable. **Jaime Galvan:** I could do light tunnels and put original siding that is underneath the gables.

Conor Herterich: When working on a house like this you want documented evidence that features were there before. You don't want to add features that never existed. Would like to remind the Commissioners that if we're going to make defensible decisions they need to be based on guidelines and standards, not on subjective likes/dislikes. **Jaime Galvan:** That gives me guidelines to base my decisions upon.

Susan Dyer: I appreciate the petitioner's willingness to break the project into chunks. Will be easier for everyone to process.

Jeff Goldin: This is John Nichols house, which is important to the community. This home is in the original Prospect Hill Neighborhood. Front facades should be kept as original as possible. When you come back to the HPC with your proposal, keep in mind the Secretary of the Interior Standards for the original structure. I'm flexible about the back, but I do not think the 3rd floor balcony should be there.

John Saunders made a motion to deny COA 19-45, 324 S. Rogers Street. **Susan Dyer** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

C. COA 19-47

1113 E. 1st Street (Elm Heights Historic District)

Petitioner: Emily Black

Replace steel casement window on front of the home with Pella Lifestyle casement window.

Conor Herterich gave presentation. See packet for details. Staff recommends approval. HPC approved this project back in 2012, but petitioner didn't have the work done at that time.

Emily Black, Petitioner: This is a simple home, but we want to maintain original look of home.

No Commissioner Questions

No Commissioner Comments

John Saunders made a motion to approve COA 19-47, 1113 E. 1st Street. **Lee Sandweiss** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

DEMOLITION DELAY

Staff Review

A. Demo-Delay 19-12

1301 S. Washington Street

Petitioner: Tucker Jarrol (Loren Wood Builders)

Partial demolition: Creation of a new window or door opening.

Conor Herterich gave presentation. See packet for details. As partial demolition, staff has authority and did release the Demolition Delay.

NEW BUSINESS

A. Near Westside Historic District

Conor Herterich: Neighborhood voted 70-48 in favor of submitting an application to designate. Neighborhood voted I believe 51-48 in favor of a *conservation* district rather than an historic district.

B. Changes to Demolition Delay in New UDO

Conor Herterich: In conversation with the administration, these are the changes we're proposing for Demolition Delay. At this point the Planning Dept and City Council are only groups that can change UDO as proposed.

- Common Council will use only the BRI 2018 Survey for Demolition Delay.
- Changes to Demolition Delay:
 - **Contributing:** Partial demolition or substantial removal (defined as "*Alteration, pulling down, destruction, or removal of a portion of a structure which jeopardizes its individual eligibility for listing in the National Register of Historic Places*") will not trigger demo delay on Contributing buildings. Partial demolition will still trigger demolition delay on notable or outstanding buildings but not on Contributing. Substantial demolition or full demolition will trigger Demo Delay for Contributing buildings.

Chris Sturbaum: I misunderstood that portion of the proposed UDO. It's not good.

Derek Ritchey: Agree. Proposed change represents a real difference from what the HPC currently does.

Conor Herterich: Key word is "individual eligibility for listing on the national register". Contributing buildings are not individually eligible for the National Register. You're not losing any potential Nationally Registered buildings. Substantial Demolition is considered "Razing of a building, including the removal or enclosure of 50% or more of the structure."

Jeff Goldin: More than 50% demo triggers demo delay, less than 50% does not trigger demo delay.

Chris Sturbaum: You may be losing a potential historic district. That's what a contributing structure does, it contributes to a district. If buildings get picked off one at a time, a district is too damaged. There are still opportunities to comment on the UDO: Plan Commission and Council meetings.

Conor Herterich: Can I just ask this question? How many times has the HPC, on a partial demolition of a contributing structure, nominated that for historic designation?

Jeff Goldin: I doesn't mean that we're not going to. This is the final opportunity for us to save important buildings. It may be more work for staff and for HPC, but it's important that we still have the ability to catch those buildings.

Chris Sturbaum: What the survey does when it lists a building as contributing, its looking at a potential district and some of them are from the sixties. They could start to get torn down and the district may speak up and say we care. If they get picked off one at a time then the district would be too far damaged.

Derek Ritchey: At the very least staff should have discretion to bring a partial demolition or substantial removal proposal to the HPC if they think the rating would change. The proposed UDO takes that away completely.

Lee Sandweiss: Last meeting we voted to table a demo delay in order to find out more about the area because we thought there might be a potential district there. If a contributing structure is gone, it weakens the argument for the district.

Eric Sader: Full demo still triggers demo delay.

Chris Sturbaum: Losing one house can destroy a district. Importance of a contributing structure is the district. We want the opportunity to think about it before letting it go.

Deb Hutton: Who determines if a proposal is partial demo, substantial demo, etc.?

Conor Herterich: Staff makes the determination. Demo delay applies only to structures outside of historic districts. I think historic districts should come from the neighborhood, not from HPC. We shouldn't designate people's homes and put restrictions on them that they don't want.

Chris Sturbaum / Jeff Goldin: HPC would never designate a district without neighbors buy in.

Eric Sader: Is there language in packet to define staff review? **Conor Herterich:** Yes, in the ordinance it is written that staff has the discretion to bring partial/substantial demolition proposals to the HPC for demolition delay.

Jeff Goldin: UDO can still be changed. It's imperative that we make our opinions known.

Chris Sturbaum: Staff cannot suggest UDO changes to Planning Commission or Common Council, but commission members can.

OLD BUSINESS

A. Historic Designation Review Proceedings (523 W. 7th)

Conor Herterich: Sent notice to adjacent property owners that HPC would discuss Staff Report (see packet for details) and the merits of historic designation, and that HPC would make a motion on whether to forward 523 W 7th to the Common Council for designation.

Public Comments

Barb Lund (520 W 6th): Backyard neighbor for 43 years. I believe it's an historically significant house. It has been remodeled significantly. I would like owners to sell to someone who cares and will save it.

Commissioners Questions/Comments:

General consensus to move forward with designation.

Conor Herterich: presentation of 3 criteria for designation—see packet

John Saunders made the following motion: "Today the HPC declares that the property at 523 W. 7th St meets the following criteria for local designation referred to in the staff report: 2a, 2e, and 2g. Consequently, the HPC recommends its historic designation under Title 8 of the BMC to the Common Council with the attached map. **Chris Sturbaum** seconded the motion.

Motion carried 6-0-0 (Yes-No-Abstain).

B. Demolition Delay 19-12 (521 N. Dunn)

Conor Herterich: Cannot find more info about this house in terms of who owned it. Cannot find historic photos. We have 90 days, do not need to make decision now.

Derek Ritchey: Also unable to find further information.

COMMISSIONER COMMENTS

Derek Ritchey: If you care about architecture in this town, pay attention to p. 57 of the UDO. A building that is larger than one lot still requires modulation to make one large building to look like multiple small buildings (different heights, different facing materials, etc.). Looks like Dr. Sues.

Chris Sturbaum: We don't have a design review committee. Rules we have make architects do something they wouldn't otherwise do.

John Saunders: What's going on east side of square? **Jeff Goldin:** HPC reviewed that.

Jenny Southern: Atwater houses have had windows replaced. **Conor Herterich:** IU owned.

PUBLIC COMMENTS

none

ADJOURNMENT

Meeting was adjourned by **Jeff Goldin @ 6:58 pm.**

END OF MINUTES

COA: 19-52

Staff Decision

Address: 221 E. Kirkwood Avenue

Petitioner: Tim Cover

Parcel #: 53-05-33-310-337.000-005

Rating: Contributing

Structure; Victorian c. 1900



Background:

The HPC approved several modifications and a rear addition to this structure in March, 2019. The owner requested a slight modification to the approved plans which is reflected in this COA.

Request:

1. Retain the entryway awning. Reskin with black fabric and new text.

Guidelines: SOI Standards for Rehabilitation #9

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

Staff Decision: Staff approves COA 19-52 for the following reasons:

1. The awning is freestanding and was a part of the building before the structure was designated. The decision to keep it does not destroy historic materials and it can be easily removed in any future restoration.

Original entrance awning

EXISTING ORNAMENT TO REMAIN & BE REPAINTED



SHEET DESCRIPTION SHEET NUMBER

EXISTING ORNAMENT

A13

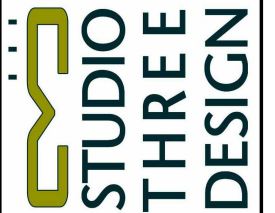
PROJECT NO.

19009

DATE

03-15-2019

ERL - 3 LLC
VICTORIA TOWERS
 BLOOMINGTON, IN



**Previously approved design.
No entrance awning.**



ERL - 3, LLC
VICTORIA TOWERS

PROJECT NO.

19009

DATE

5/31/2019

SHEET DESCRIPTION

SW

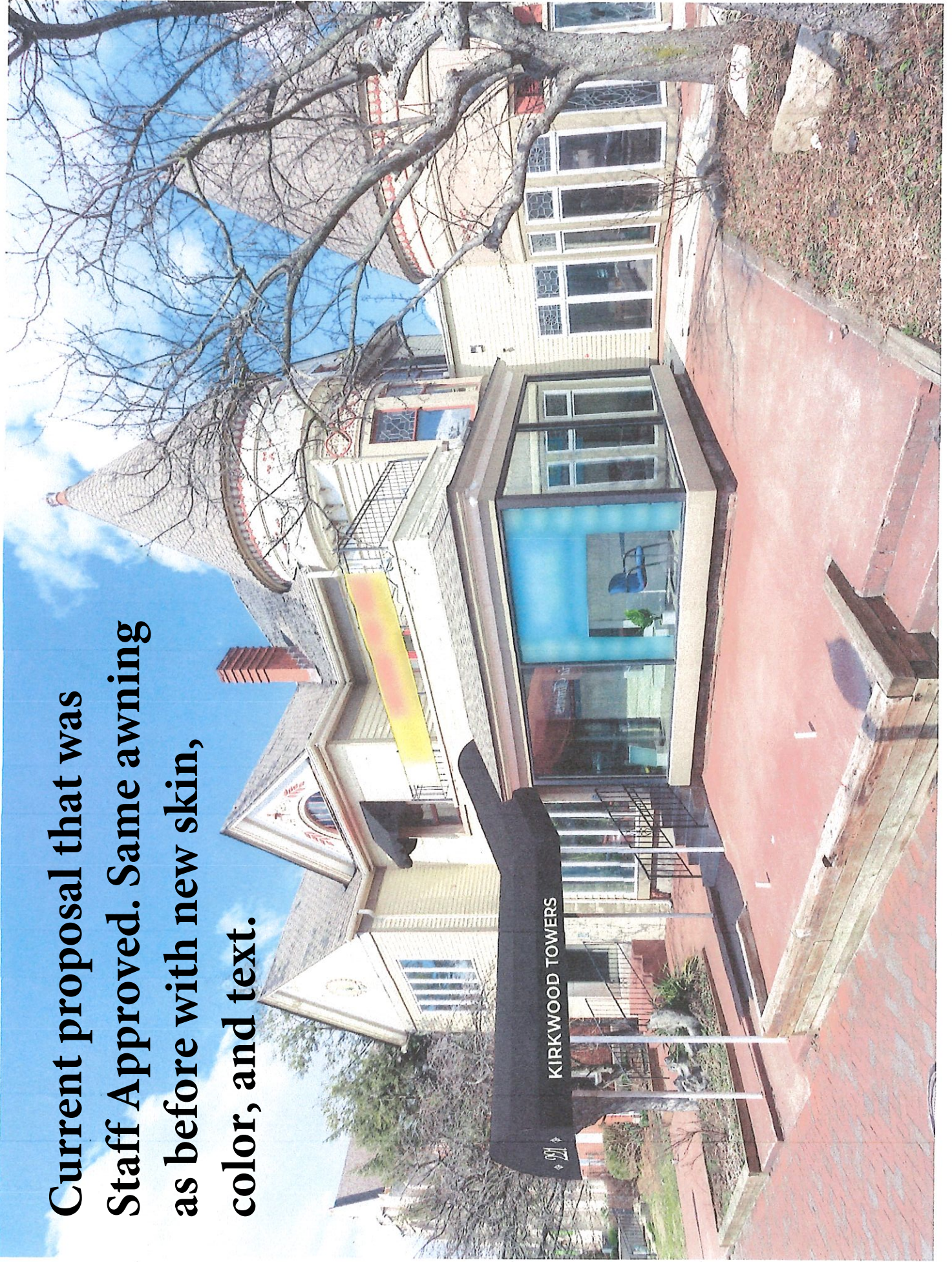
PERSPECTIVE

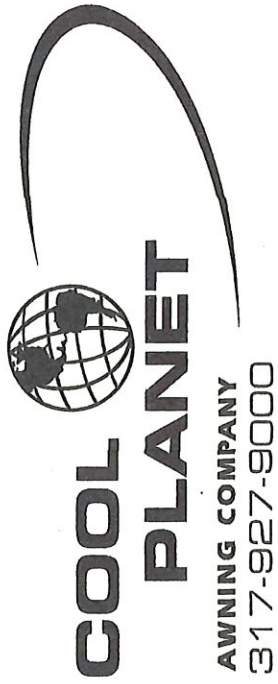
VIEW

SHEET NUMBER

4

**Current proposal that was
Staff Approved. Same awning
as before with new skin,
color, and text.**





H

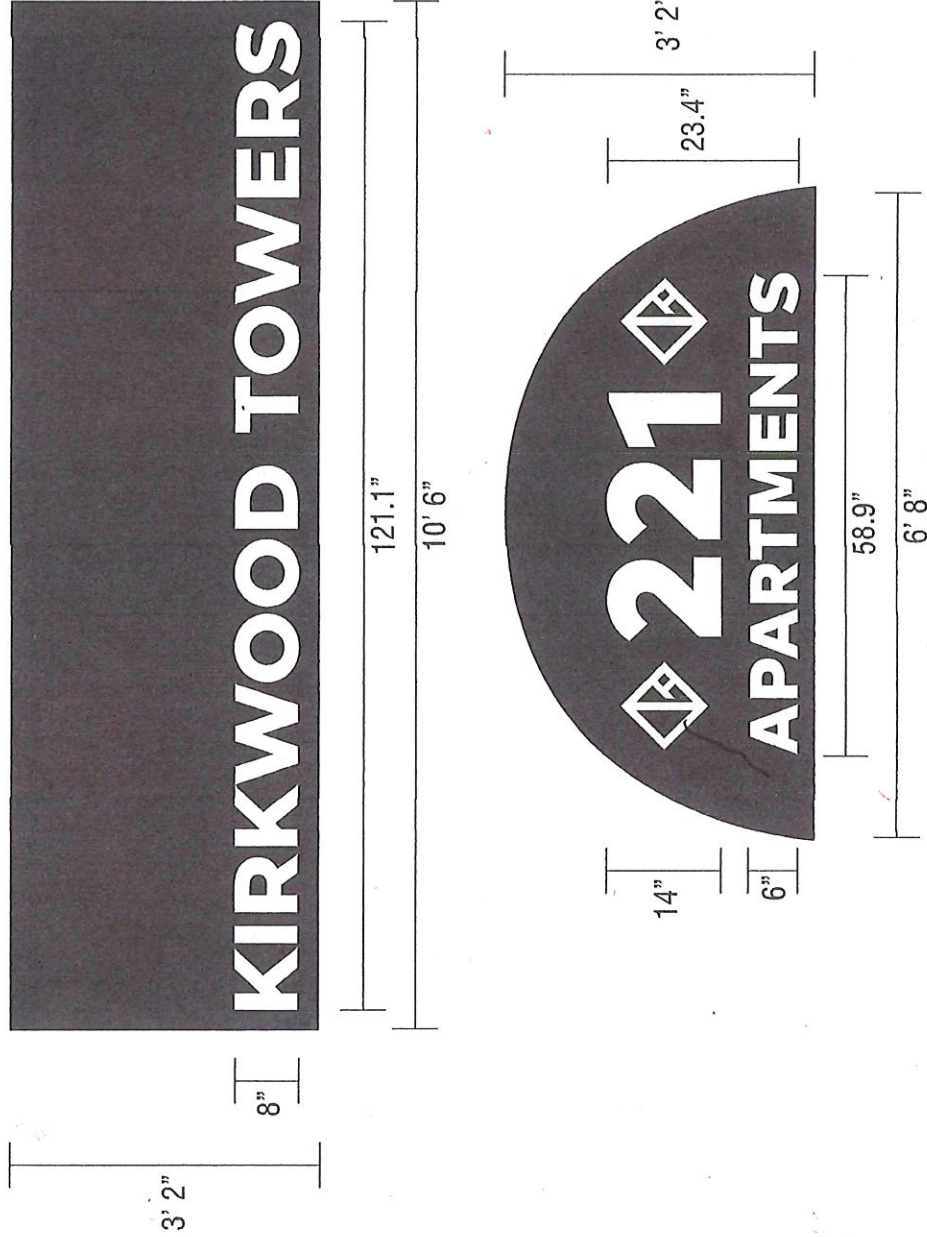
PLEASE FORWARD TO _____

...Thank Y

Versior

John

Awning Height: 3' 2" / Side Awning Width: 10' 6" / Front Awning Width: 6' 8" / Awning Color: Black / Application Type: SAFV
 Kirkwood Towers Graphics: 8" x 121.1" / Graphic Color: White / QTY: 2
 221 Apartments Graphics: 23.4" x 58.9" / Graphic Color: White / QTY: 1



APPROVAL _____ DATE _____
 CHANGES (If Necessary) _____

COA: 19-48

Address: 324 S. Rogers Street

Petitioner: Jaime Galvan

Parcel #: 53-08-05-102-039.000-009

Rating: Contributing

Structure; Free Classic Queen Anne c. 1890



Background: This home is one of five in Prospect Hill Historic District designed by Bloomington architect John Nichols. The petitioner, Jaime Galvan, was denied a COA at the 8-8-19 HPC meeting where he was given feedback on the appropriateness of the request. He was asked to break the larger project into smaller COA applications and return at later dates.

Request: Several alterations to the exterior of the home. (See packet for specifications and materials.)

1. Remove aluminum siding and restore original siding on east and south gables.
2. Add shed dormer to west elevation (rear).
3. Add sun tubes to roof. Three on east elevation (front); two on south elevation; two on west elevation (rear).
4. Add small balcony to north gable as per HPC suggestion at 8-8-19 meeting.

Guidelines: Immediately following staff report in the Packet.

1. Prospect Hill Historic District Design Guidelines, pg. 13, 21, 22
2. Secretary of the Interiors Standards for Rehabilitation.

COA: 19-48

Recommendation: Staff recommends **APPROVAL** of COA 19-48 with the following conclusions:

1. *Remove aluminum siding on east and south gables. Install new wood or cement board siding to match exposure of the original.* This action is compatible with the SOI Standards for Rehabilitation #6 which states that “Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence”. In this case, the exposure of the replacement siding will be match the original found underneath the current aluminum siding. Staff asks that the petitioner assess the condition of the original wood siding once it is exposed and repair or selectively replace where needed rather than replace all of the original siding by default.
2. *Add shed dormer to the west elevation.* Houses have traditionally grown to the rear and staff finds that this addition is appropriately scaled and necessary for the petitioner to utilize the attic as living space. It does not impact the historic character of the house as seen from Rogers Street.
3. *Add sun tubes to roof. Three on east elevation (front); two on south elevation; two on west elevation (rear).* The sun tubes will allow light into the attic living space without the need to create more windows. The tubes can be removed in the future and their installation does not remove or destroy any distinctive features.
4. *Add small balcony to north elevation.* The HPC indicated to the petitioner at the 8-8-19 meeting that a smaller balcony would be acceptable on the north gable. The petitioner has reduced the balcony width from 12’ to 8’.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-48

Date Filed: 8/11/19

Scheduled for Hearing: 8/22/19

Address of Historic Property: 324 S. Rogers Street

Petitioner's Name: Jaime Galvan

Petitioner's Address: 324 S. Rogers Street

Phone Number/e-mail: 812-219-3117 / jaime.galvan@navy.mil

Owner's Name: Jaime Galvan

Owner's Address: 324 S. Rogers Street

Phone Number/e-mail: 812-219-3117 / jaime.galvan@navy.mil

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. 015-24243-00 Prospect Hill Lot 7

2. A description of the nature of the proposed modifications or new construction:
- Replace siding on east, north and south facing gables with siding as per committee suggestion.
 - Add shed dormer to rear of house as per committee suggestion. Rear chimney replaced by dormer.
 - Add Romeo and Juliet balcony to north gable as per committee suggestion.
 - Add sun tube lighting as per committee suggestion.
 - Remove rear chimney, per roofing contractor, chimney hazardous and requires removal.
 - Color to remain as current (white).

3. A description of the materials used.

windows and doors to be wood or wood clad. Window/doors/siding replacement style to mimic original style

Siding replacement to be wood or cement board siding installed to copy original siding exposed by removed aluminum siding.

Dormer siding to be wood or cement board siding with reveal as original siding of home.

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.

324 South Rogers Street Certification of Appropriateness Request



Current view – front of house



South side



Rear and north side

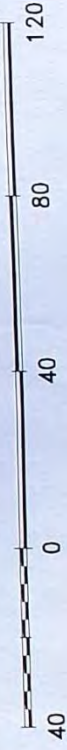


**No
Modifications to
site plan are
changed by
proposed work.**

City of Bloomington
Planning & Transportation



Scale: 1" = 40'



By: plangis
16 Jul 19

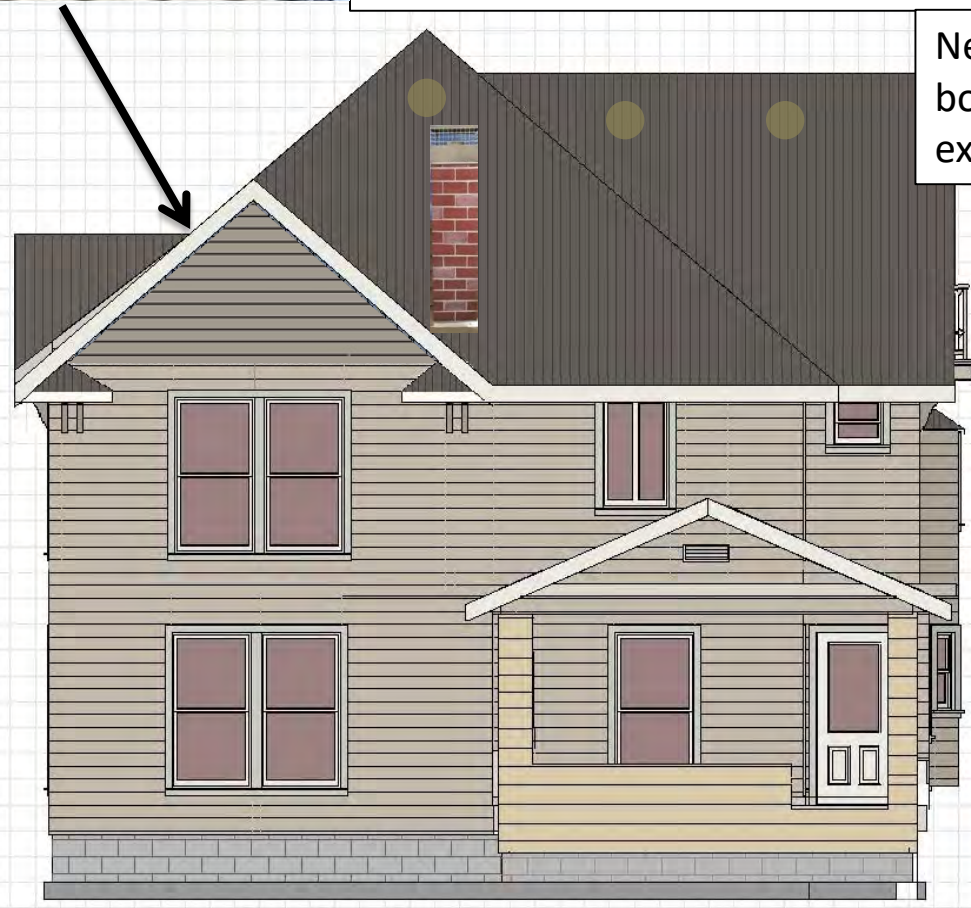
For reference only; map information NOT warranted.

Front view of house



As per committee suggestion, Restore gable to original siding/shingle as located under aluminum siding. The front gable, new siding will terminate at lower gable decorative ends for a clean visual transition

Scale: each sq \approx 1 ft



New siding to be cement or wood board with reveal equal to original exposure.

As per committee suggestion, Add sun tube lighting

Attic vents will be replaced with sun tube lighting

Scale: each sq = 1 ft

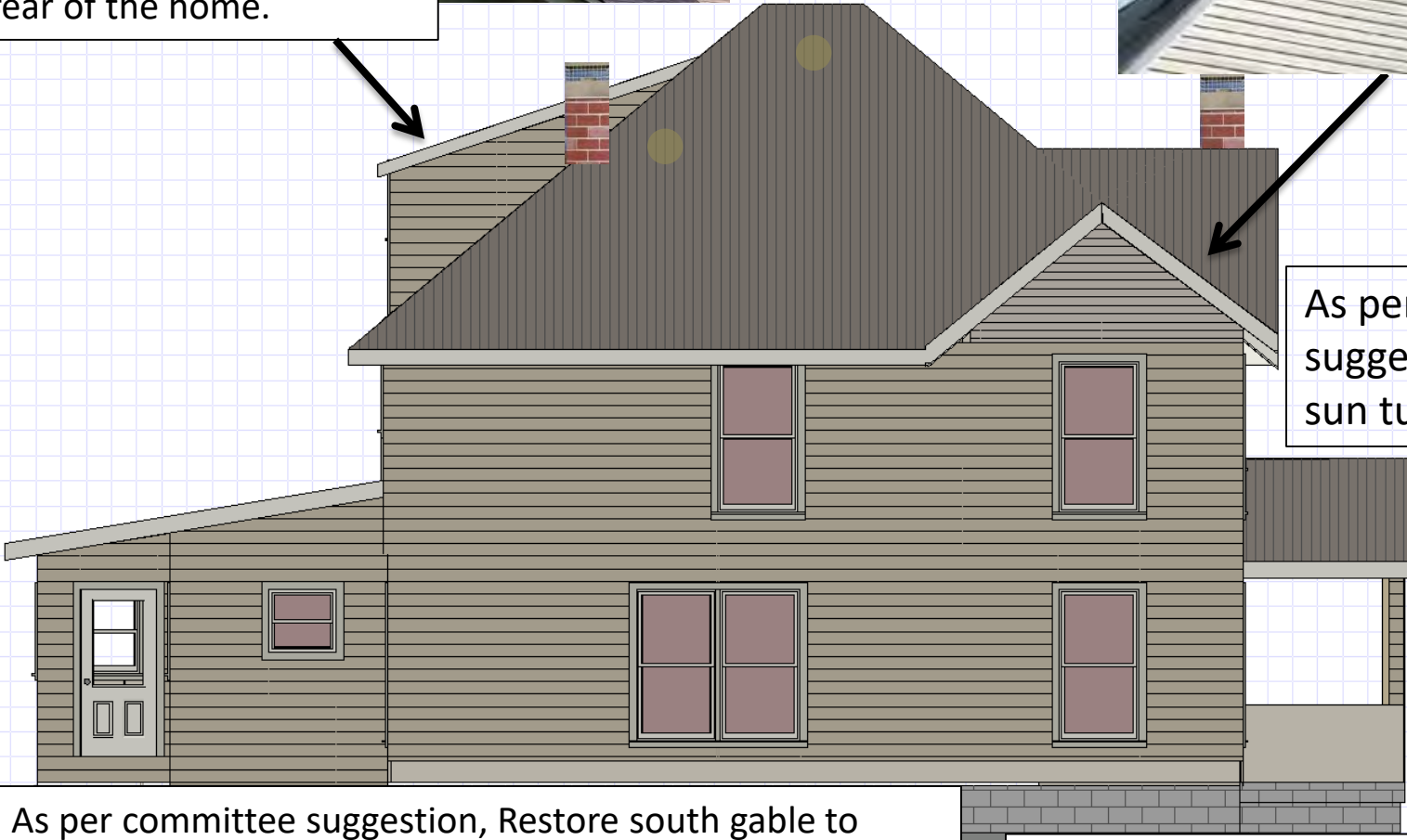
As per committee suggestion, Add shed dormer to rear of the home.



Southside view of house



As per committee suggestion, Add sun tube lighting

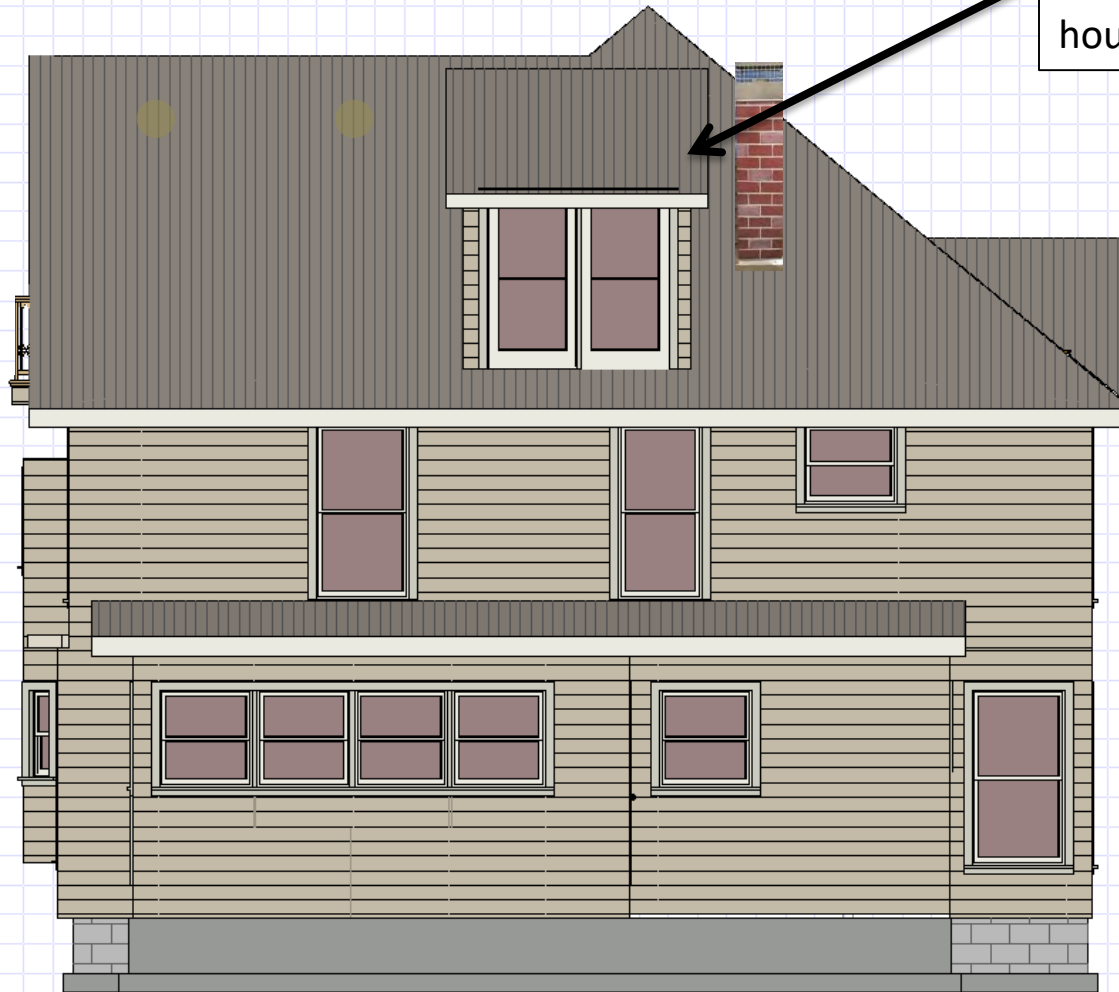


As per committee suggestion, Restore south gable to original siding/shingle as located under aluminum siding. The south gable, new siding will terminate at lower gable decorative ends for a clean visual transition

New siding to be cement or wood board with reveal equal to original exposure.

Scale: each sq \approx 1 ft

As per committee suggestion,
Add shed dormer to rear of
house.



Rear
view of
house

As per committee
suggestion, Add sun
tube lighting

Attic vents will be
replaced with sun
tube lighting

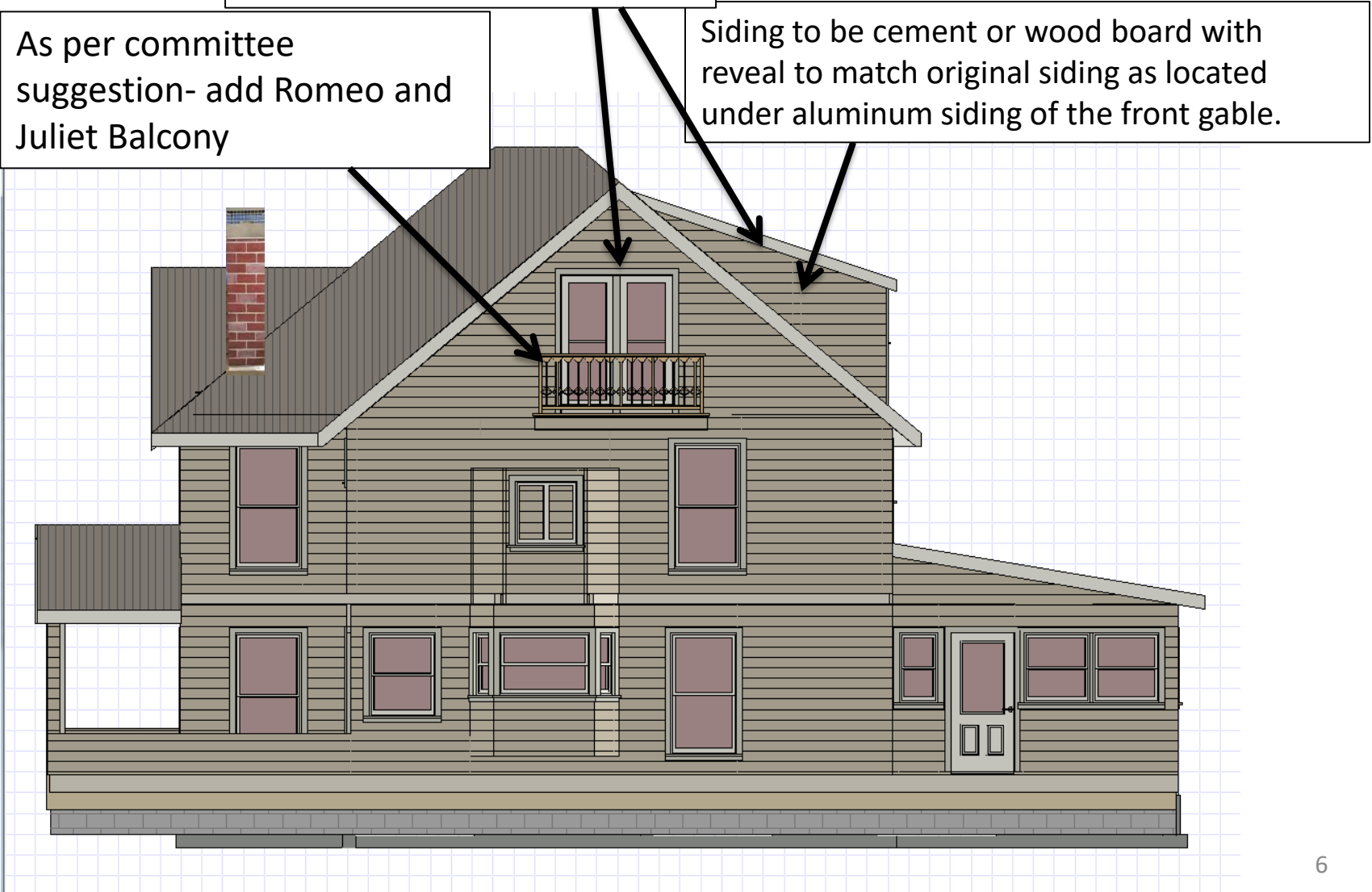
Scale: each sq \approx 1 ft

Northside view of house

Dual door access to balcony which mimics large window format of home. Door typ shed dormer to rear of house.

As per committee suggestion- add Romeo and Juliet Balcony

Siding to be cement or wood board with reveal to match original siding as located under aluminum siding of the front gable.



Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

GUIDELINES FOR EXISTING BUILDINGS

BUILDING MATERIALS

Paint color and exterior finish materials give a building distinct texture, presentation and character. Alterations to buildings and structures should take into consideration the careful balance that is achieved through selection of building materials.

WOOD

Appropriate

Retain and restore original exterior wood siding materials (typically clapboard) through repair, cleaning, painting, and routine maintenance. If original architectural details and trim features are deteriorated beyond repair, they should be replaced with components of the same material and design.

Inappropriate

Avoid application of siding materials not consistent with the character or style of the building, or materials that were unavailable at the time the building was constructed.

FOR YOUR INFORMATION

Artificial sidings such as artificial stone or brick, asphalt shingle and brick, plywood, particle board, hard board and aluminum or vinyl siding have been documented to cause and cover up serious, costly and often irreparable damage to buildings. (See also synthetic siding, pages 26-27.)

MASONRY

Appropriate

Maintain masonry by proper tuckpointing and appropriate cleaning. Tuckpoint mortar joints with mortar that duplicates the original in strength, composition, color, texture, joint size, method of application, and joint profile. Remove deteriorated mortar by hand raking or other means equally sensitive to the historic material.

EXISTING BUILDINGS

SHUTTERS

Appropriate

When shutters are appropriate to the building style and supported Porches are often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, **balustrades**, **pilasters**, **entablatures**, and trim work, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair always should be considered carefully when planning rehabilitation work.

PORCHES AND DECKS

Porches are often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, Balustrades, pilasters, entablatures, and trim work, they can be extremely important in defining the overall character of a building. Their retention, protection, and repair always would be considered carefully when planning rehabilitation work.

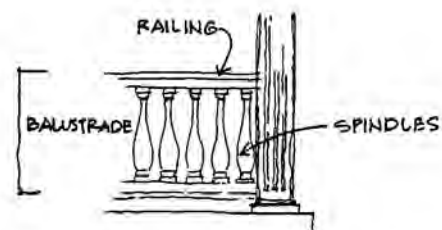
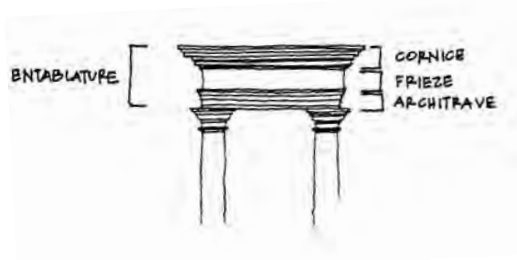
DISTINCTIVE DESIGN AND STRUCTURAL ELEMENTS

Appropriate

Retain existing original porch features and details. Repair missing or deteriorated elements or replace them with elements that duplicate the originals in design and materials. Paint new porch work.

Inappropriate

It is inappropriate to alter details that help define the character and construction of the porch and the overall style and historical development of the building.



EXISTING BUILDINGS

PRESERVATION OF PORCHES

Appropriate

If possible, preserve porches that contribute to the historical character of the property or have developed architectural or significance in their own right even if they are not original.

For Your Information

The most common porches in the Prospect Hill Local Historic District are either Victorian porches with turned columns and spindles or later bungalow style porches with brick columns and limestone caps. Wrought iron is not a characteristic building material of historic porches in Bloomington.

Inappropriate

Avoid creating a false historical appearance by introducing porch elements that represent different construction periods, methods, or styles.

NEW CONSTRUCTION OR RECONSTRUCTION OF PORCHES

Appropriate

Reconstruct missing porches based on photographs, written documentation or existing physical evidence of their existence. Reconstructed porches must conform to present zoning setback requirements. In the absence of documented or physical evidence, reconstructed porches should be simple in design and ornamentation, following the guidelines for new construction.

Inappropriate

Enclosed front porches and decks that are visible from public view are inappropriate.

COA: 19-49

Address: 529 S. Hawthorne Drive

Petitioner: Wendy Saffell-Clemmer

Parcel #: 53-08-04-102-051.000-009

Rating: Notable

Structure; Colonial Revival c. 1930



Background: Known as the Buskirk House, the house was constructed for the family of S. Van Buskirk, who developed the area, was elected mayor in 1891, and was president of the First National Bank. Petitioner is requesting a new door because the locks were broken by locksmith. The petitioners contractor, Tommy Ds, maintains that in order for the door to be replaced, the sidelights and transom must also be replaced.

Request: Replace original front door, sidelights, and transom.

Guidelines: Elm Heights Historic District Design Guidelines, pg 26 (See next page)

Recommendation: Staff recommends **CONDITIONED APPROVAL** of COA 19-49 with the following conclusions:

1. Staff finds the door replacement acceptable as the replacement fiberglass door will have the same proportions, color, and cosmetic detailing as the original. New door will be fitted with rubbed bronze hardware in the same location as the original hardware. The new door will alleviate the security and safety concerns of the petitioner.
2. The guidelines state that “ New units or materials will be considered for *non-character-defining features* AND when the use of the original units or materials has been determined to be inadvisable or unfeasible. Staff does not support the replacement of the original sidelights and transom because the entry way is a character defining feature of the home and the petitioner has not presented a compelling argument for why the preservation of these features is inadvisable or unfeasible.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-4a

Date Filed: 8-24-19

Scheduled for Hearing: 9-12-19

Address of Historic Property: 529 S. Hawthorne Dr

Petitioner's Name: Wendy Saffell-Clemmer

Petitioner's Address: 529 S. Hawthorne Dr

Phone Number/e-mail: Wendy_Saffell_Clemmer@Baxter.com

Owner's Name: Wendy Saffell-Clemmer

Owner's Address: 529 S. Hawthorne Dr

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. 015-40460-00 Elm Heights Pt Lots 62 & 63

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

We are proposing to replace front door, which will require replacement of side lights (hidden from street view by columns) and transom. Full length side lights and transom will be maintained. The doorway has been customized designed to match the geometry of the original doorway. The original color (white) will be maintained. Both home security and energy efficiency will be improved as a result of this change. The current door allowed both rain water and wind to enter the home until a storm door was circa 2004.

3. A description of the materials used.

The replacement materials will be fiberglass with the appearance of wood. It will be painted white to match the current exterior trim. The window portions will be double paned glass. The door hardware which will a handle, keyed deadbolt and door knocker in the same locations as the original will be oil rubbed 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.

CoA Attachment

Saffell-Clemmer, 529 S. Hawthorne Dr.

Street View



Current Doorway



Proposal for Modification

Proposed doorway showing sidelights

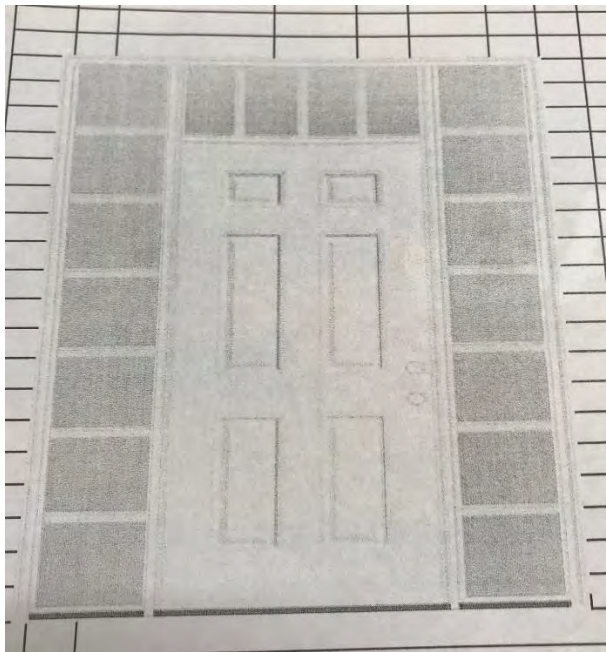


Image of unchanged portions of the entry-way superimposed on proposed new door.



4.5 Windows and Doors

Windows and doors are important character-defining features of a building. They present the public “face” of the building and lend texture, movement, and color changes that create interest. Those windows and doors with unusual shapes, colors, or glazing patterns or which are of an unusual material are particularly important character-defining features that generally cannot be replicated.

Although many types of windows are found in Elm Heights’ homes, a majority of those found in early houses are wooden double-hung windows and metal casement windows. Each sash, depending on the style and the age of the house, may be divided, usually by muntins that hold individual lights (panes) in place. Large multi-paneled, metal frame windows are common in the larger limestone and brick homes. The introduction of mass-produced metal windows and doors contributed to the variety of configurations (like picture windows and clerestories) found in postwar architecture, such as the Lustron houses in Elm Heights.

Doors with various panel configurations as well as a combination of solid panels and glazing are found throughout the neighborhood. Of special note are the round-topped entrance doors, many with distinctive glass inserts and detailing. Decorative stained, beveled, and etched glass is sometimes found, often in entry sidelights and transoms or individual fixed sash.



Preservation Goals for Windows and Doors

To retain and restore the character-defining windows and doors with their original materials and features through cleaning, repair, painting, and routine maintenance.

Guidelines for Windows and Doors

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. Removal of any window or door or its unique features outlined above and visible from the public right-of-way.**
 - If original windows, doors, and hardware can be restored and reused, they should not be replaced.
- II. 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.
 - Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
 - New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
 - Inappropriate treatments of windows and doors, particularly in the primary facades, include:
 - a) creation of new window or door openings
 - b) changes in the scale or proportion of existing openings
 - c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors
 - d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.
 - 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
 - Install awnings of canvas or another compatible material. Fiberglass or plastic should generally be avoided; however, metal may be appropriate on some later-era homes.
- III. Installation of new storm windows or doors visible from the public right-of-way.**
 - Wood-frame storm windows and doors are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

COA: 19-50

Address: 407 S. Walker Street

Petitioner: Rebecca Stoops

Parcel #: 53-08-04-102-051.000-009

Rating: Contributing

Structure; Double Pen c. 1900



Background: Double pen house located in the Greater Prospect Hill Historic District. Home has been altered with stone veneer siding on front, solar panels on rear roof, and a rear addition.

Request: Replace all seven windows on home with Pella 250 Series double hung, vinyl windows. Windows will match original in proportion, style, and pane configuration. (No grilles)

Guidelines: Greater Prospect Hill Historic District Design Guidelines, pg 25 (See next page)

Recommendation: Staff recommends **APPROVAL** of COA 19-49 with the following conclusions:

1. The district design guidelines state, “Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.” Staff recommends approval because the replacement windows will retain the same size, style, and pane configuration as the originals. While the guidelines do not specify appropriate replacement window materials, it does list vinyl as acceptable siding material. Logic follows that vinyl is therefore also an acceptable window material.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-50
Date Filed: 8-28-19
Scheduled for Hearing: 9-11-19

Address of Historic Property: 407 S Walker St
Petitioner's Name: Rebecca Stoops
Petitioner's Address: 407 S Walker St
Phone Number/e-mail: (812) 340-1427 / restoops@indiana.edu
Owner's Name: Rebecca Stoops
Owner's Address: 407 S Walker St
Phone Number/e-mail: (812) 340-1427 / restoops@indiana.edu

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than 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. 015-24140-00 WEAVERS LOT 24

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

7 new windows to replace the existing wood windows on the front, sides, and back of the house.

The windows will have a black exterior.

3. A description of the materials used.

The new windows will be Pella 250 Series double hung, insulated glass, vinyl construction.

They will match the existing wood windows (no grille, same style).

The glass has a 20 year warranty. The rest of the window has a non-transferable limited lifetime warranty.

The south facing living room and kitchen windows will be NaturalSun glass for passive solar heat gain.

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.

407 S Walker St Prospect Hill







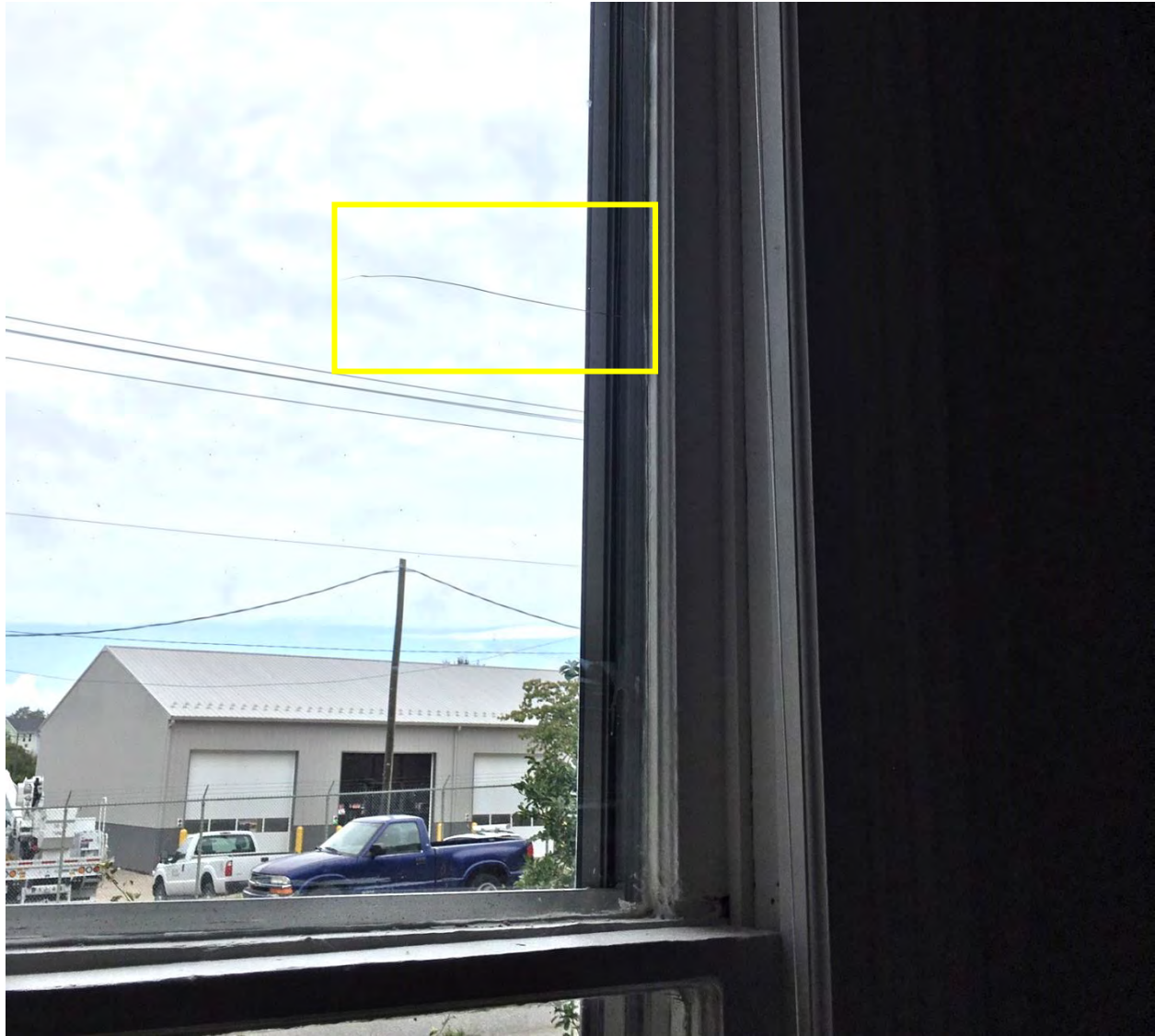


Why I want to replace my windows:

- I had my wood windows “restored” in April. I was extremely disappointed by the results!
- The windows are stuck closed and have air gaps.
- They need weather stripping between the sashes and on the sides.
- The wood at the joints has been cracking.
- This glass has started to crack in some windows.
- I cleaned and painted the storm windows, but the hardware has broken and many of them are not functional. I haven’t been able to find the replacement hardware.
- Some windows still have exposed lead paint that is flaking.

I’m ready to get functioning windows!







B. CHANGES TO THE PUBLIC WAY FAÇADE

The following Public Way Façade guidelines are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guidelines is necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.

Changes to the public way façade shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.

The following guidelines relate to the above actions and they are enforceable by the BHPC.

Definition: The **public way façade** refers to the side of the house that faces the street to which the house has a public postal address. In the case of corner lots, both the postal street as well as the cross street are considered public way façades.

The intent of the GPHHD (Greater Prospect Hill Historic District) is to encourage homeowner improvements and maintenance of properties that are compatible with the original character of the homes.

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

- ***
1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house. (For issues regarding accessibility, see Section VII, Safety and Access, found on page 27.)
 2. Retain siding determined to be original. If using alternative materials as siding, the homeowner should use material that is compatible with the original material's character. For example, horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used. Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended materials.
 3. Vinyl and aluminum siding may be used, although care should be taken during installation to retain original materials where they exist (e.g., door and window trim and underlying siding if it is original).

Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles. (See Section C, Removal of Original Materials, found on page 26).

Prioritize the retention of the roof's original shape as viewed from the public way façade. Chimneys may be removed unless they are an outstanding characteristic of the property.

COA: 19-51

Address: 912 E. 2nd Street

Petitioner: Bruce Solomon & Sue Swartz

Parcel #: 53-08-04-102-051.000-009

Rating: Contributing

Structure; Free Classic c. 1890



Background: Altered, Free Classic style home located in the Elm Heights Historic District.

Request: Replace front door (unoriginal) with door that allows more light into hallway. Current request is for a mahogany, Prairie-style door but petitioner is open to suggestions from HPC.

Guidelines: Elm Heights Historic District Design Guidelines, pg 26 (See next page)

Recommendation: Staff recommends **APPROVAL** of COA 19-51 with the following conclusions:

1. Staff finds the door replacement acceptable because the door being replaced is not original and the door size will not change. Staff finds that a two panel door with a single large pane may be more architecturally compatible than the proposed door however staff acknowledges that there is a wide variety of acceptable door styles that are compatible with the Free Classic Victorian style of the home.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 19-51

Date Filed: 8-30-19

Scheduled for Hearing: 9-12-19

Address of Historic Property: 912 East 2nd Street

Petitioner's Name: Bruce Solomon & Sue Swartz

Petitioner's Address: 912 East 2nd Street

Phone Number/e-mail: mnomolos@icloud.com

Owner's Name: Bruce Solomon & Sue Swartz

Owner's Address: 912 East 2nd Street

Phone Number/e-mail: see above

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. 015-33700-00 Seminary Pt Lot 99 .22a

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

Current front door of residence was installed some time in the 1980s. We would like to
instal a more aesthetically pleasing door that allows more light into our large front hallwa
chosen a Prairie-style door as replacement; if you can advise us on more historically
appropriate hardware than is shown in the manufacturer's catalog, please let us know.
We will be removing the screen door.

3. A description of the materials used.

Current door is of indeterminate wood. Proposed door is mahagony.

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.





Demo Delay: 19-15

Commission Decision

Address: 1301 S. Walnut Street

Petitioner: David Howard

Parcel Number: 53-01-54-726-000.000-009

Property is Non-Contributing

Circa. 1930



Background: Heavily altered California Bungalow located along heavily commercialized south Walnut corridor. Building to be demolished for new development.

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 19-15**. Research does not indicate property is eligible for designation based on any historic criteria and the structure is rated as Non-Contributing so it does meet architectural criteria for individual designation.

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 1301 S. Walnut Street**

**CASE #: UV/V-12-19
DATE: May 29, 2019**

PETITIONER: David Howard
1414 E Rhorer Road, Bloomington

REQUEST: The petitioner is requesting a use variance to allow for a dwelling unit to be placed on the ground floor within a Commercial General (CG) Zoning District. Also requested is a variance from the minimum number of on-site parking spaces required.

Area:	0.13 Acres
Zoning:	CG
Comp Plan Designation:	Urban Corridor
Existing Land Use:	Multi-family Residential
Proposed Land Use:	Multi-family Residential/Commercial
Surrounding Uses:	North - Multi-Family Residential
	South - Multi-Family Residential
	East - Single Family Residential
	West - Commercial

REPORT: The petition site is zoned Commercial General (CG) and is located at the southeast corner of S. Walnut Street and E. Driscoll Drive. It is currently developed with a multi-family residence with a parking area in the rear.

The petitioner proposes to construct a three-story building with nine, one-bedroom apartments, 1,500 sq. feet of commercial space on the ground floor, and 2 parking spaces. The 2 parking spaces will be accessed from an alley on the east side of the property and include one handicap accessible space. The property is only 40' wide and the small lot size, in combination with the 20' front parking setback make the provision of more on-site spaces impractical. There will be 5 on-street parking spaces created along Driscoll Avenue. A 5' wide tree plot and 5' wide sidewalk will also be installed along Driscoll. To offset the requested variance from on-site parking spaces and to promote alternative transportation modes, the petitioner will be providing 8 bicycle parking spaces along the front of the building.

The apartments will be approximately 550 square feet each and fully furnished. The petitioner proposes that one of the nine apartment units to be located on the ground floor. This proposal complies with the Indiana State Building Code requirement related to provision of an accessible unit. To provide the accessible unit, the petitioners have the option of adding an elevator or including the unit on the ground floor. The Unified Development Ordinance does not allow residential units on the ground floor in multi-family buildings in the CG district. This UDO provision was written before the State Code requirement for an accessible unit.

Ground floor units are prohibited on the first floor in the CG district by the UDO to ensure that significant amounts of commercial property along major roadways are not consumed by solely residential uses. The UDO restrictions on development size and height, along with the physical

restrictions of the small lot combine to limit development in a way that makes an elevator impractical for this site. The petition site is less than .14 acres. Because of the small size of the development, the petitioners have chosen to request the ground floor unit. The density of 9 one-bedroom units is allowed in the CG district, but only on the second floor and above. Since this site is adjacent to a Residential Core district, the petitioners are required to provide parking spaces for the multi-family units. A minimum of 9 parking spaces are therefore required for the 9 proposed bedrooms.

The petitioner is requesting a use variance to allow for the ground floor unit. Also requested is a variance from the minimum number of on-site parking spaces to allow 2 parking spaces.

PLAN COMMISSION RECOMMENDATION: The Plan Commission reviewed the use variance request at their May 13th meeting. The Plan Commission voted 8-0 to forward the use variance request to the Hearing Officer with a positive recommendation. The Plan Commission found that the proposed use variance does not interfere with the Comprehensive Plan.

20.09.140 CRITERIA AND FINDINGS FOR USE VARIANCE:

Pursuant to IC 36-7-4-918.4., the Board of Zoning Appeals or the Hearing Officer may grant a variance from use if, after a public hearing, it makes findings of fact in writing, that:

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community; and

PROPOSED FINDING: The Department finds no injury with the proposed first floor residential use. Both residential and non-residential uses are permitted and exist in the immediate vicinity.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

PROPOSED FINDING: The Department finds no substantial adverse impacts to the adjacent area from this request. Conversely, the Department finds that the redevelopment of the site will have a positive impact to the adjacent area.

(3) The need for the variance arises from some condition peculiar to the property involved; and

PROPOSED FINDING: The Department finds peculiar condition resulting from a combination of the small lot size, narrow lot width, and corner lot location. In addition, the State requirement for an accessible unit, combined with the Commercial General height limits, necessitates the unit be located on the ground floor of this site. The building will still have a majority of the ground floor devoted to commercial use. The Department also finds peculiar condition in the small number of units proposed for this infill lot. The size of the building and the limited size and number of units makes development of an elevator impractical for the property.

(4) *The strict application of the terms of the Unified Development Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and*

PROPOSED FINDING: The Department finds that the strict application of the UDO constitutes an unnecessary hardship because the combination of the site constraints only allowing a small building and the State's requirement to provide a handicap accessible unit, necessitate construction of a ground floor unit. Although a solely commercial building or single-family dwelling could be constructed, the mixed-use of the project is desirable.

(5) *The approval does not interfere substantially with the Comprehensive Plan.*

PROPOSED FINDING: The Comprehensive Plan designates this property as Urban Corridor. This area is designed to transform strip retail and commercial corridors along major roadways into a more urban mixed-use district that will serve as an appropriate transition area from higher, more intensive uses to other districts, Focus Areas, and regional activity centers. The district serves nearby neighborhoods, but also the larger community. Integrating multifamily residential uses into existing retail and commercial areas within the district can apply a mixed-use approach within individual buildings sites or between adjacent properties.

Land use policies for this area state that:

Site design must reimagine the built context into a mixed-use district.

Emphasis must be placed on urban design and the creation of a distinctive design style in each area.

Site design features to consider include building to street frontages, structures that are multistory and pedestrian-scaled

The following provide additional land development policy guidance:

- Buildings should be developed with minimal street setbacks, with parking located behind the building, and with an emphasis on minimizing pedestrian obstacles to accessing businesses.
- To increase pedestrian and transit accessibility, street cuts should be limited as much as possible to reduce interruptions of the streetscape, tree plots, and sidewalks.
- Development and redevelopment within the district is particularly suited to high-density residential and mixed residential/commercial use and taller building heights, with the possibility of three or four-story buildings.
- Access to public transit service is an important component of the Urban Corridor district.

Although residential units are allowed only on the second floor and above, the Department finds this property to have unique constraints that limit the size of the building and make one ground floor residential unit reasonable. Due to the physical constraints of the lot on development and adjacent ground floor residential uses, the Plan Commission found that the proposed use did not

substantially interfere with the Comprehensive Plan. This petition would still allow for a mixed use building even though the building contains a single ground floor apartment.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.09.130(e) Standards for Granting Variances from Development Standards: A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

PROPOSED FINDING: The Department finds no injury with this petition. The proposed number of parking spaces will have no negative effects on the general welfare, public health, or safety of the community.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

PROPOSED FINDING: The Department finds no adverse impacts to the use and value of surrounding properties as a result of the requested variance. The petitioner is providing new on-street parallel parking spaces to help supplement the on-site parking spaces. The proposal redevelops an underutilized lot, which can only enhance rather than detract from the value of adjacent properties. In addition, this site is along a major Bloomington Transit bus route so it is adequately served by public transit.

- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

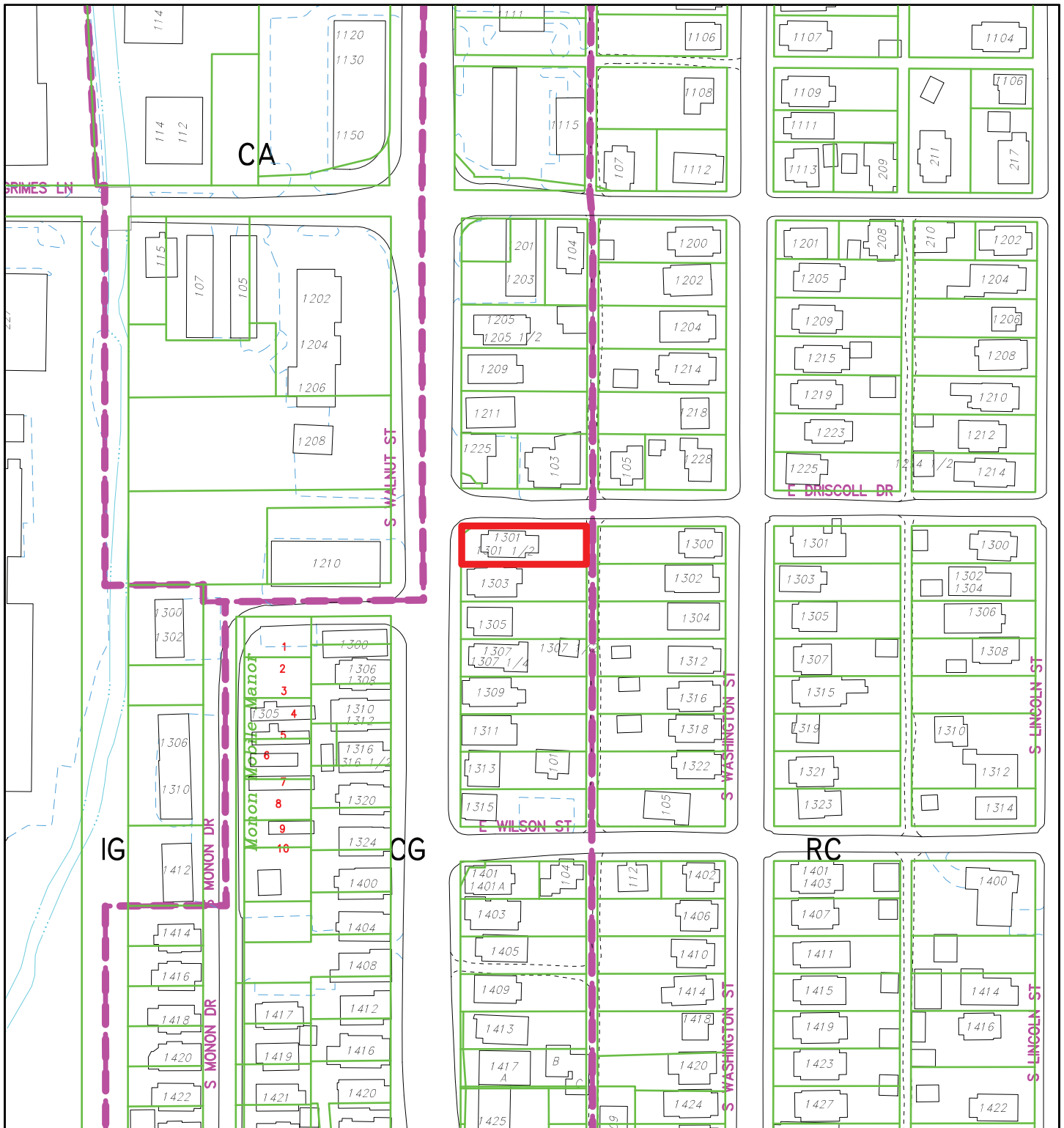
PROPOSED FINDING: The Department finds peculiar condition in the small lot size and narrow lot width of only 40', as well as the 2 street frontages. The practical difficulties are peculiar to the property in that the small lot width, in combination with parking setbacks, only allows a small area of the lot that would meet parking setback requirements. No variances from parking setbacks or impervious surface coverage are being requested. Some variance is required for inclusion of parking on this lot and the Department finds that this to be the most reasonable configuration. The parking area would meet all setback and landscaping requirements. The creation of on-street parking areas helps offset the lack of on-site parking.

CONCLUSION: The Department and the Plan Commission finds that the proposed use does not substantially interfere with the intents of the Comprehensive Plan. The proposal provides a mixed use building, even though the building contains a single ground floor apartment. The petition will redevelop an under-developed lot and the scale and massing of the proposal will fit the surrounding area. Furthermore, the requirement for the commercial use of ground floor space

within this district was to ensure that properties along major roadways were not unduly used for solely residential use rather than mixed-use as encouraged by the Comprehensive Plan. Commercial space is provided, in addition to the ground floor apartment. Although residential units are allowed only on the second floor and above, the Department finds this property to have unique constraints that limit the size of the building and make ground floor residential reasonable. Due to the physical constraints of the lot on development, such as 2 frontages and a relatively small lot size, and adjacent ground floor residential uses, the Department and the Plan Commission find that the Use Variance is appropriate and the Department finds that the variance from required number of on-site parking spaces is appropriate.

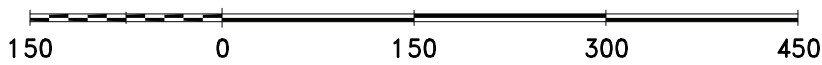
RECOMMENDATION: The Department recommends that the Hearing Officer adopt the proposed findings and approve the petition with the following conditions:

1. This approval allows for only one ground floor dwelling unit in this proposal as submitted.



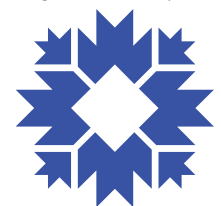
UV-14-19 David Howard
 1301 S Walnut Street
 Plan Commission
 Site Location, Zoning, Parcels

By: greulice
 9 May 19

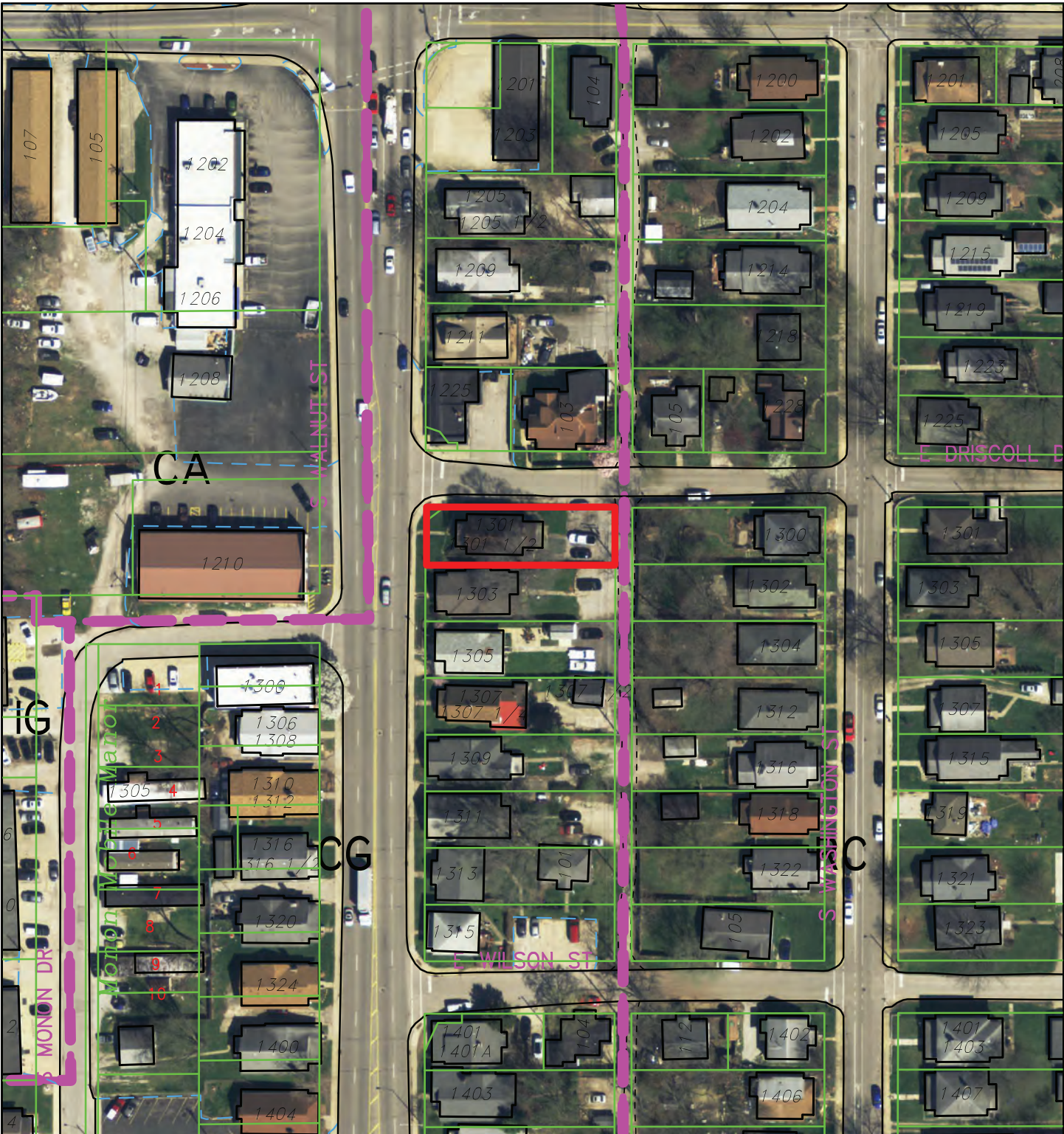


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 150'



UV-14-19 David Howard

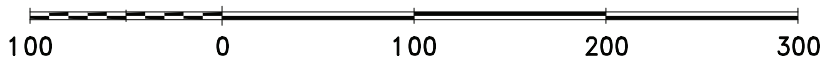
1301 S Walnut Street

Plan Commission

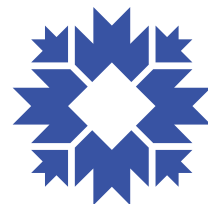
2019 Aerial Photograph

By: greulice

9 May 19



City of Bloomington
Planning & Transportation



Scale: 1" = 100'

For reference only; map information NOT warranted.

1301 south walnut street, bloomington indiana
april 05 2019

We are proposing the construction of a new multi-use building on the corner of Driscoll Street and South Walnut Street.

The proposed building will consist of a coffee shop/restaurant space, outdoor seating, bicycle and street parking, a green roof, one accessible loft dwelling on the first floor, along with eight additional single loft units above.

We are requesting a use variance to allow a ground floor dwelling unit, this ground floor unit is being used to meet our ADA requirement. Also being requesting is a variance from the minimum number of required parking spaces to allow 2. To help offset the minimum parking spaces required we are proposing to provide 14 bicycle parking spaces along with 4 on street parking spaces.

Thankyou,

Chad Vencel, representing David Howard of HHI Inc.





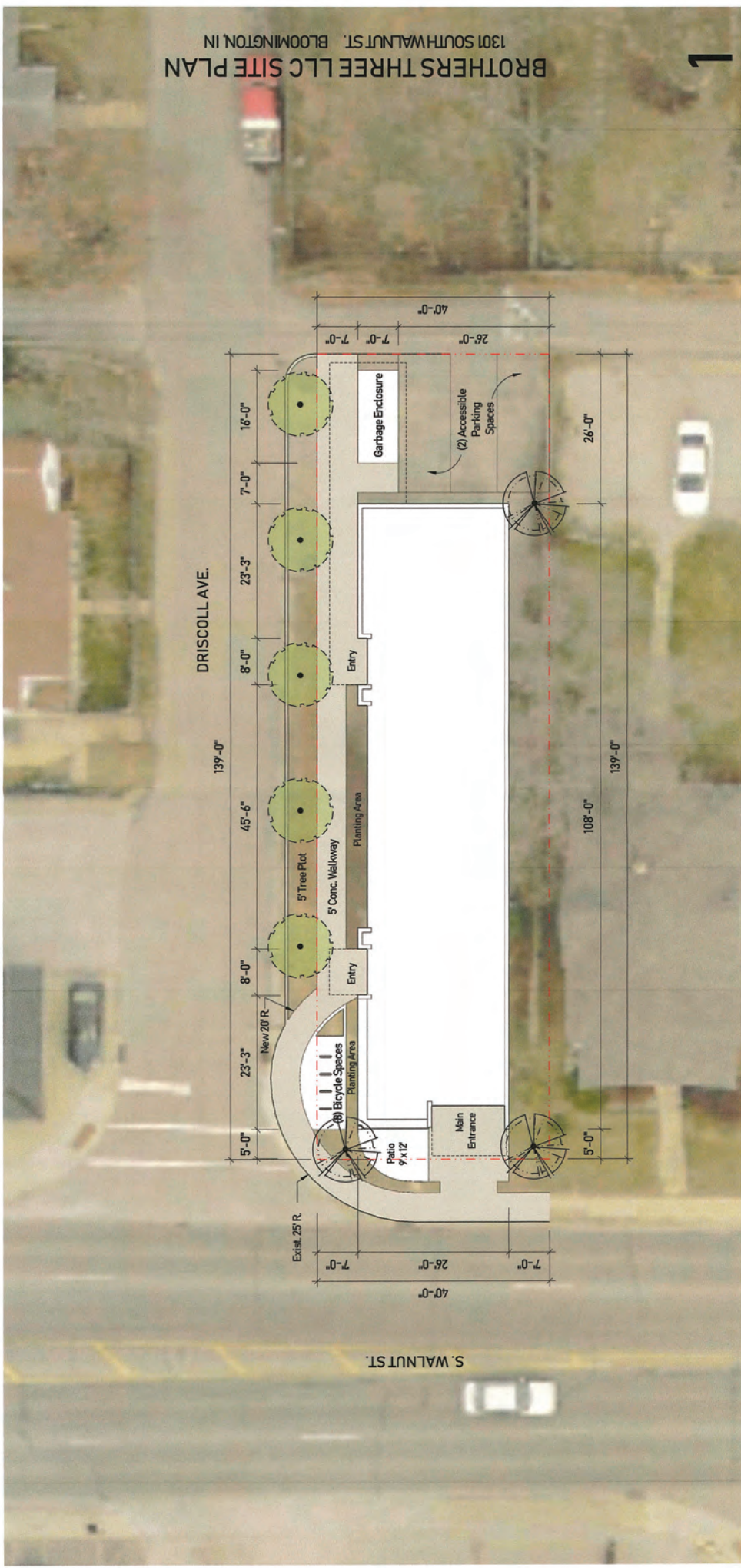
BROTHERS THREE LLC SITE PLAN
1301 SOUTH WALNUT ST. BLOOMINGTON IN

1

SITE
PLAN

04.29.19

SCALE 1/16" = 1'-0"



DRISCOLL AVE.

S. WALNUT ST.

DRISCOLL AVE.

108'-0"

26'-0"

5'-0"

Parallel Parking (5 spaces)

5' Conc. Sidewalk

Overhead Canopy

Overhead Canopy

Bicycle Parking

Planting Area

Planting Area

Overhead Canopy

Bench Seat

Bench Seat

UP

UP

DN

UP

Overhead Canopy

Entry/Lounge
or Small Café
Approx. 18' x 24'
1070 s.f.

Restaurant
or Primary Retail
Approx. 45' x 24'
1070 s.f.

Accessible
Dwelling Unit
Approx. 22' x 25'
550 s.f.

Dumpster Enclosure

5' Conc. Sidewalk

S. WALNUT ST.

BROTHERS THREE LLC
1301 SOUTHWALNUT ST. BLOOMINGTON IN



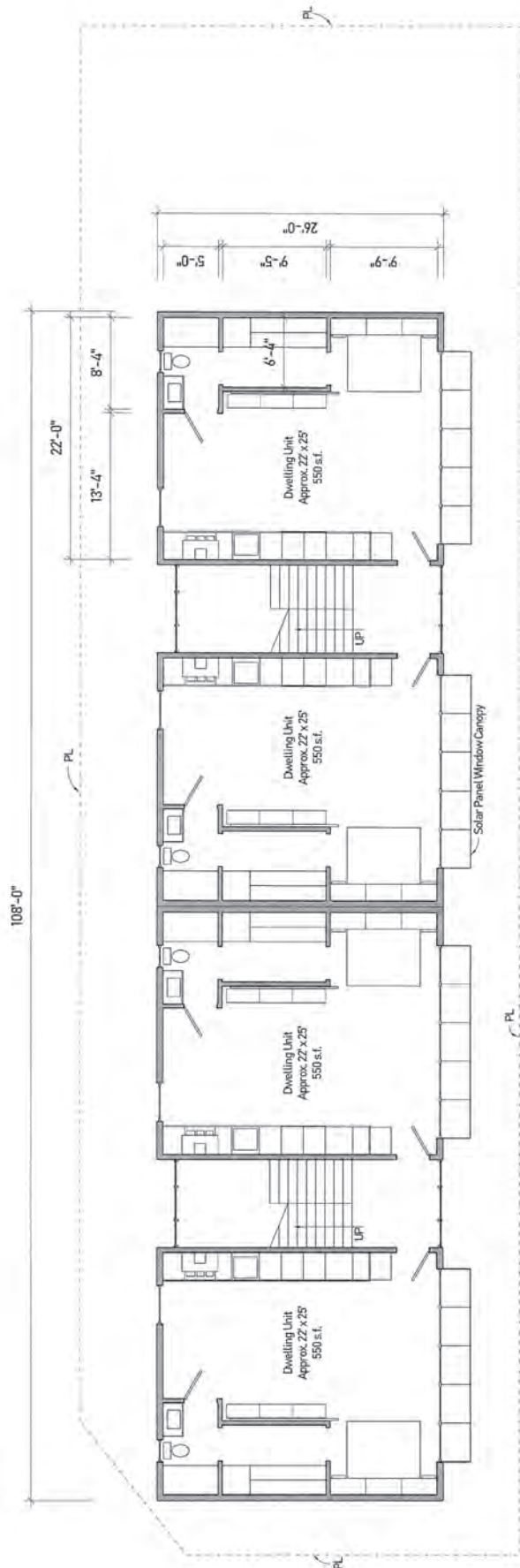
NORTH

1

1st FLOOR
PLAN

SCALE: 1" = 10'-0"

05.08.19



BROTHERS THREE LLC
 1301 SOUTH WALNUT ST. BLOOMINGTON, IN



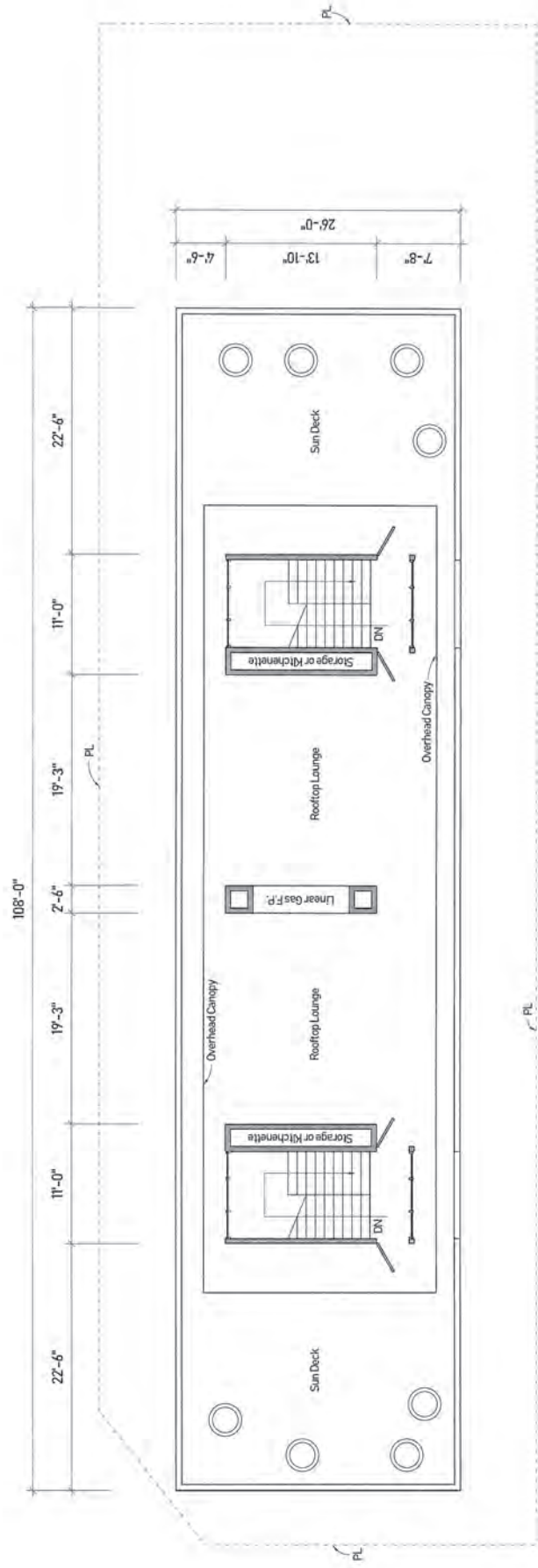
NORTH

2

2nd & 3rd
 FLOOR
 PLAN

05.08.19

SCALE: 1" = 10'-0"



BROTHERS THREE LLC
 1301 SOUTH WALNUT ST. BLOOMINGTON, IN



3
 ROOF
 PLAN

SCALE: 1" = 10'-0"

05.08.19



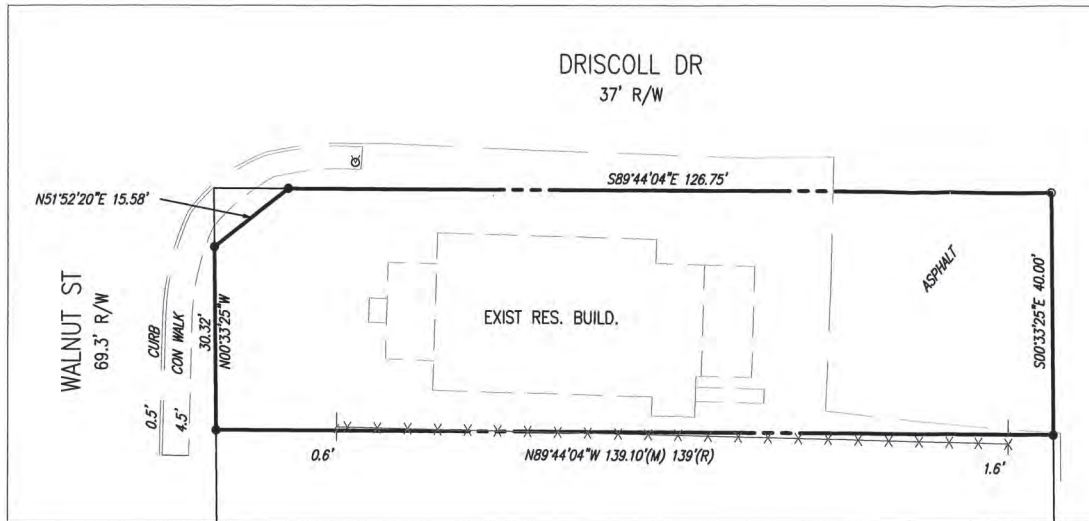
BROTHERS THREE LLC
1301 SOUTH WALNUT ST. BLOOMINGTON, IN



Concept

4
VISUALIZATION

05.08.19



SOURCE OF TITLE: 2019001722 WAR

Lot Number Seven (7) in Driscoll Addition to the town of City of Bloomington, Indiana.

EXCEPTING THEREFROM A part of Lot 7 in Driscoll Addition to the City of Bloomington, Indiana, as recorded in Plat Book 3, page 24, Office of the Recorder of Monroe County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Lot 7; thence North 90 degrees 00 minutes 00 seconds East along the North line of said Lot 12.35 feet; thence South 52 degrees 25 minutes 53 seconds West 15.58 feet to the West line of said Lot; thence North 00 degrees 00 minutes 00 seconds East along said West line 9.50 feet to the point of beginning, containing 59 square feet, more or less, in said exception.

SURVEYOR'S REPORT

According to Indiana Administrative Code (865 IAC1-12-12), the following is the theory of location applied in establishing the lines and corners by this survey:

1. The East line of subject parcel was constructed by extending a line through found rail road spikes in the Southeast corner of Lot 8 and the Southeast corner of Lot 11 in Driscoll Addition.
2. The North and South lines of subject parcel was constructed parallel with a line through a rail road spike in the Southeast corner and a rebar found in the Southwest corner of said Lot 8 Driscoll Addition at record distance from the East line as cited above.
3. The North line was constructed parallel to South line cited above at record distance from East line and with exception taken out by record distances from Northwest corner.

The following is a professional opinion of the cause and amount uncertainty in the lines and corners of the surveyed parcel because of the following:

A. Availability and condition of reference monuments:

- a. Other corner monuments found in this block of Driscoll Addition within 1.3 feet of corners constructed by this survey.

B. Occupation or possession lines:

- a. Board link fence extends 0.6 feet North of South line on East end of fence and 1.6 feet South of South line on its East end as shown on plat.

C. Clarity or ambiguity of record description and adjoiners' record descriptions.

- a. Basis of bearing of exception being unstated creates ambiguity of 0.1 foot.

D. Relative positional accuracy of the measurements is 0.13 feet (21mm) +/- 50 ppm, consistent with a 'Suburban Survey' as defined by Indiana Code.



SCALE 1" = 20 ft
BEARINGS BASED ON SPCS IN WEST NAD 83
FIELD DATE: 03/21/2019

- RAIL ROAD SPIKE SET
- REBAR SET (BFA 9500014)
- FIRE HYDRANT
- BOUNDARY LINE
- EXISTING FENCE

CERTIFICATION:
I certify that the survey as shown by the plat was performed wholly under the direction of myself, a registered land surveyor in the State of Indiana, and to the best of my belief and knowledge was executed according to 865 IAC 1-12.

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Charles D. Graham
Indiana L.S. 29500014
Bynum Fanyo & Associates, Inc.
528 North Walnut Street
Bloomington, Indiana 47404-3804
812-332-8030



RETRACEMENT SURVEY
LOT 7 DRISCOLL ADDITION
PARCEL 53-01-54-726-000.000-009
Brothers Three LLC
1301 S Walnut ST Bloomington IN

Date: 03/28/2019

5019027



BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404
Phone (812)332-8030 Fax (812)339-2990

Demo Delay: 19-16
Commission Decision

Address: 520 E. 2nd Street

Petitioner: Tariq Khan

Parcel Number: 53-08-04-200-071.000-009

Property is Contributing

Circa. 1905



Background: Slightly altered pyramid roof cottage. Staff reviewed building permit in November of 2018 and determined that demolition delay review did not apply, however, the owner has completed work beyond the scope of the building permit to include removing and rebuilding rear wall, stripping siding, and resizing a window. This is a retroactive demo-delay review.

Request: Partial 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 19-16**. Owner should be reprimanded and strongly encouraged to follow the proper process in the future.

Demo Delay: 19-17

Commission Decision

Address: 401 E. 1st Street

Petitioner: Matt Murphy

Parcel Number: 53-08-04-219-015.000-009

Property is Contributing

Circa. 1920

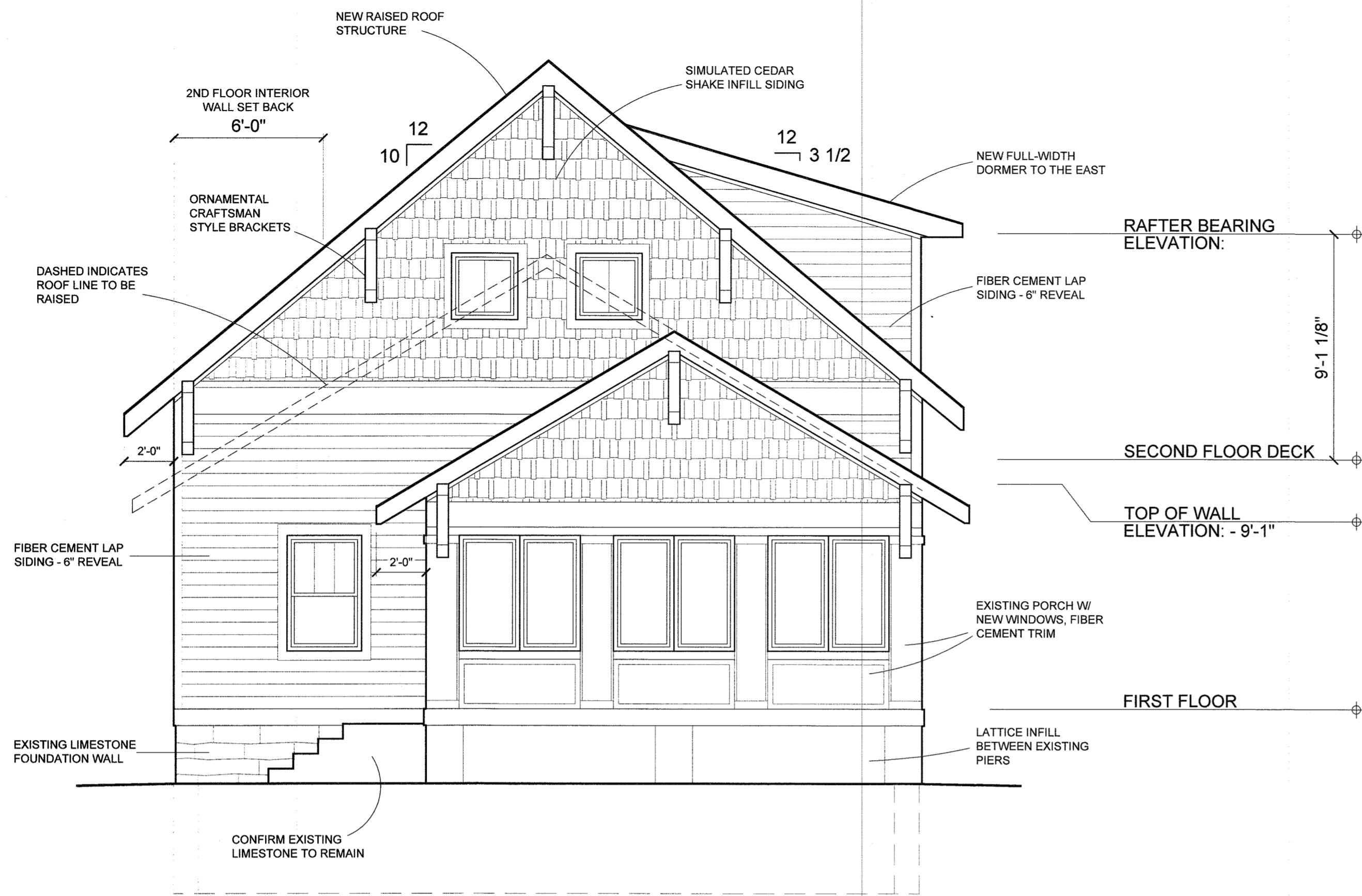


Background: Slightly altered California Bungalow style home. This is coming before the HPC as a retroactive demo-delay review due to an erroneous review of the building permit back in July.

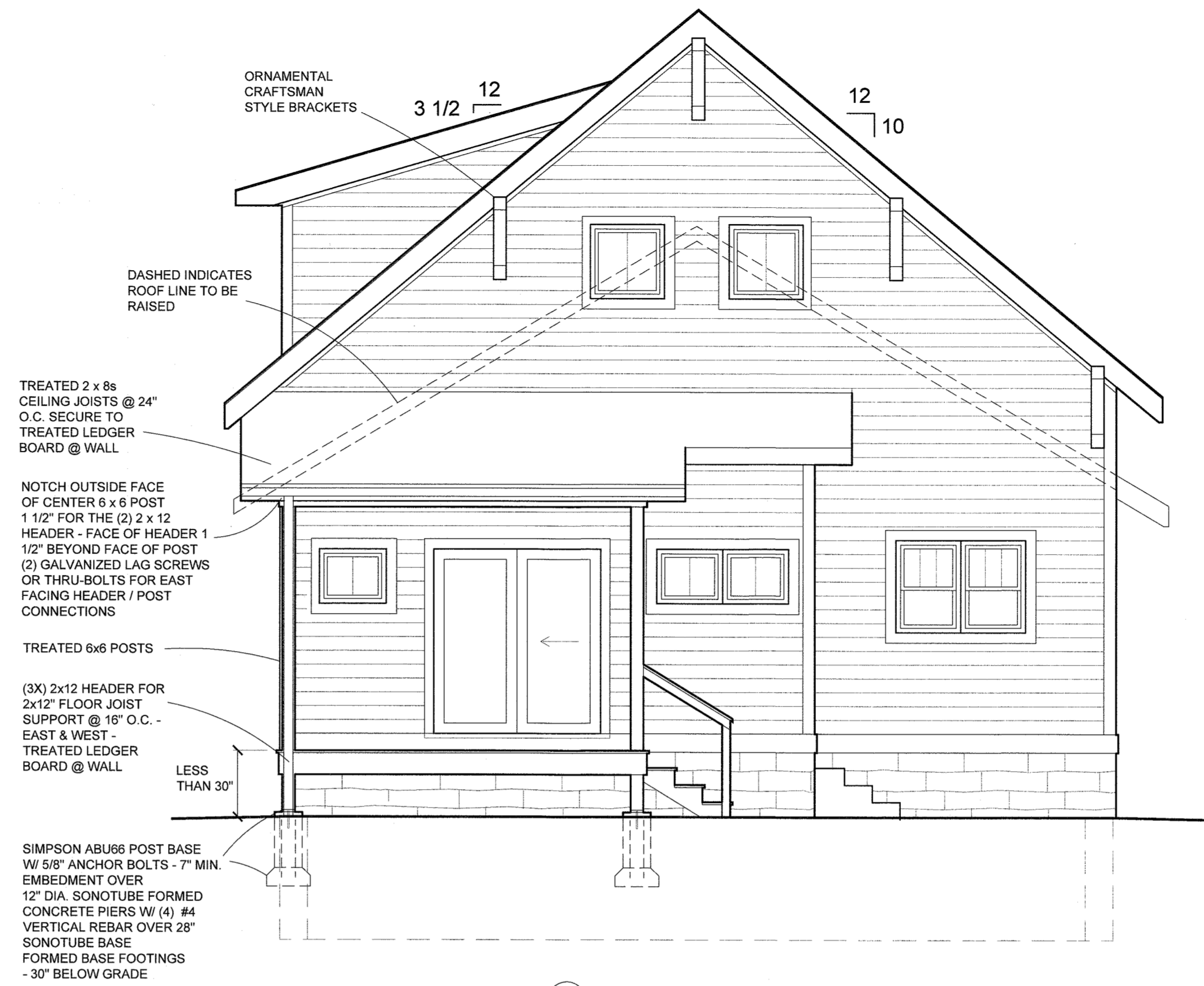
Request: Substantial demolition: Removal or enclosure of more than 50% of the structure.

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 19-17**. Staff finds that the significant alterations should lower the rating of the structure to non-contributing, however, the structure lacks architectural or historical significance to warrant individual designation.



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



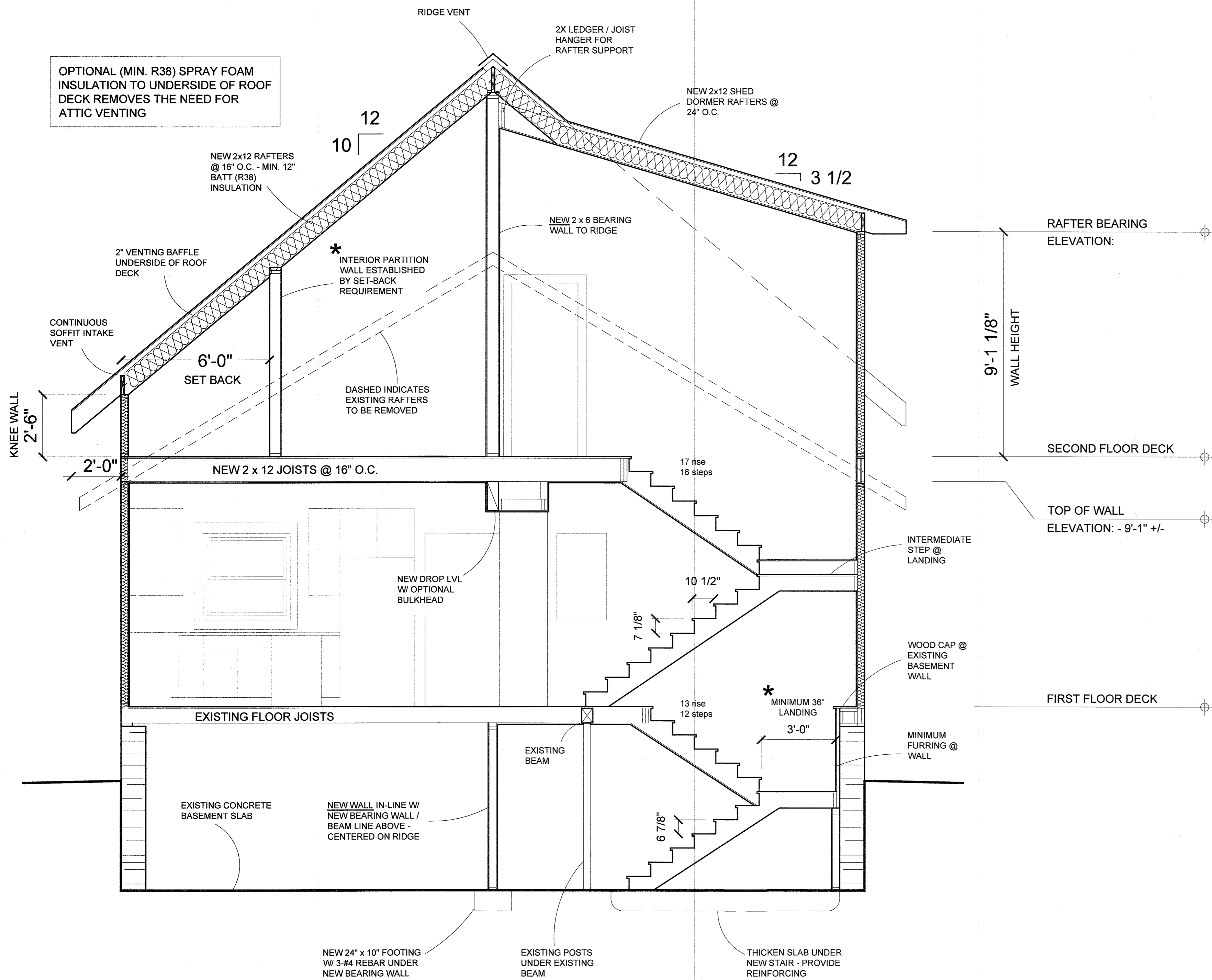
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



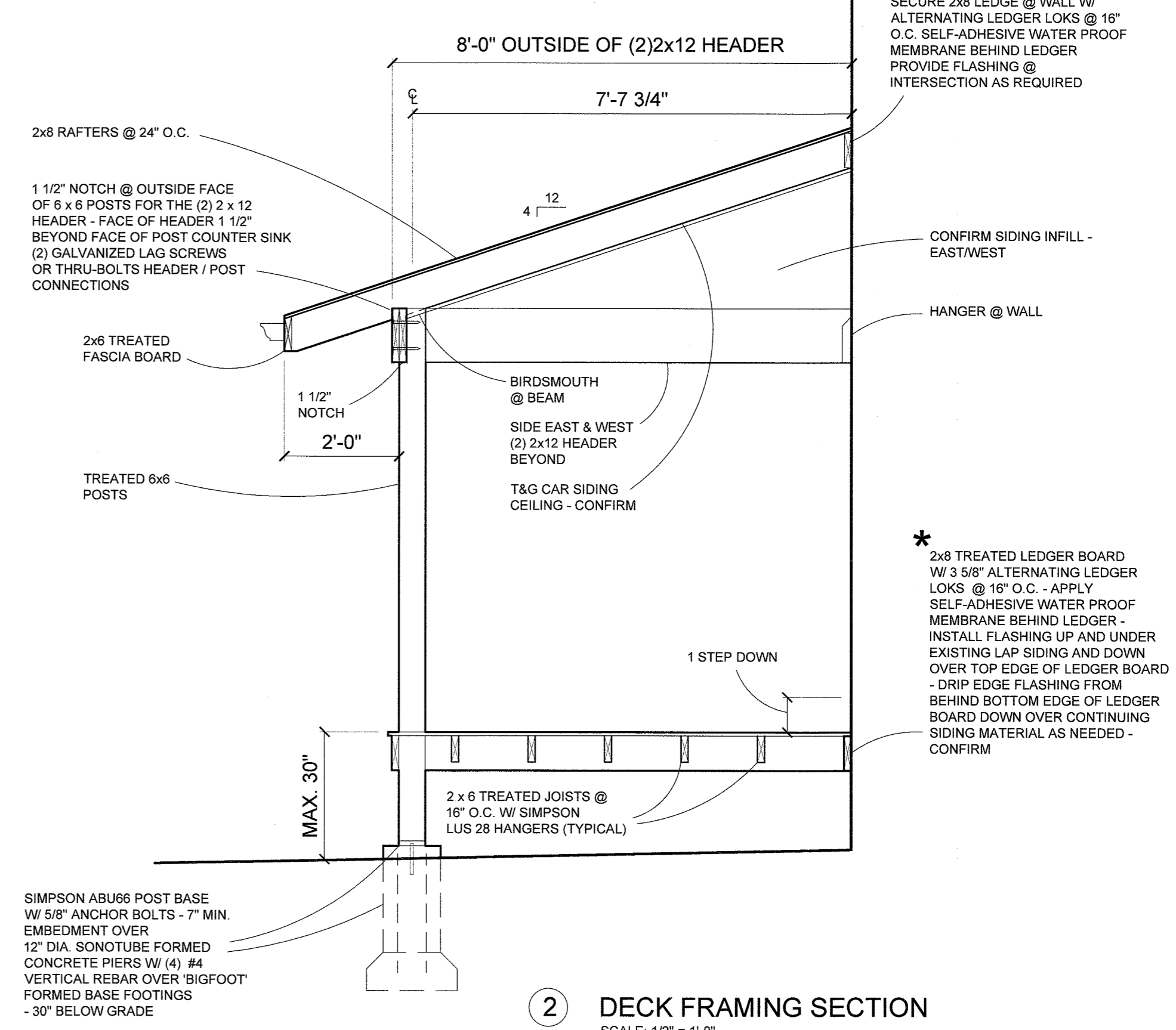
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



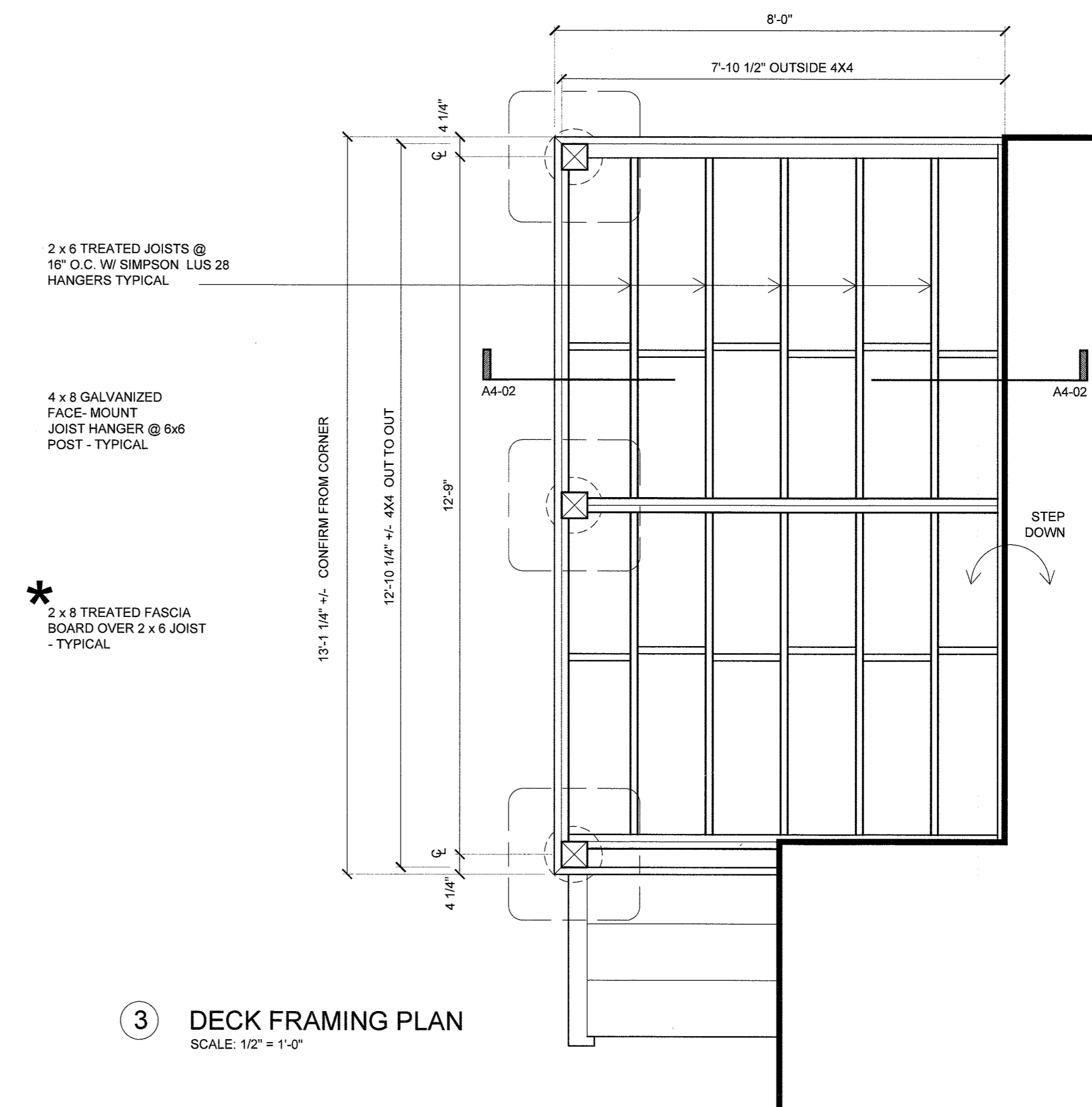
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 CROSS SECTION
SCALE: 3/8" = 1'-0"



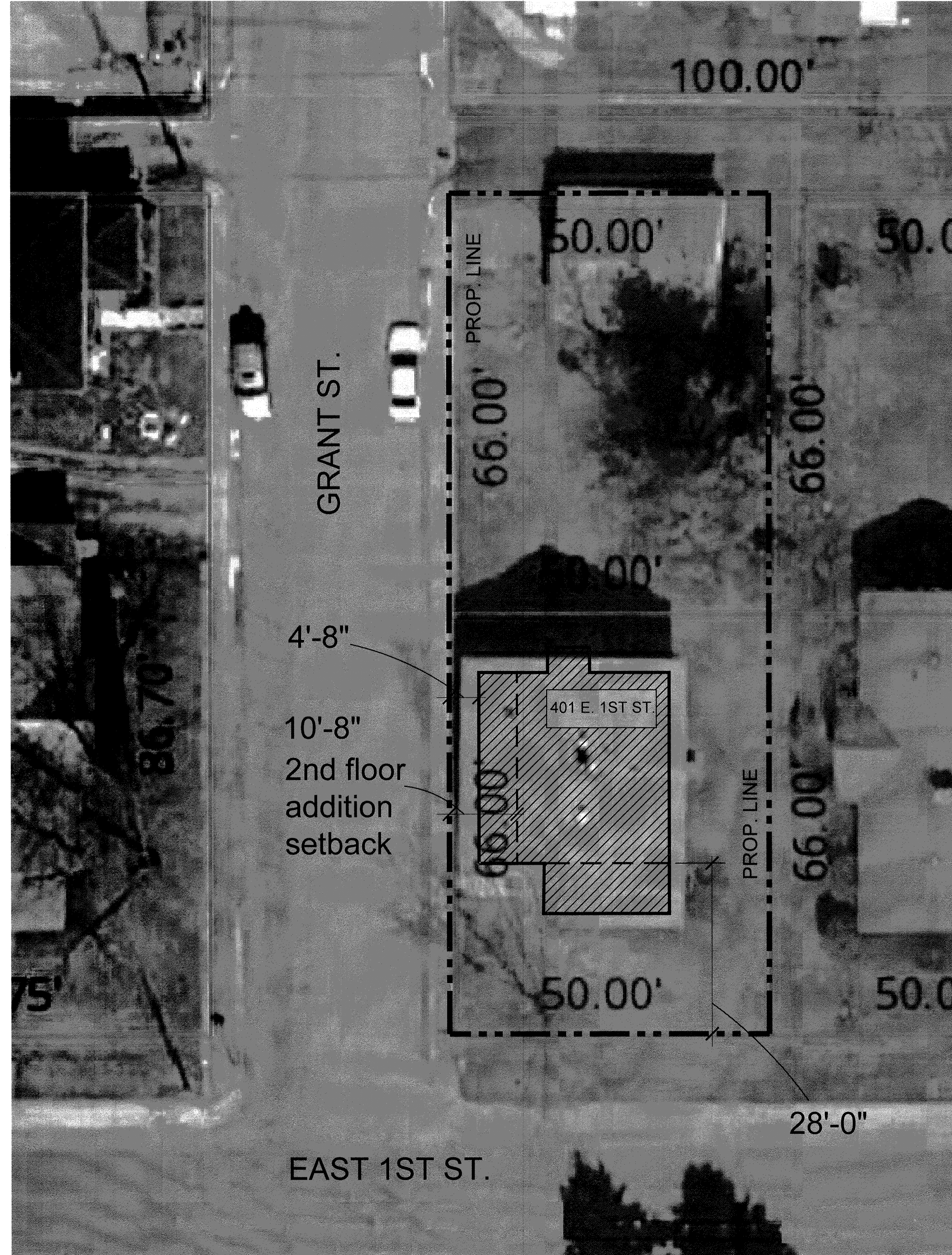
2 DECK FRAMING SECTION
SCALE: 1/2" = 1'-0"



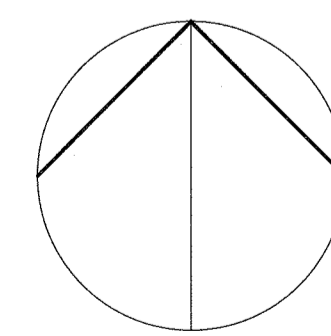
3 DECK FRAMING PLAN
SCALE: 1/2" = 1'-0"

NOTE:
THE DESIGNER IS NOT SUPERVISING THE CONSTRUCTION OF THIS BUILDING. THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE DESIGNER. THE USER SHALL IN FACT AGREE TO HOLD THE DESIGNER HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE DESIGNER SHALL BE HELD HARMLESS AGAINST ANY LIABILITY OF ANY KIND WHATSOEVER, OR FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE DESIGNER SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USERS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS. ALL METHODS AND MATERIALS TO MEET COMMONLY HELD INDUSTRY STANDARDS.

PERMIT SET



SITE PLAN
SCALE: 1" = 10'

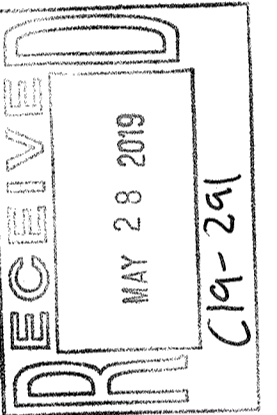


- A1 - SITE
- A2 - FLOOR PLANS
- A3 - EXTERIOR ELEVATIONS
- A4 - SECTION / PORCH DETAILS

FS

FRANK SPENCE
ARCHITECTURE, DESIGN & DRAFTING
180E. SUNNY SLOPES DRIVE
BLOOMINGTON, INDIANA 47401
812.351.0505 FSPENCE111@GMAIL.COM

REVISIONS



SECOND FLOOR ADDITION / RENOVATION PLANS FOR:
401 E. FIRST ST.
BLOOMINGTON IN 47401

DATE 05.24.19
DRAWN BY FS
CHECKED BY FS

MURPHY, MATT
Project - 401 1ST ST E
Address - 51408-A-219-015-000-009
App # - 60251 Twp-PR-4
MAY 28 2019
SITE
AI

PERMIT SET



Division of Historic Preservation & Archaeology-402 W. Washington Street, W274 Indianapolis, IN 46204-2739
Phone 317-232-1646-Fax 317-232-0693 dhpa@dnr.IN.gov



June 21, 2019

Matthew Holtkamp
EBI Consulting
6876 Susquehanna Trail South
York, PA 17403

Federal Agency: Federal Communications Commission

Re: Project information and EBI Consulting's finding of "no adverse effect" regarding the removal and replacement of antennas on the Johnson Creamery smokestack located at 400 West 7th Street (TCNS #185592; DHPA #23964)

Dear Mr. Holtkamp:

Pursuant to Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108) and the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas ("Collocation Agreement"), the staff of the Indiana State Historic Preservation Officer ("Indiana SHPO") has conducted an analysis of the materials dated May 29, 2019 and received on May 31, 2019, for the above indicated project in Bloomington, Monroe County, Indiana.

As provided in Section VII (C)(3) of the Nationwide Agreement, the Indiana SHPO respectfully objects to your finding of "no adverse effect" as stated in your letter dated May 29, 2019.

In regard to buildings and structures, we have noted the following properties listed in the National Register of Historic Places within the probable area of potential effects:

- Johnson's Creamery, listed March 14, 1996
- Bloomington West Side Historic District, listed February 14, 1997
 - Johnson's Creamery is a contributing resource to the historic district.
- Helton-Lindley House, listed June 20, 1979
- Second Baptist Church, listed September 14, 1995
- Illinois Central Railroad Freight Depot, listed June 23, 1983
- Wicks Building, listed March 3, 1983
- Courthouse Square Historic District, listed December 18, 1990

Based on the information provided to our office, we believe that the collocation of additional cellular equipment on the Johnson's Creamery smokestack, a highly visible Bloomington landmark, at a new height may result in cumulative effects that will diminish the characteristics that qualify the Johnson's Creamery and the Bloomington West Side Historic District for inclusion in the National Register of Historic Places. To enable us to provide views on the effects for your agency, please provide the following information:

- 1) What is the need for antennas at the 105-foot height? Is it possible to only replace the antennas at the existing 120-foot height as our office has reviewed previously?
- 2) Have any other locations been explored for the location of the antennas? If so, what were the locations, and

August 22, 2019

Indiana Department of Natural Resources
Division of Historic Preservation and Archaeology
402 W. Washington Street, W274
Indianapolis, IN 46204-2739
Attn: Ms. Kim Marie Padgett, Review Coordinator

Subject: Addendum to FCC Form 621, for proposed Collocation Project
400 West 7th Street, Bloomington, Monroe County, IN
JOHNSON CREAMERY / I0023868 / IN0614
EBI Project #6119001898
E106 Filing #0008667452
DHPA #23964

HIST. PRES. & ARCH.

AUG 26 2019

RECEIVED

Dear Ms. Padgett:

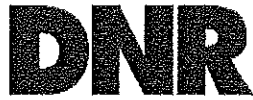
EBI Consulting (EBI) is preparing an environmental review on behalf of AT&T Mobility, LLC, for the property noted above as part of its regulatory review by the Federal Communications Commission (FCC). The review is focused on the National Environmental Policy Act (NEPA) compliance and includes an evaluation of whether historic properties or archaeological sites may be affected by the proposed telecommunications facilities at the address noted above under Section 106 of the National Historic Preservation Act (NHPA).

On May 29, 2019, EBI submitted project documentation and a request for comments to your office regarding our determination that the proposed project would have "No Adverse Effect in the Area of Potential Effects – Direct Effects and Visual Effects."

In a response dated June 21, 2019, your office indicated that the proposal "may result in cumulative effects that will diminish the characteristics that qualify the Johnson's Creamery and Bloomington West Side Historic District for inclusion in the National Register of Historic Places." The letter goes on to state "To enable us to provide views on the effects for your agency, please provide the following information:" Please see the responses below.

- 1) What is the need for antennas at the 105-foot height? Is it possible to only replace the antennas at the existing 120-foot height as our office has reviewed previously?
AT&T's response: we have established a 2nd RAD to provide the necessary separation required for FirstNet. So we must use two RAD centers.
- 2) Have any other locations been explored for the location of the antennas? If so, what were the locations, and why were they rejected? If no other locations have been examined, what is the feasibility of utilizing another location for the antennas? If this is not feasible, please explain.
AT&T's response: We have no other location that meets the RF coverage needs. Also, the community would not allow us to build a new tower, so we had to use an existing site.
- 3) Could antenna space be leased on another existing tower or building in the vicinity?
AT&T's response: This is the optimal location due to RF evaluation.
- 4) Will the antennas block the view of the "Johnson" lettering?
They will not. Please see photosims and revised site plans.
- 5) . . . Please provide color photo simulations illustrating what all the proposed antennas, RRUs, and mounts will look like on all sides of the smokestack at the 105-foot height and in relation to the existing antennas at the 120-foot height.
Please see the attached photosims

The proposed new antenna mounting pipe will be fastened to existing steel expansion rings, with one 3.5-inch sleeve penetration. As such, physical impact will be limited. To minimize visual impact, the proposed new antennas



Division of Historic Preservation & Archaeology-402 W. Washington Street, W274 Indianapolis, IN 46204-2739
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June 21, 2019

Matthew Holtkamp
EBI Consulting
6876 Susquehanna Trail South
York, PA 17403

Federal Agency: Federal Communications Commission

Re: Project information and EBI Consulting's finding of "no adverse effect" regarding the removal and replacement of antennas on the Johnson Creamery smokestack located at 400 West 7th Street (TCNS #185592; DHPA #23964)

Dear Mr. Holtkamp:

Pursuant to Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108) and the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas ("Collocation Agreement"), the staff of the Indiana State Historic Preservation Officer ("Indiana SHPO") has conducted an analysis of the materials dated May 29, 2019 and received on May 31, 2019, for the above indicated project in Bloomington, Monroe County, Indiana.

As provided in Section VII (C)(3) of the Nationwide Agreement, the Indiana SHPO respectfully objects to your finding of "no adverse effect" as stated in your letter dated May 29, 2019.

In regard to buildings and structures, we have noted the following properties listed in the National Register of Historic Places within the probable area of potential effects:

Johnson's Creamery, listed March 14, 1996
Bloomington West Side Historic District, listed February 14, 1997
- Johnson's Creamery is a contributing resource to the historic district.
Helton-Lindley House, listed June 20, 1979
Second Baptist Church, listed September 14, 1995
Illinois Central Railroad Freight Depot, listed June 23, 1983
Wicks Building, listed March 3, 1983
Courthouse Square Historic District, listed December 18, 1990

Based on the information provided to our office, we believe that the collocation of additional cellular equipment on the Johnson's Creamery smokestack, a highly visible Bloomington landmark, at a new height may result in cumulative effects that will diminish the characteristics that qualify the Johnson's Creamery and the Bloomington West Side Historic District for inclusion in the National Register of Historic Places. To enable us to provide views on the effects for your agency, please provide the following information:

- 1) What is the need for antennas at the 105-foot height? Is it possible to only replace the antennas at the existing 120-foot height as our office has reviewed previously?
- 2) Have any other locations been explored for the location of the antennas? If so, what were the locations, and

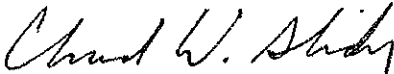
why were they rejected? If no other locations have been examined, what is the feasibility of utilizing another location for the antennas? If this is not feasible, please explain.

- 3) Could antenna space be leased on another existing tower or building in the vicinity?
- 4) Will the antennas block the view of the "Johnson" lettering?
- 5) We note the submission states the "new antennas will be flush-mounted and painted to match the subject property." The west elevation drawing provided only shows one side of the smokestack and is in black and white. Please provide color photo simulations illustrating what all the proposed antennas, RRUs, and mounts will look like on all sides of the smokestack at the 105-foot height and in relation to the existing antennas at the 120-foot height.

Once the indicated information is received, the Indiana SHPO will resume identification and evaluation procedures for this project. Please keep in mind that additional information may be requested in the future.

A copy of the Nationwide Agreement that went into effect on March 16, 2001, may be found on the Internet at <http://wireless.fcc.gov/siting/environment.html> for your reference. If you have questions about our comments please contact Kim Marie Padgett at (317) 234-6705 or kpadgett@dnr.IN.gov. Additionally, in all future correspondence regarding the above indicated project, please refer to DHPA #23964.

Very truly yours,



Beth K. McCord
Deputy State Historic Preservation Officer

BKM:KMP:kmp

cnc: Ivy Harris, Federal Communications Commission
Jill Springer, Federal Communications Commission
Conor Herterich, Historic Preservation Program Manager, City of Bloomington
Mark Dollase, Indiana Landmarks
Glenda Murray, Monroe County Historian
Dave Musgrave, Monroe County History Center

Updated Drawings

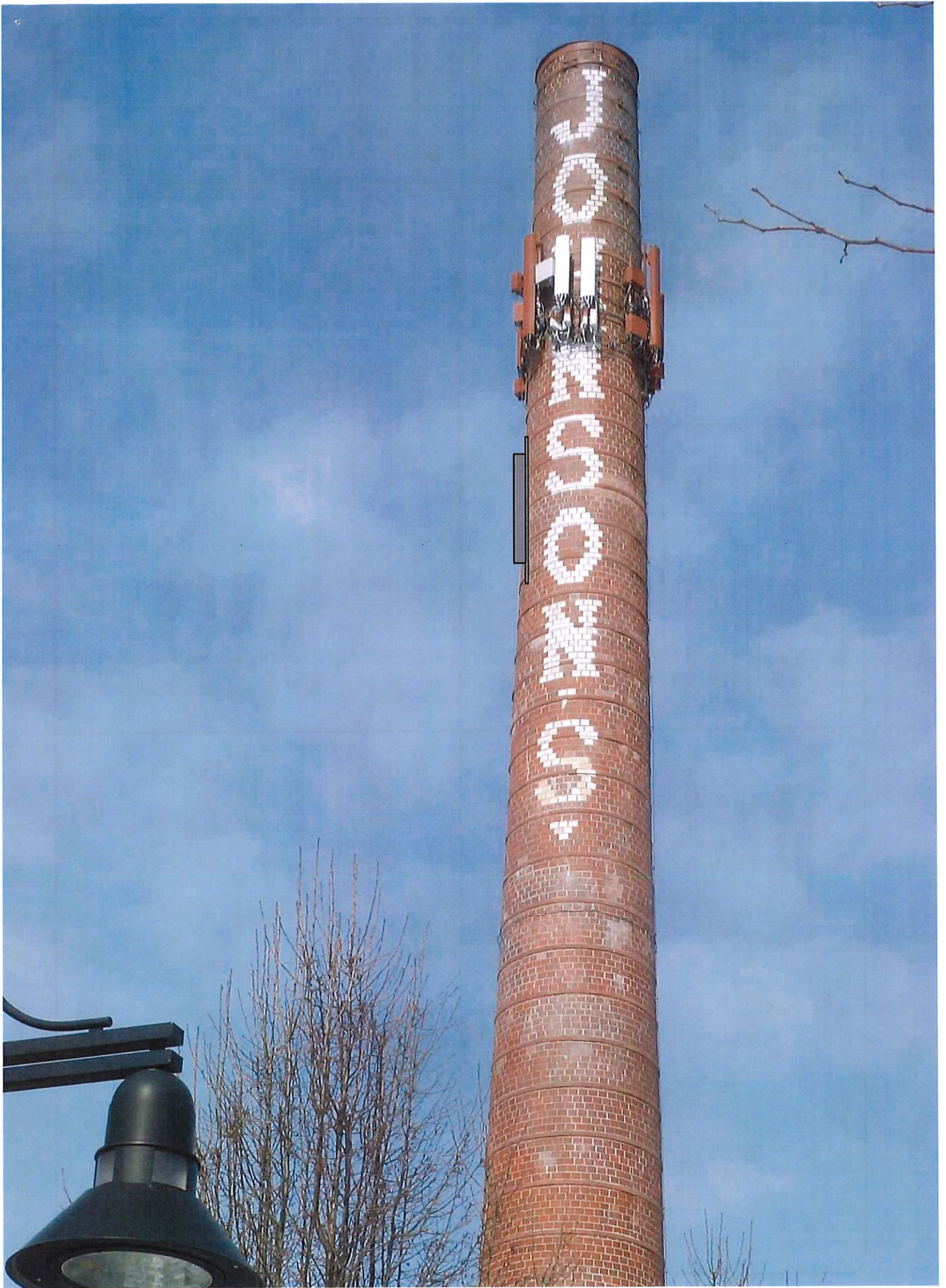


Photo Simulations

BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



AFTER

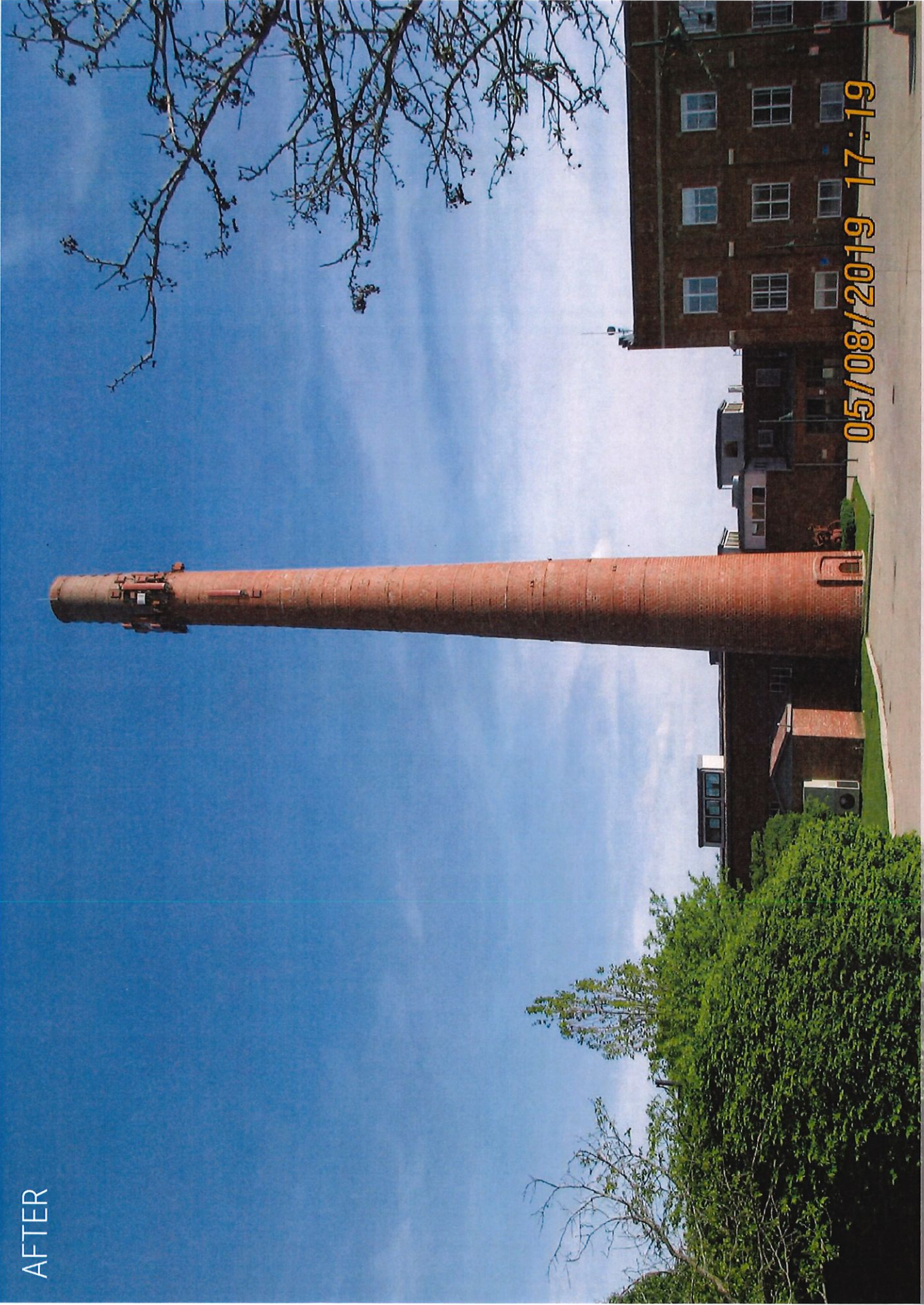
JOHNSON'S

05/08/2019 17

1 VIEW OF PROPOSED ANTENNA MODIFICATION, JOHNSON CREAMERY, 400 WEST 7TH STREET, BLOOMINGTON INDIANA

zPhotosims

AFTER



AFTER



05/08/2019 1

3 VIEW OF PROPOSED ANTENNA MODIFICATION, JOHNSON CREAMERY, 400 WEST 7TH STREET, BLOOMINGTON INDIANA

zPphotosims



AFTER

05/08/2019 17:1

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