

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday September 26, 2019, 5:00 P.M. AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. September 12, 2019 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-55

806 W. 4th Street (Greater Prospect Hill Historic District)

Petitioner: Alice Young

Replace original double hung wood windows with Marvin Integrity Ultrex fiberglass windows. Replacement windows will maintain the size, shape, and pane configuration of the originals. Storm windows will be removed.

Commission Review

A. COA 19-54

507 S. Jordan Avenue (Elm Heights Historic District)

Petitioner: Elizabeth Roberge

Replacing roof, gutters, and soffits. Replace wooden shutters with vinyl.

B. COA 19-56

115 S. Walnut Street (Courthouse Square Historic District)

Petitioner: Bailey & Weiler Design

Lay General Shale's Chestnut brick over existing painted plywood which covers middle section of the exterior wall in the covered entryway.

C. COA 19-57

100 W. 6th Street (Courthouse Square Historic District)

Petitioner: Noah Rogers

Replace three windows on south elevation (6th Street) and two windows on east elevation (Walnut Street). Install nine windows on east elevation that are currently boarded up. Windows will be double hung, aluminum clad wood.

D. COA 19-58

1119 E. 1st Street (Elm Heights Historic District)

Petitioner: Fionnuala Thinnis

Removal of mature tree in front yard.

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 Kevin Stearns-Bruner: 1313 S. Madison.
- B. Review of the Near West Side Conservation District Application.
- 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 October 10, 2019 at 5:00 P.M. in the McCloskey Room. **Posted:** 9/19/2019

Bloomington Historic Preservation Commission

Showers City Hall, McCloskey Room

Thursday September 12, 2019

MINUTES

Meeting was called to order by Jeff Goldin @ 5:02pm

ROLL CALL

Commissioners

Present

Jeff Goldin
Deb Hutton
John Saunders
Chris Sturbaum
Sam DeSollar

Absent

Leslie Abshier
Doug Bruce
Susan Dyer
Lee Sandweiss

Advisory members

Absent

Duncan Campbell
Ernesto Casteneda
Jenny Southern
Derek Richey

Staff

Conor Herterich, HAND
Doris Sims, HAND
Eric Sader, HAND
Angela Van Rooy, HAND
Philippa Guthrie, Legal

Guests

John Pearson, for Jaime Galvan
Angie Ricketts, Elm Heights
Wendy Saffell-Clemmer
Sue Swartz
Jackie Scanlan, Park & Trans

APPROVAL OF MINUTES

John Saunders made a motion to approve August 8th, 2019 Minutes, Deb Hutton seconded.

Motion carried 4-0-1 (Yes-No-Abstain)

CERTIFICATES OF APPROPRIATENESS

Staff Review

In the interest of time, this was not presented to HPC

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.

Jaime Galvan, Petitioner, being represented by **John Pearson**

Conor Herterich gave presentation (see packet for further details). Previous petition before the HPC on August 8 was too large, so COA was denied. HPC recommended that he return and break up the project into thirds. This is the first of three COA requests petitioner will be submitting.

COA 19-48 has four parts:

1. Remove aluminum siding and original wood clapboard siding on E and S gable and ends. Replace original siding with wood or cement board to match exposure of original. Action is compatible with Secretary of the Interior Standards (SIS) #6. Staff Recommendation: Approval on condition to assess the condition of the original siding and repair selectively, replace only as necessary.

2. Add shed dormer to west elevation. Staff Recommendation: Approval, as addition is appropriately scaled and is necessary for petitioner to utilize attic as living space.
3. Addition of sun tubes to the roof. Staff Recommendation: Approval, as sun tubes will allow light into the attic living space without need to add windows, and tubes can be removed in the future.
4. Addition of a balcony on north elevation. Staff Recommendation: Approval.

John Pearson indicated that Petitioner, **Jaime Galvan** will do as HPC recommends.

Commissioner Questions

John Saunders—no questions.

Chris Sturbaum—Siding condition may be decorative; that is unknown. Long-range restoration includes exposing all siding, so cement board should be avoided. Repair or replace damaged wood with new wood siding as needed. Why is it necessary to open the gable?

Jeff Goldin—Petitioner indicated last time that opening the gables was necessary, but can't remember why.

Deb Hutton—Is the balcony a Romeo & Juliet balcony, or is it deeper? **Conor Herterich**—specs of the balcony are unknown. **Deb Hutton** to **Chris Sturbaum**—Are you saying petitioner should wait to repair/replace siding until he can do the whole house? **Chris Sturbaum**—Yes. **Conor Herterich**—Why does he have to do the whole house all at once?

Jeff Goldin—HPC needs to table this discussion until the Petitioner is present. We have questions that cannot be answered now.

Sam DeSoller—I can save my questions if we are going to table discussion.

Chris Sturbaum—HPC can partially approve, sun tubes and gable (#'s 2 & 3 of the petition).

No further input from Public or Petitioner's representative.

Chris Sturbaum made a motion to conditionally approve items 2 & 3 and to continue discussion at the next meeting of items 1 & 4 of COA 19-48, 346 S Buckner St. **John Saunders** seconded.

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

WASN'T THE PETITION CONTINUED? MINUTES SHOULD REFLECT THAT. Maybe we didn't officially continue, which we should be careful to do.

B. COA 19-49

529 S. Hawthorne Drive (Elm Heights Historic District)

Petitioner: Wendy Saffell-Clemmer

Replace original front door, sidelights, and transom.

Conor Herterich gave presentation (see packet for further details). Property is a notable structure in the Elm Heights Historic District, known as the Buskirk House. Petitioner is requesting a new entryway, including door slab, sidelights, and transom. Staff Recommendation: Approval of door slab replacement; denial of sidelight and transom replacement, as these are defining features of the home. Refer to Elm Heights Guidelines.

Wendy Saffell-Clemmer, Petitioner. Our family is committed to reducing energy use. Entry door has been problem for long time (rainstorm forced water into the house, cold air comes through, unable to properly secure the home). Replacing the sidelights and transom would not change the view of the home from the street.

Commissioner Questions

John Saunders—none

Chris Sturbaum—Wouldn't interior storm windows be adequate to deal with the single-pane glass?

Petitioner—Storm windows would detract from the appearance of the door from the inside.

Deb Hutton—Is glass in the sidelights and transom opaque and original? Will you maintain the storm door? **Petitioner**—Would replace with multi-pane, clear glass. Assume the windows are original. Will

maintain storm door.

Sam DeSoller—Is there documentation of the door jam condition? **Petitioner**—Door jam very shallow and latch mechanism poor. **Sam DeSoller**—Have you explored staff recommendation to replace door slab or find a new locking mechanism? House of Antique hardware. **Petitioner**—Not interested in replacing one bad lock with another bad lock. **Sam DeSoller**—Replacement doors are commercially available.

Petitioner—Door size is not commercially available.

Jeff Goldin—none.

Public—none.

Commissioner Comments

John Saunders—Replacement doesn't match original, as dimensions of the windows are different. Recommend denying this change. There are other ways to correct the problem. **Petitioner**—So you're suggesting that I replace the windows and keep the rotting wood frames? There is water damage visible on the inside, I should have brought photos of that. **John Saunders**—Wood frames can be repaired.

Chris Sturbaum—Secretary of Interior Standards don't support replacing something that is repairable. Sam and I can look at the door and report back on condition. Continue to the next meeting.

Deb Hutton—Windows should look the same as the original (opacity, shape & dimensions).

Sam DeSoller—Submit evidence of moisture problems and water damage to the HPC. **Petitioner**—It would have been nice to have been told this before this meeting. **Sam DeSoller**—Door slabs in these dimensions are commercially available. I would be happy to look at the door with Chris. This is a Notable House in a historic district with the most restrictive guidelines in city. If you have issues with the guidelines, talk to the neighborhood and get the guidelines changed. Our job is to interpret the Guidelines and make decisions based upon them. Cannot support petition as submitted, but would support staff recommendations.

Jeff Goldin—none

Chris Sturbaum—An historical house belongs to more than just the current owner; in a sense it belongs to the community as well. Once something original is gone, it's gone forever. Recommend continuing this until we look at the door.

Petitioner—Happy to have a list of contractors. Request that this be expedited.

Deb Hutton—Is the door knocker original? **Petitioner**—It appears not to be.

Petitioner—You will not approve of replacing a wood door with another wood door? Who cares if it's original if the replacement looks the same?

Sam DeSoller—Original doors are special: proportions of panels are different, hand hewn, species of wood, longevity of the wood.

Conor Herterich rebutted the Petitioners statement that she was not told to bring evidence of moisture damage. This was not communicated to Staff beforehand. Had it been, the petitioner would have been advised to present evidence to the Commission.

Chris Sturbaum made a motion to continue discussion of COA 19-49, 529 S. Hawthorne Drive, at the next HPC meeting, with the condition that Chris and Sam examine the door, subject to the approval of the Petitioner. **Deb Hutton** seconded.

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

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.

Conor Herterich gave presentation. See packet for details. Staff recommends approval. Neighborhood feedback stated support for window replacement.

Petitioner—Previously had wooden windows restored. It was a disappointment. Would like to have functioning, energy efficient windows.

Commissioner Questions

John Saunders—none

Chris Sturbaum—Did Rich do the windows? It wasn't satisfactory? **Petitioner**—Yes he did. Wood was not reinforced. One window is cracked. Many cannot be opened. Holes in frames cause air to come through.

Deb Hutton—none

Sam DeSoller—Petition follows all guidelines except *to continue to reflect period of house*.

Jeff Goldin—Intent of the guidelines is to allow people to do what the Petitioner is doing when necessary.

Public—none.

Commissioner Comments

John Saunders—none

Chris Sturbaum—Replacement windows should look the same as the originals.
none

Sam DeSoller—Dislike vinyl windows. **Petitioner**—Vinyl will be black on outside, which looks less like vinyl than white. **Conor Herterich**—Have you considered metal clad? **Petitioner**—Don't like the idea of wood clad in metal that could hide rot.

Jeff Goldin—none

John Saunders made a motion to approve COA 19-50, 407 S. Walker Street. **Chris Sturbaum** seconded. **Motion carried 5-0-0** (Yes-No-Abstain).

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.

Conor Herterich gave presentation. See packet for details. Staff Recommendation: Approve.

Petitioner—Welcome recommendations from HPC for replacement of door, hardware, and storm door.

Commissioner Questions

John Saunders—Is the jamb/frame in good shape? **Petitioner**—Yes.

Chris Sturbaum—Is proposed door new with insulated glass? **Petitioner**—Mahogany with clear glass.

Deb Hutton—Are you retaining white frame/door or will the frame and door be natural wood?

Petitioner—Have not settled on a color for the door, but jamb will remain white.

Sam DeSoller—Would you be open to a ¾ light door? Are you putting on another storm door?

Petitioner—Glass panes are negotiable. No Storm door.

Jeff Goldin—none

Commissioner Comments

John Saunders—Ok with door, will enhance look of the house.

Chris Sturbaum— Approve of door, Dark stain is appropriate, would match interior wood features.

Deb Hutton—Fine

Sam DeSoller—Advise to get undrilled door slab, can position the lock to match the current jamb. Emtek for custom-made hardware. Style could be less *prairie* and more *cottage*. Great improvement.

Jeff Goldin—none

John Saunders made a motion to approve COA 19-51, 912 E. 2nd Street. **Chris Sturbaum** seconded.

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

Jeff Goldin needed to leave, and quorum was lost. The portion of the meeting involving official business was adjourned by **Jeff Goldin** @ 5:58 pm.

John Saunders took over chairing the meeting.

NEW BUSINESS

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

Home owners have a Lustron home and wished to get HPC input on work they would like to have done to a breezeway attached to the home.

B. Johnson's Creamery Telecommunications Equipment Feedback

Conor Herterich—HPC is a consulting party only. Ingenious to use this as a tower instead of building a tower. Do Commissioners have any ideas, issues, questions to bring back to the State?

Sam DeSoller—Why add another assembly below the one that's already there? Can't they add on to existing location/belt?

Deb Hutton—Appreciate not covering the letters in "Johnson's"; also appreciate that they are not building more towers. Brick color is helpful.

Chris Sturbaum—Could they consolidate, so as not to have such a large vertical gap between the arrays?

Conor Herterich—**John Saunders**—What about Fairview school chimney?

Conor Herterich/Sam DeSoller—Better not to add something to another original structure since this one already has equipment.

Chris Sturbaum—Question about Demo Delay 19-15, do we have any input on blank wall?

Conor Herterich—HPC has no input

Philippa Guthrie—HPC doesn't have any control over that. Ask Jackie Scanlan, Planning & Transportation, whether it's allowable under code.

Conor Herterich—Will wait until the next meeting to discuss, (1) Recommend BRI Resurvey for Council adoption as "Bloomington Historic Sites and Structures Survey" and (2) HPC Annual Retreat.

Meeting adjourned by John Saunders @ 6:17 p.m.

END OF MINUTES

COA: 19-55

Staff Decision

Address: 806 W. 4th Street

Petitioner: Alice Young

Parcel #: 53-05-32-411-016.000-005

Rating: Contributing

Structure; California Bungalow c. 1925



Background:

Located in the Greater Prospect Hill Historic District, this is a slightly altered Pyramid Roof Bungalow.

Request:

Replace original double hung wood windows with Marvin Integrity Ultrex fiberglass windows. Replacement windows will maintain the size, shape, and pane configuration of the originals. Storm windows will be removed.

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

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

1. The Greater Prospect Hill design guidelines allow for replacement of original windows if the replacement windows are the same style.
2. The proportion, style, and pane configuration will not change.

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.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-55
Date Filed: 9-3-19
Scheduled for Hearing: 9-26-19

RECEIVED
SEP 03 2019
BY: [Signature]

Address of Historic Property: 806 W. 4th Street
Petitioner's Name: 806
Petitioner's Address: _____
Phone Number/e-mail: _____
Owner's Name: Alice Young
Owner's Address: 2220 State Ferry Road, Solsterry, Indiana 47459
Phone Number/e-mail: 812 876-1190 Waylon@blue.marble.net

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. 806 N. 4th St. Lot 22 Plat map enclosed.

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

New insulated Marvin Integrity Windows. The front facade will have 5 pane mullions on the double hung windows.

Pane configuration, size, style (double hung) remain the same. 12 windows total.

3. A description of the materials used.

I've included the Marvin Integrity brochure. The exterior color will be Cashmere, the interior is wood.

* VINYL

* Storm windows to be removed.

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.

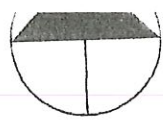


Mark Longacre Construction, Inc
Mobile: 812-327-2338
marklongacre@comcast.net

Contractor



12' ALLE' (PLATTED)



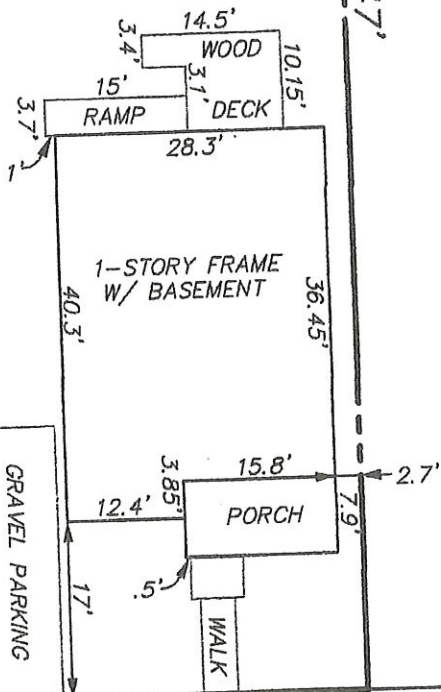
SCALE 1"=20'

LOT 22

LOT 20

LOT 24

MAPLE STREET



147'

147'

37' R/W

48' R/W

44'

CONCRETE WALK

4TH STREET

SHEET 2
JOB NO. 510

DESIGNED BY DYNAMIC FANNO and ASSOCIATES INC., 528 N. WALNUT ST., BLOOMINGTON

COA: 19-54

Address: 507 S. Jordan Avenue

Petitioner: Elizabeth Roberge

Parcel #: 53-08-03-204-059.000-009

Rating: Contributing

Structure; Colonial Revival c. 1925



Background: Relatively unaltered Colonial Revival style home located in the Elm Heights Historic District. Tree fell on home earlier this year and damaged southeast side of roof line damaging roof, gutters, soffit.

Request:

1. Replace roof and all of the gutters and soffit on the home for continuity of appearance. Wood soffits will be replaced with aluminum.
2. Replace current wood shutters with louvered vinyl shutters.

Guidelines: Elm Heights Historic District Design Guidelines, pgs 24, 26 (See next page)

Recommendation: **APPROVAL of COA 19-54** because of the following conclusions:

1. The replacement of the roof, gutters, and soffit are necessary because of damage.
2. The location of the gutters and downspouts will be the same as the previous ones and will not impact or damage any architectural features of the house.
3. While the shutters are wood, staff finds it unlikely that they are original to the house. The replacement shutters will be proportioned so they give the appearance of being able to cover the window, which meets the standards in the design guidelines. Vinyl, louvered shutters are found on Colonial Revival homes throughout Elm Heights historic district.

4.4 Roofs

The Elm Heights Historic District is exceptional in the use of fine roofing materials that are increasingly rare in modern construction. Be aware that the salvage value of these materials alone may entice some contractors to suggest replacement. Any change in materials requires a COA. Some of these materials are associated with a specific style of architecture, for example, tile roofs on Spanish Colonial homes. Others are associated with higher-quality construction: slate is a more lasting investment than asphalt shingling. Roof shapes may also illustrate styles of architecture. In Elm Heights, the most common style of house is Colonial Revival. Colonial-style roof shapes are often an assemblage of simple rectangular forms and are usually side-gabled. In this style, additions on either side of the principal roof of the house may have flat roofs with balustrades, a popular sunroom type. This is a typical form that may be appropriate for new additions on existing colonial homes. Roofs are a key element expressing the quality, level of detail, and substance of the historic district as a whole.



Preservation Goals for Roofs

To ensure the structural soundness of the building by preventing moisture damage.

To retain and restore original roofs and special features, such as unique materials, cresting, box gutters, dormers, cornices, cupolas, and chimneys where they are significant to the design of the building, through routine maintenance and repairs.

To minimize impacts to historic roofs and street views through appropriate design when adding new features, room additions, or energy retrofits.



Guidelines for Roofs

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

- I. A change in the appearance, either shape or materials, of a roof or roof feature, including guttering.**
 - Replace only the deteriorated portion of a historic roof and use substitute materials only if using the original material is not technically feasible. If full replacement is necessary, replace it “in kind,” matching the original in materials, scale, detail, pattern, and design.
 - If a historic roof feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and color with the historic building and district.
 - If new gutters and downspouts are needed, install them so that no architectural features are lost or damaged. For modest postwar roofs, galvanized metal may be an appropriate choice. Retain the shape of traditional half-round gutters and downspouts. Historically, copper guttering is not painted.
 - When attempting to introduce new roof features such as skylights, dormers, or vents, locate them so as to minimize damage to the historic roof design, character-defining roof materials, or the character of the historic district.
 - Install equipment such as solar collectors or antennae in locations that do not compromise roofs of significant durability (clay or slate) and on roof slopes less visible from the street.

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.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 19-54
Date Filed: 9-3-19
Scheduled for Hearing: 9-26-19

RECEIVED
SEP 03 2019
BY: CH

Address of Historic Property: 507 South Jordan Avenue
Petitioner's Name: Elizabeth A. Roberge
Petitioner's Address: 507 South Jordan Avenue
Phone Number/e-mail: (317) 514-4436 eroberge8@gmail.com
Owner's Name: (same as above)
Owner's Address: (same as above)
Phone Number/e-mail: (same as 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. THE SOUTH ONE-HALF OF LOTS 24 AND 25 IN CAMPUS PLACE ADDITION TO THE CITY OF BLOOMINGTON, INDIANA.

2. A description of the nature of the proposed modifications or new construction:
In Early 2019, my neighbor's dead tree came down and hit the south east side of the roof line of my house, damaging the roof, gutters, and soffits. I am replacing the roof and all gutters/soffits on the house for continuity of appearance. Existing metal gutters and downspouts will be replaced with new metal gutters/downspouts (Tuxedo Gray in color). Existing wood soffits (dark green in color), will be replaced with new metal soffits (also Tuxedo gray in color), providing improved appearance and longevity. Existing wood surfaces (now dark green) will be repainted with a lighter color (such as antique ivory). Existing asphalt shingles will be replaced with new asphalt shingles (Appalachian Sky). Wood shutters (dark green) will be replaced with new synthetic shutters (likely dark green).

3. A description of the materials used.
New gutters, downspouts, and soffits will be made of painted aluminum and be the color of Tuxedo Gray (see enclosed manufacturer brochure). Wood shutters will be replaced with synthetic (plastic) shutters (likely dark green) (See enclosed manufacturer brochure). All new asphalt shingle roof (see enclosed manufacturer brochure). Photographs of the property from South Jordan Avenue are enclosed. Maintenance of overgrown landscaping is planned. The footprint of the structural improvements will not be changed as a part of the work.

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

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

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

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

PHOTOS



Front View



Front View

The information contained in this report is based upon the conditions and available access to the subject property at the time of inspection, as well as the opinions of the on-site inspector and the information provided by the insured. JMI Reports, Inc. makes no representations or guarantees as to the accuracy or completeness of the information provided. This report is submitted solely as an aid in evaluating an insurance underwriting decision. The customer understands and agrees that they are responsible for compliance with all applicable laws with respect to their underwriting decision and agree to indemnify and hold JMI Report, Inc. harmless from any liability or damage arising from this report.

PHOTOS



Front View



Front View

PHOTOS



Front View



Front View



Louvered exterior vinyl shutters bring out the beauty of windows on both contemporary and historically-inspired homes with crisp shadows and sharp, angled louvers. Explore the subtle details of each louvered shutter to find the style that best fits your architecture.

LIKELY THIS STYLE

Standard Open Louver Shutter

Cathedral Top Center Mullion Shutter - L1

Straight Top Center Mullion Shutter - L2

Cathedral Top Offset Mullion Shutter - L3

Straight Top Offset Mullion Shutter - L4

Cathedral Top All Louver Shutter - L5

Straight Top All Louver Shutter - L6

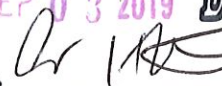


EXTERIOR LOUVERED SHUTTERS

ELIZABETH A. ROBERGE
(317) 514-4436/eroberge8@gmail.com

August 30, 2019

Mr. Conor Herterich
Historic Preservation Program Manager
Housing & Neighborhood Development
401 North Morton Street
Bloomington, Indiana 47404

RECEIVED
SEP 03 2019
BY: 

Re: Application for Certificate of Appropriateness

Dear Mr. Herterich:

Enclosed please find an Application for Certificate of Appropriateness (“COA”) with respect to work on my home located at 507 South Jordan Avenue in Bloomington (the “Property”). Accompanying the enclosed application you also will find:

1. Three (3) sets of photographs of the Property as viewed from South Jordan Avenue;
2. A manufacturer brochure depicting the gutter/soffit material selected for the Property;
3. A print out from a manufacturer website depicting the shutters selected for the Property;
4. A manufacturer brochure depicting the asphalt shingles selected for the Property.

A COA is requested with respect to (1) the change of the existing wood soffits to metal soffits, and (2) the change of the existing wood shingles to synthetic shingles.

Because the work planned for the Property was triggered by storm damage resulting from my neighbor’s dead tree hitting the south east (back) roofline of my house, I hope that the enclosed will qualify for staff approval in order to expedite commencement of the work.

Thank you in advance for your assistance with this matter. Please do not hesitate to contact me at (317) 514-4436 if you require any additional information.

Sincerely,


Elizabeth A. Roberge

cc: Universal Roofing & Exteriors

COA: 19-56

Address: 115 S. Walnut Street

Petitioner: Bailey & Weiler Design

Parcel #: 53-05-33-310-179.000-005

Rating: Contributing

Structure; Two-Part Commercial Block c. 1890



Background: Two-part commercial block building located in the Courthouse Square Historic District.

Request: Lay brick over the existing painted plywood section of the exterior wall underneath the covered entryway of the building.

Guidelines: Courthouse Square Historic District Design Guidelines, pgs 14

1. The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.
2. The placement and architectural treatment of the front entrances shall differentiate the primary retail entrance from the secondary access to the upper floors.

Recommendation: **DEFER to the HPC** because of the following conclusions:

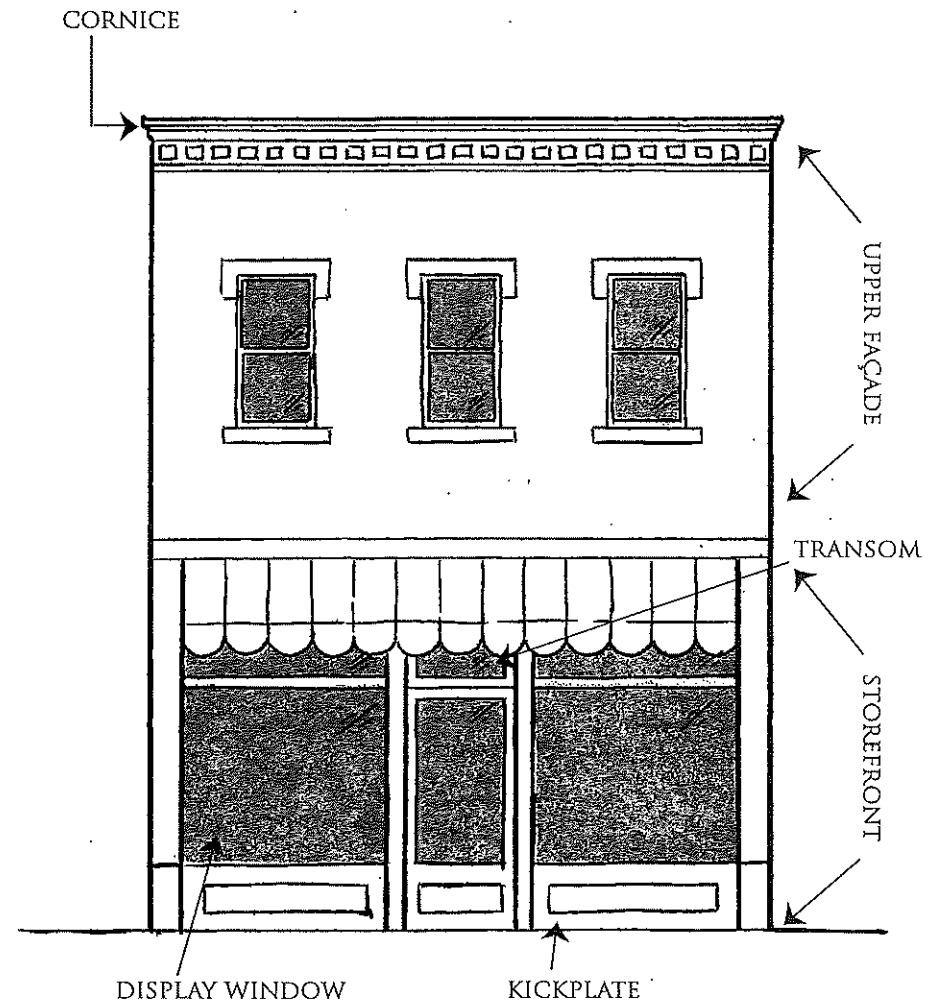
1. The guidelines state that the primary entrance façade should be differentiated from the secondary façade of the structure. The addition of a brick that matches the brick on the secondary façade will not meet this standard.
2. Original material is not being lost and the recessed entryway is not highly visible. Staff is unsure whether or not this alteration will negatively impact the historic character of the building.

2. GUIDELINES FOR REHABILITATION AND MAINTENANCE

A. Primary Façade

a) Storefronts

1. The scale and proportion of the existing building, including the recognition of the bay spacing of the upper stories, should be respected in the storefront.
2. The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.
3. The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper façade. Changes to the primary façade should maintain this separation and be made apparent.
4. The placement and architectural treatment of the front entrances shall differentiate the primary retail entrance from the secondary access to the upper floors.
5. The treatment of the secondary appointments such as graphics and awnings should be as simple as possible in order to avoid visual clutter to the building and its streetscape.



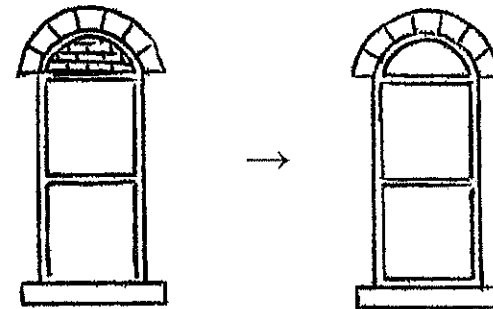
c) Exterior Walls, General

1. Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, architectural details, and other character-defining features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.
2. When character-defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original or building period in material, color, texture, size, shape, profile and detail of installation. Any replacement design for a fixture or window that is within the district and that has been previously approved for a State or Federal tax credit project may be approved at the Staff level.
3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
4. Using existing openings is preferred, but new openings may be approved on a case-by-case basis.
5. Use of existing original openings in their original size and shape is preferred but other designs may be approved on a case-by-case basis.

LEAD PAINT PER BMC

Peeling, flaking and chipped paint on the exterior of a property or its accessory structures shall be eliminated and accomplished in accordance with any applicable rules or regulations established by the United States Environmental Protection Agency or the state department of environmental management. [Exceptions may apply, see Appendix]

6. Re-opening original openings which have over time been filled is encouraged.



7. Changing paint color where paint is the existing application or painting previously unpainted surfaces will be reviewed by the Bloomington Historic Preservation Commission and should be appropriate with the overall character of the district.

APPLICATION FORM CERTIFICATE OF APPROPRIATENESS

Case Number: 19-56

Date Filed: 9-17-19

Scheduled for Hearing: 9-26-19

Address of Historic Property: 115 S. Walnut St. Bloomington IN. 47404

Petitioner's Name: Bailey & Weiler Design/Build

Petitioner's Address: 700 N. Rogers St. Bloomington IN. 47404

Phone Number/e-mail: (812)-330-1169/ Office@Bailey-Weiler.com

Owner's Name: Bob Stohler

Owner's Address: 115 S Walnut St. Bloomington IN. 47404

Phone Number/e-mail: (812)-325-2087/

Instructions to Petitioners

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

A "Complete Application" consists of the following:

A legal description of the lot. 013-39320-00 ORIGINAL PLAT PT LOTS 93 & 94

1. A description of the nature of the proposed modifications or new construction:
We are Proposing to lay General Shale's Chestnut brick over the existing painted plywood which covers the middle section of the exterior wall underneath the covered entryway for the property located in the downtown historical district.

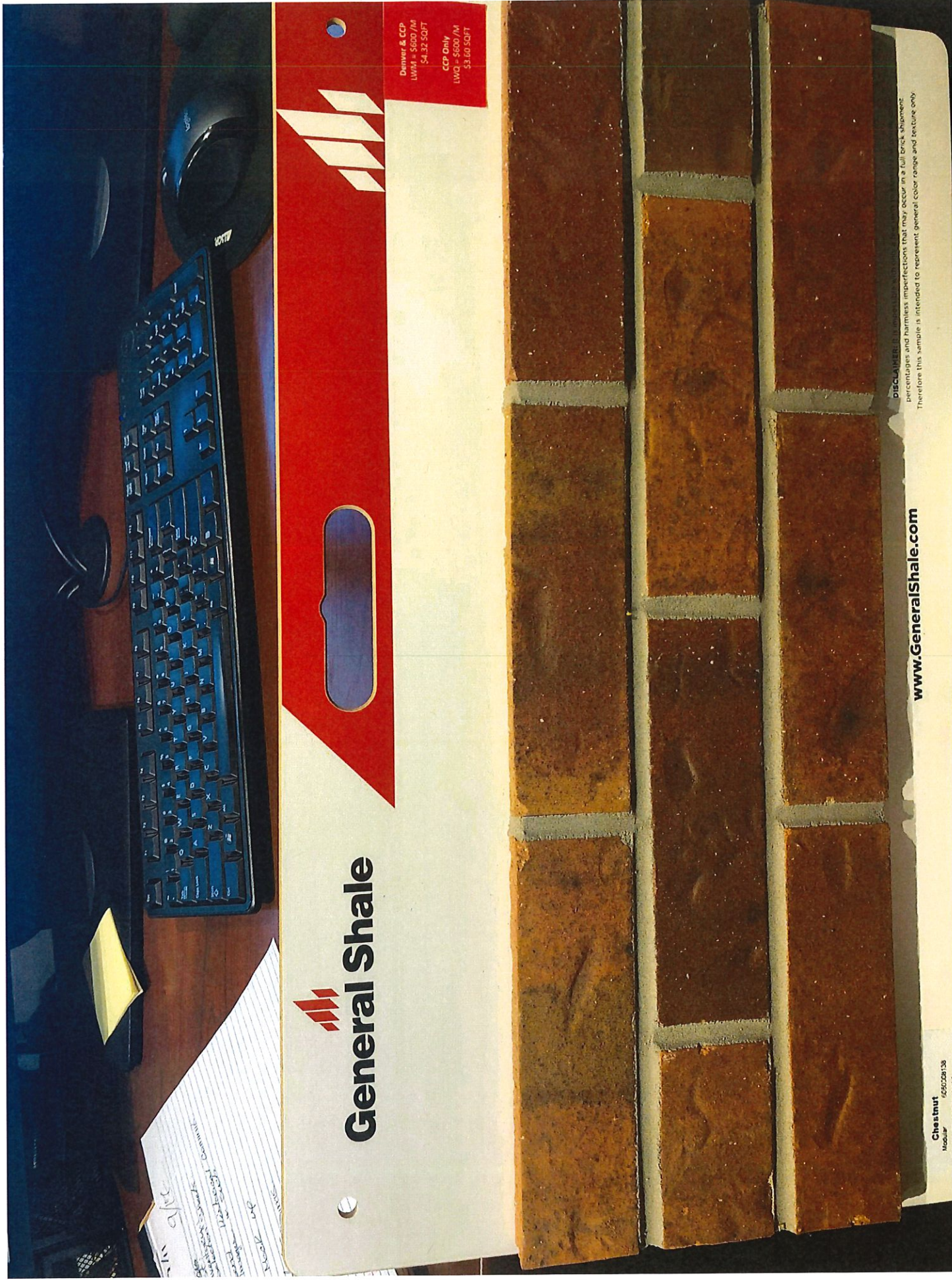
2. A description of the materials used.
General Shale-Modular Size Straight Edge C126 (Denver)-Chestnut Sku: 6060008138

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

4. 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.

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

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



General Shale

Denver & CCP
LWM = \$600 /M
\$4.32 SQFT
CCP Only
LWO = \$600 /M
\$3.60 SQFT

www.GeneralShale.com

Chestnut
Module
1500/200/138
See prospectus for details.

percentages and harmless imperfections that may occur in a full brick shipment. Therefore this sample is intended to represent general color range and texture only.



BEFORE



AFTER

COA: 19-57

Address: 100 W. 6th Street

Petitioner: Noah Rogers

Parcel #: 53-05-33-310-179.000-005

Rating: Non-Contributing

Structure; Two-Part Commercial Block c. 1870



Background: Two-part commercial block building located in the Courthouse Square Historic District. Also known as the Dixie Market, significant alterations have resulted in a rating of Non-Contributing.

Request: As part of a larger interior renovation:

1. Three wide window on the 6th Street façade and the two wide window on the Walnut Street façade (all non-original) will be replaced with double hung aluminum clad wood windows.
2. Nine windows along the Walnut St. façade, partially filled in and boarded up, will be restored.

Guidelines: Courthouse Square Historic District Design Guidelines, pgs 16

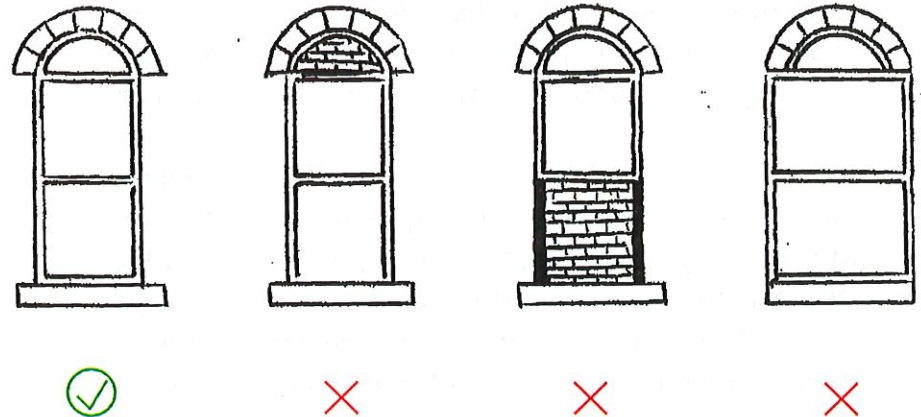
Recommendation: **APPROVAL WITH CONDITIONS** of COA 19-57 based on the following conclusions:

1. While a façade restoration based on historic photograph would be the preferred treatment for the south elevation, the windows being replaced are not original so staff approves of their replacement.
2. Condition: Staff finds that the semi-circle upper part of the nine windows along the east elevation should be reopened and replacement windows should be double hung and arched to fit the proportion of the original window opening. **Staff recommends approval if petitioner agrees to this condition.**

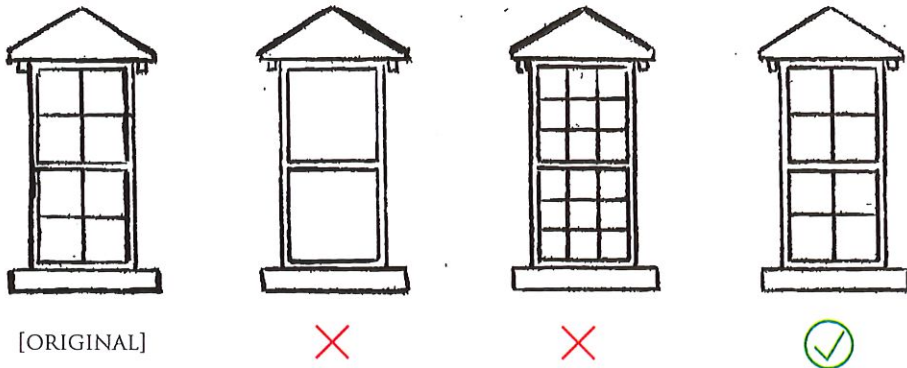
b) Upper Façade Windows

1. The original window design, elements and features (functional and decorative) and the arrangement of window openings should be preserved and repaired using recognized preservation methods, rather than replaced. Windows, window fittings, sash operation, and shutters are important elements of building design that reflect the period of development and the original purpose. Representative window sash includes wood with single glazing, steel ventilator windows, double-hung (single light and multi-light), double vent casements, and pivot windows. Deteriorated or missing window elements and features (functional and decorative), should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration, and detail as closely as technically and economically feasible.
2. Retrofitting existing frames and sash to allow for the insertion of an additional pane of insulating glass for storm window applications may be allowed if the alteration does not visually detract from the historic fabric of the original window.
3. Before the Commission will consider original window replacement, a survey of existing window conditions shall be submitted for review including photographic documentation. For large scale replacement, a site visit may be appropriate.

4. If it is demonstrated that original windows cannot be repaired, they should be replaced with windows that match the original in material, detail, profile, and dimension. If using the same material is not technically or economically feasible, the Commission may consider the use of replacement windows. The Commission may require the retention of some original windows, preferably in situ, to provide documentation of original conditions. Enlarging or reducing window openings for the purpose of fitting stock window sash or air conditioners will not be allowed.



5. The number and arrangement of window panes in the sash design shall not be changed from the original.



6. True divided light window sash with muntins that match the dimension and profile of the original muntins is preferred. Applied muntins may be allowed if the applied muntins match the original muntin dimension and profile, are identical on the interior and exterior of the window, and have a dark spacer bar between the glass.
7. Tinted or reflective-coated glass are not preferred, but may be approved on a case-by-case basis. In particular, solar thermal, energy efficiency and similar “green” properties will be a consideration toward an approval of tinted or reflective-coated glass. Please see Section 3: Guidelines for Sustainability and Efficiency for more information on “green” alternatives.

8. Some of these buildings have already lost their original windows or they have been filled over time. It is preferred that replacement windows for these properties be based on documentary evidence of the original windows. If such evidence is unavailable, the replacement window design should be based on documentation of original windows on a similar property in the Courthouse Square Historic District. Adaptation of an opening for other uses may be approved on a case-by-case basis.
9. Exterior combination storm windows and/or screens may be allowed provided the installation has a minimal visual impact. Exterior or interior storm windows are encouraged as long as the windows do not obscure the original sash design. This is done easily by matching the placement of the dividing rails, stiles or rails on double hung windows with features of an equal or smaller dimension on the storm windows.
10. Storm window sashes and frames should have a finish that matches the primary window sash and frame color, so as not to obscure the original sash design.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
SEP 06 2019

BY: CH

Case Number: 19-57

Date Filed: 9/5/19

Scheduled for Hearing: 9-26-19

Address of Historic Property: 100 W. 6th St. Bloomington, IN. 47404 or 205 N. Walnut Bloomington, IN. 47404

Petitioner's Name: Noah Rogers (Rogers Remodeling LLC)

Petitioner's Address: 1023 S. Walnut St. Bloomington, IN. 47401

Phone Number/e-mail: (cell) 812-345-9009 rogersnoah@comcast.net

Owner's Name: Anwar Naderpoor

Owner's Address: 3313 S. Forrester St "47401"

Phone Number/e-mail: 812-3279790 anwarnaderpoor@gmail.com

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 013-38610-00 ORIG PLAT PT. (E 22') 228+1/4

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

SE
Adding 5 efficiency apts. upstairs with single bath
+ kitchen. The only work currently affecting facade is,
Window change out. (See Attached drawing + blueprints)
The ext. of window will have ~~6"~~ trim around perimeter
of opening only.

3. A description of the materials used.

Pella aluminum clad wood interior of building
- aluminum clad expander + receptor, no more than
8" around perimeter of window.

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

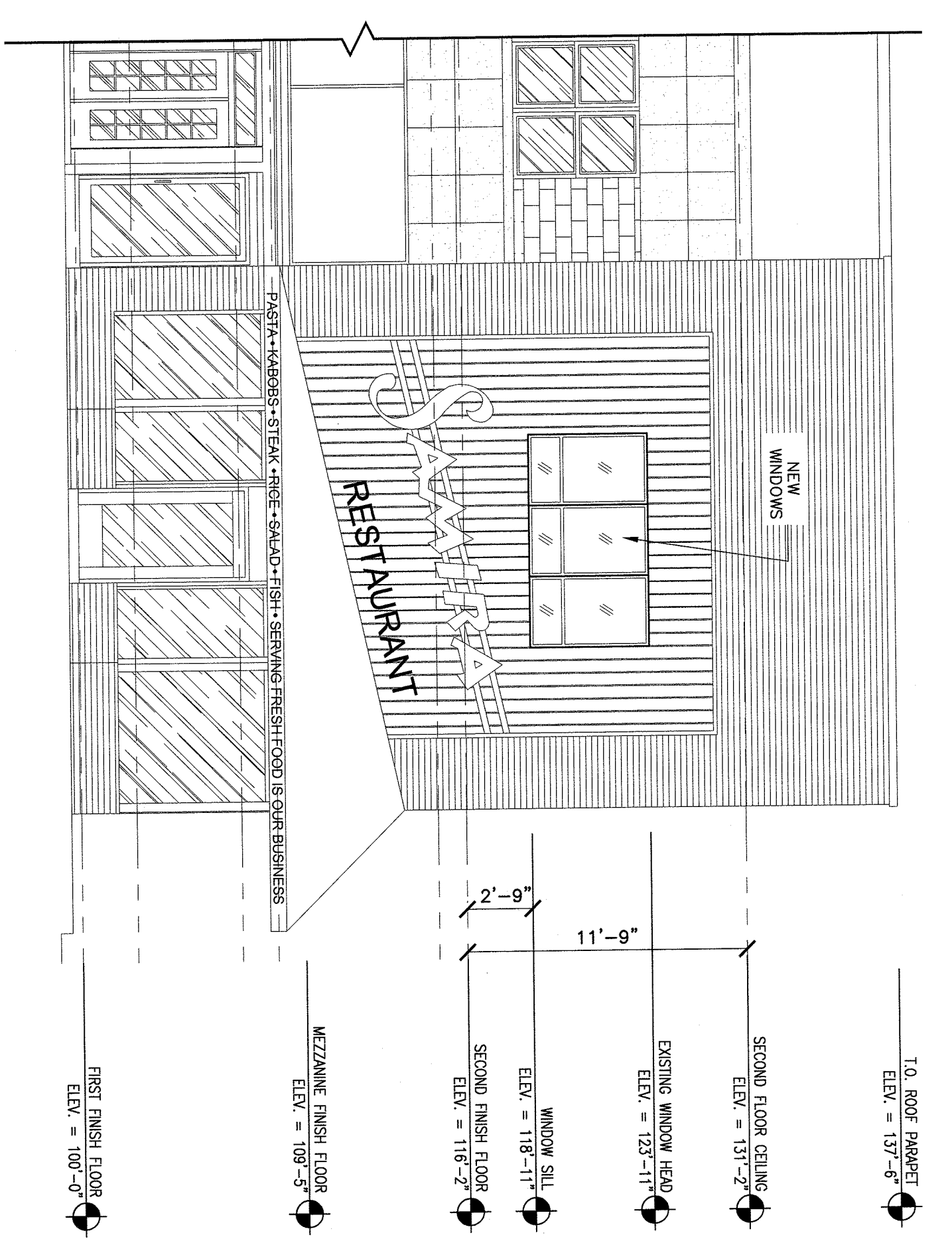
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

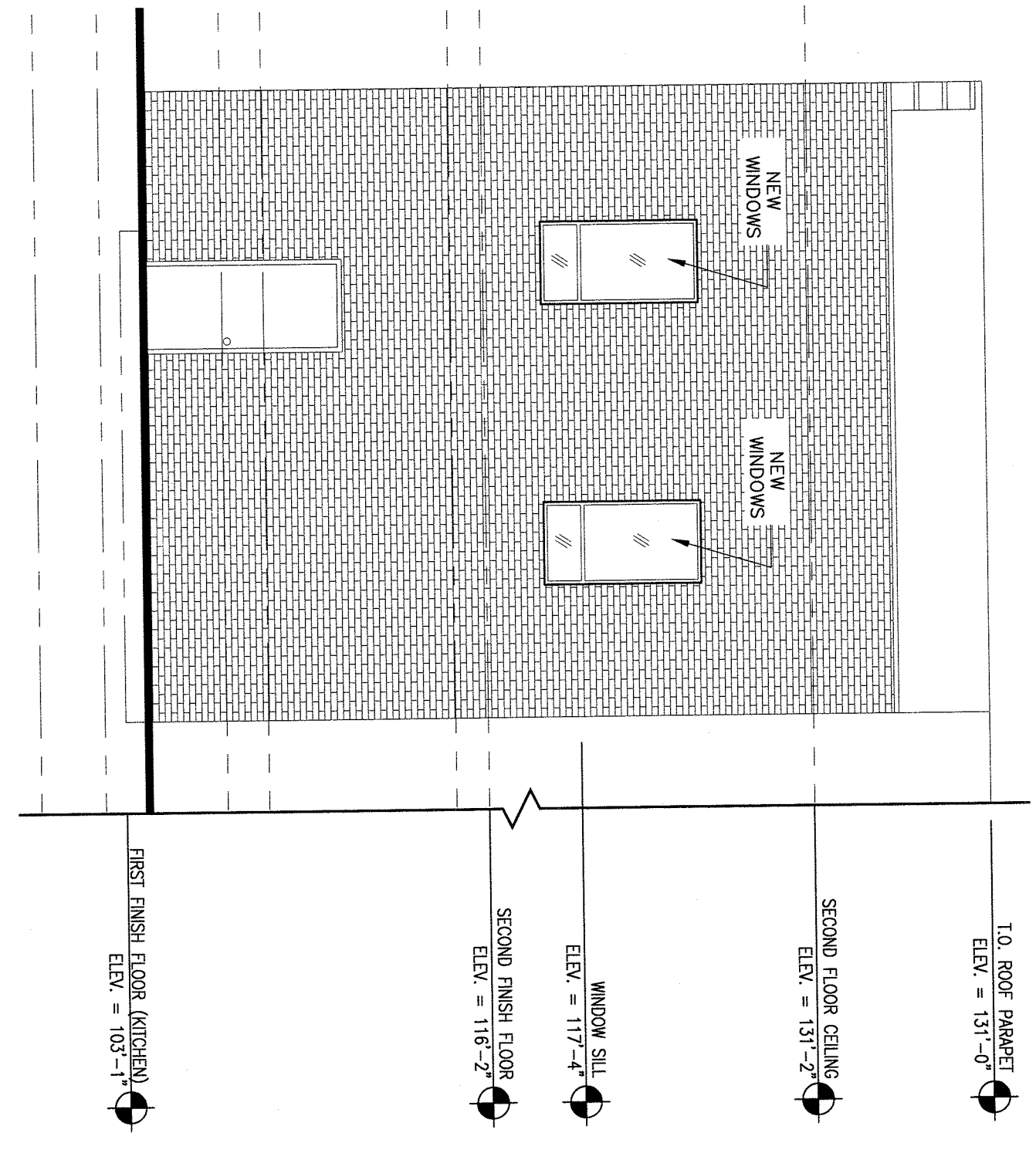
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

100 W. 6th St.
49404

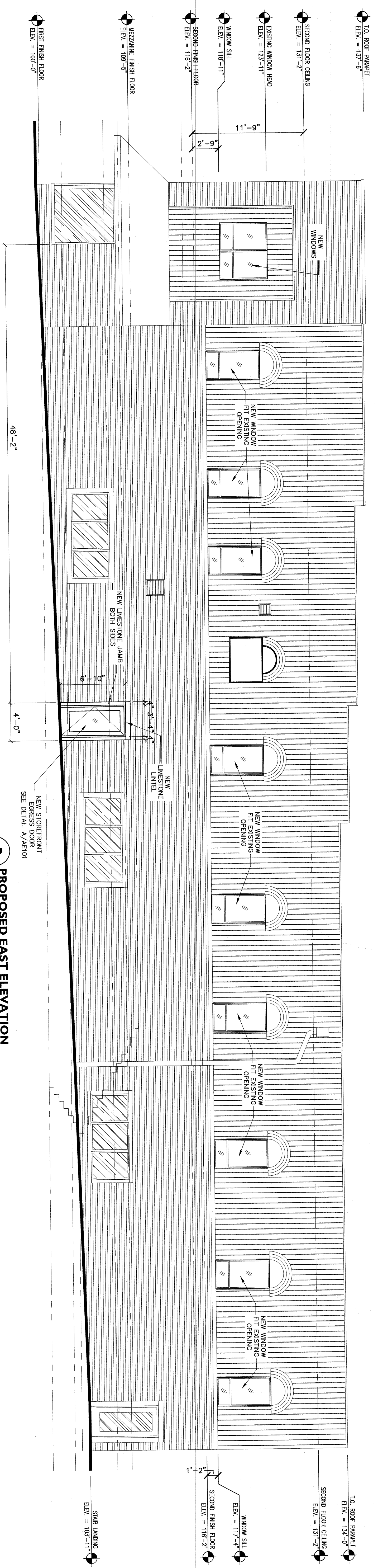
THESE PLANS ARE CONSIDERED VOID AND SUBJECT TO CORRECTIVE PROVISIONS OF ARCHITECTURAL BOARD RULES, TITLE 10 OF THE CODE OF REGULATIONS, 1989 AND 2004, AND 100 IAC 1-10-1. THE ARCHITECTURE INCLUDES BUT IS NOT LIMITED TO THE GENERAL FORM AS WELL AS THE AMOUNT AND POSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROVISIONS, UNAUTHORIZED USE OF THESE PLANS, WORK OR INVENTIONS, OR REUSE IN THE CONSTRUCTION OF BUILDINGS SHALL BE PROHIBITED. CONTACT: TABOR BRUCE ARCHITECTURE & DESIGN, INC.



1 PROPOSED SOUTH ELEVATION
 3/16" = 1'-0"
 NOTE: SEE PHOTO ---- FOR EXISTING CONDITIONS



2 PROPOSED NORTH ELEVATION
 3/16" = 1'-0"
 NOTE: SEE PHOTO ---- FOR EXISTING CONDITIONS



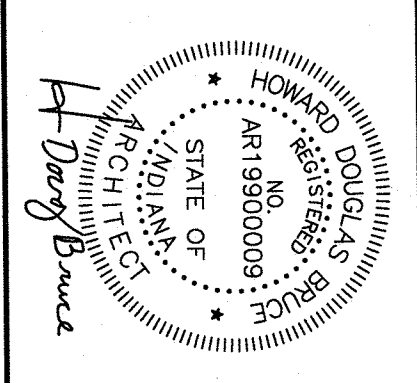
3 PROPOSED EAST ELEVATION
 3/16" = 1'-0"
 NOTE: SEE PHOTO ---- FOR EXISTING CONDITIONS

TABOR BRUCE
 ARCHITECTURE & DESIGN INC.
 1101 S. WALNUT STREET - BLOOMINGTON, IN, 47401
 TELEPHONE: (812) 332-6258 WEB: WWW.TABORBRUCE.COM

UPPER FLOOR RENOVATION FOR:
SAMIRA BUILDING
 100 WEST 6TH STREET
 BLOOMINGTON, IN 47404

REVISIONS

PROJECT NO. 4517
 DATE: JULY 31, 2019
 DRAWN BY: D. TALSKA
 CHECKED BY: D. BRUCE
 SHEET NAME: PROPOSED ELEVATIONS



AE201

SHEET NO.

COA: 19-58

Address: 1119 E. 1st Street

Petitioner: Fionnuala Thinnes

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

Rating: Outstanding

Structure; Mission Revival c. 1937



Background: Known as the Anthony House, this is an unaltered, Mission Revival style home in the Elm Heights local historic district and Vinegar Hill National Register District.

Request: Remove Saucer Magnolia tree from the front yard because it is too close to the house and threatens the porch foundation and roof of the house.

Guidelines: Elm Heights Historic District Design Guidelines, pgs 12

1. The complete removal of mature, healthy trees should be considered only for compelling reasons because the loss of such trees diminishes the neighborhood and site setting.
2. Trees in close proximity to retaining walls and basements may cause their eventual erosion and collapse.

Recommendation: **APPROVAL** of **COA 19-58** based on the following conclusions:

1. According to the tree care specialist, Bill Glass of Woodland Farm Nursery, the tree was planted in an improper location (too close to house) and future growth may jeopardize foundation.
2. Staff finds that the structural integrity of the notable home is of greater importance than the magnolia tree.

3.1 Trees and Landscaping

Preservation Goals for Trees and Landscaping

To maintain the mature canopy that is associated with the historic Elm Heights neighborhood by the care and planting of appropriate trees and gradual removal of invasive trees.

Guidelines for Trees and Landscaping

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

I. Removal of a mature tree that is visible from the public right-of-way.

A mature tree is:

- a) a shade tree whose trunk is twelve inches in diameter or larger,
 - b) an ornamental tree whose trunk is four inches in diameter or fifteen feet high, or
 - c) an evergreen tree whose trunk is eight inches in diameter or fifteen feet high.
- A COA is not required to remove a dead tree. Consult with the City staff person to the Historic Preservation Commission regarding diseased, dying, or infested trees.
 - A COA is not required to remove an invasive tree as defined in the City of Bloomington Tree Care Manual.
 - When replanting, refer to the City of Bloomington Tree Care Manual for recommendations.
 - Retain historic landscape edging; do not introduce historically inappropriate edging materials and colors.
 - Selective removal of mature trees to allow solar installations may be considered on a case-by-case basis.

For additional information see the City Tree Care Manual:
http://issuu.com/bloomingtonparks/docs/tree_care_manual_2nd_edition_feb_2012



Things to Consider as You Plan

Periodic pruning of a mature tree by a certified arborist can help ensure the tree's health and the safety of pedestrians or site features below it. However, the complete removal of mature, healthy trees should be considered only for compelling reasons because the loss of such trees diminishes the neighborhood and site setting. Assistance with all aspects of tree care, including the selection of appropriate tree species for planting, can be found in the City of Bloomington Tree Care Manual. Within the list of undesirable trees (see Section 7.2). It is important to note, that list applies only to tree plot and does not refer to private yards. However, those listed as invasive should never be planted. Remember that the underground structure of a tree is as large as the aboveground portion that we can see.

Placing trees in close proximity to retaining walls and basements may cause their eventual erosion and collapse. Make sure to consider how large your new tree will be at maturity when choosing a species and variety.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 19-58

Date Filed: 9-17-19

Scheduled for Hearing: 9-26-19

Address of Historic Property: 1119 E. 1st Street, Bloomington, IN 47401

Petitioner's Name: Fionnuala Thinnes

Petitioner's Address: Same as owner

Phone Number/e-mail: See below

Owner's Name: Fionnuala + Jeff Thinnes

Owner's Address: 8936 Jeffery Road Great Falls VA 22066

Phone Number/e-mail: (571) 224-4227 / fgthinnes@jtiinc.net

Instructions to Petitioners

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

A "Complete Application" consists of the following:

1. A legal description of the lot, Parcel #: 53-08-04-100-093.000-009

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

Removal of tree planted in improper location (too close to house).
Roots and limbs encroaching on porch foundation and house (roof/gutters)
Structural damage and maintenance concerns.

3. A description of the materials used.

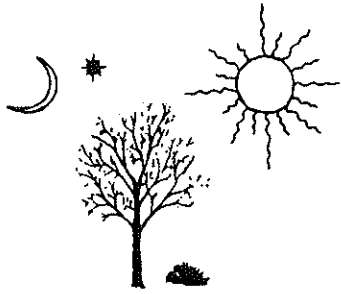
An experienced, licensed and bonded tree professional will be employed to safely remove tree.

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.



Woodland Farm Nursery & Landscape Co.

"Planting with Care"

Bill Glass
812-859-4430

2019 Query Road
Spencer, IN 47460

INVOICE

Our Invoice No.:

Job Location:

THINNES
RESIDENCE
1119 E. 1ST ST.
BLOOMINGTON

Date: 9/5/19

TO: ATTN: CONNOR HERTERICH
401 N. MORTON STREET
BLOOMINGTON, IN. 47404

Terms:

All accounts payable by 10th of month.
2% per month will be charged on all
accounts 30 days or older.

QUANTITY	DESCRIPTION	SIZE	UNIT PRICE	TOTAL
	I'M ADVISING MRS. THINNES			
	TO REMOVE THE SAUCER			
	MAGNOLIA (MAGNOLIA			
	SOULANGEANA) FROM HER			
	FRONT YARD. THE REASON BEING			
	IT WAS PLANTED IN AN			
	IMPROPER LOCATION - TOO CLOSE			
	TO THE PORCH FOUNDATION AND			
	THE ROOF OF THE HOUSE - THE			
	LIMBS ENCRUACHING ON THE ROOFING			
	AND GUTTERING.			
	THE FUTURE ANNUAL GROWTH			
	OF THIS MAGNOLIA WILL BE AN			
	OUGGING MAINTENANCE PROBLEM.			
	THANK YOU			
	Bill Glass			

OUR GUARANTEE: All trees, shrubs, and evergreens planted by the Woodland Farm Nursery are guaranteed for one year. This does not include annuals, perennials, bulbs, and lawn installations. Any plant that dies during the one year period will be replaced only once at our expense. This guarantee is contingent upon the owner giving the plants necessary care. This includes proper watering, cultivation and pest control. This guarantee does not include plant losses caused by factors beyond our control, such as: loss from fire, flood, winds, hail, ice, mechanical damage or vandalism.

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.*

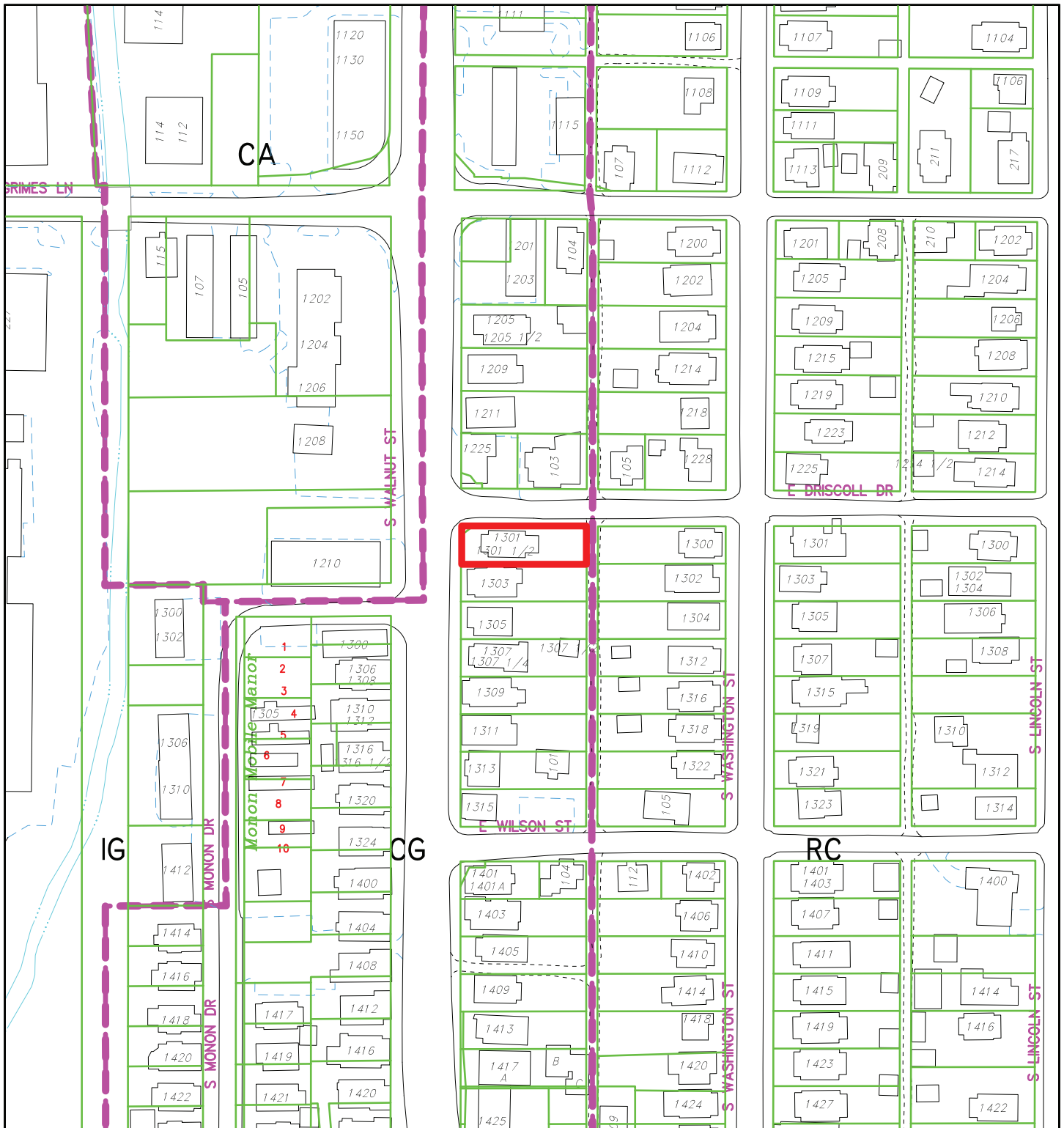
PROPOSED FINDING: The Department finds peculiar condition in the small lot size and narrow lot width of only 40', as well as the 2 street frontages. The practical difficulties are peculiar to the property in that the small lot width, in combination with parking setbacks, only allows a small area of the 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.

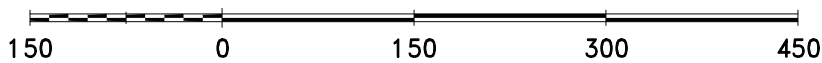
RECOMMENDATION: The Department recommends that the Hearing Officer adopt the proposed findings and approve the petition with the following conditions:

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



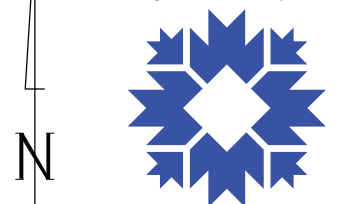
UV-14-19 David Howard
 1301 S Walnut Street
 Plan Commission
 Site Location, Zoning, Parcels

By: greulice
 9 May 19

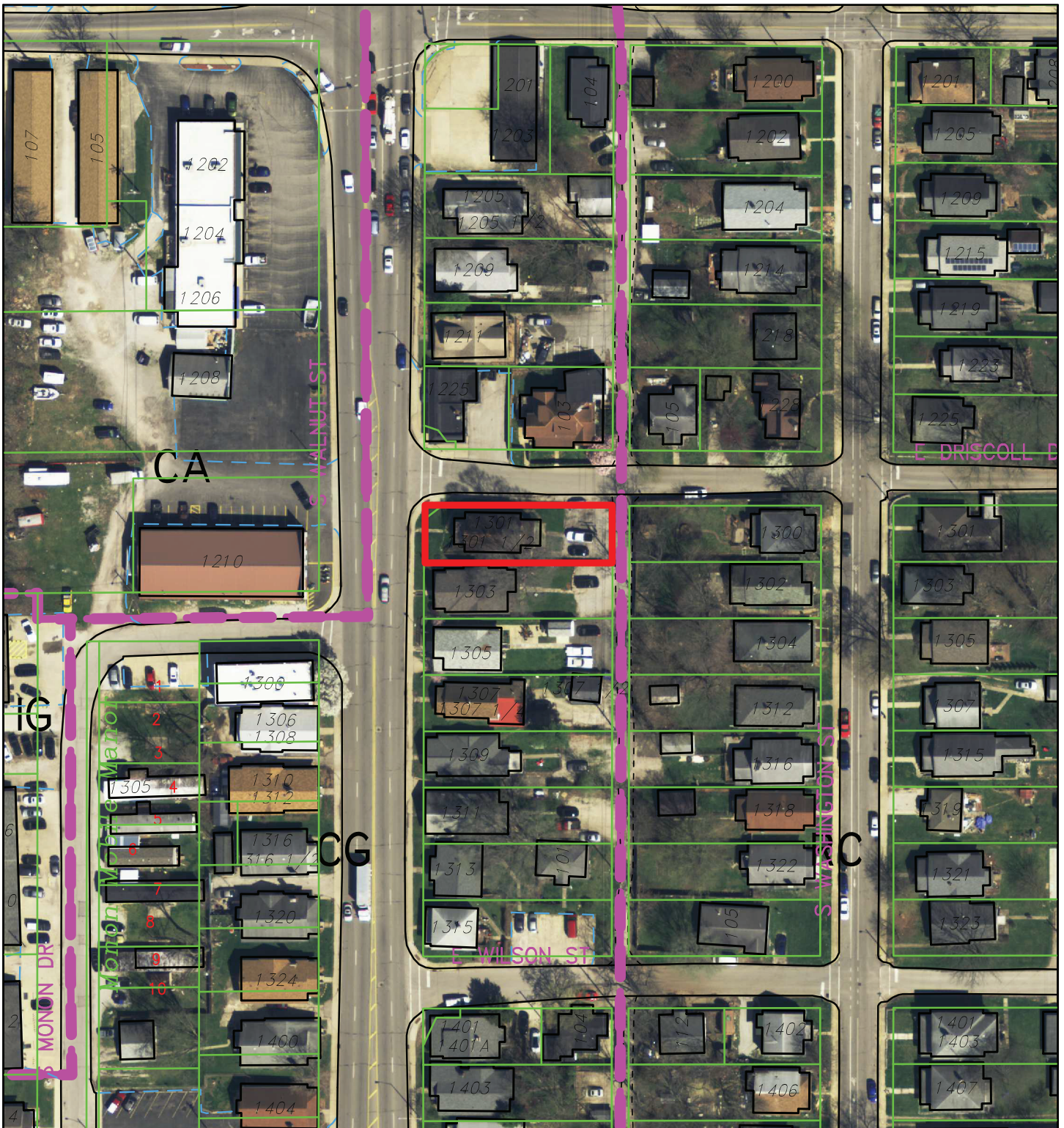


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 150'



UV-14-19 David Howard

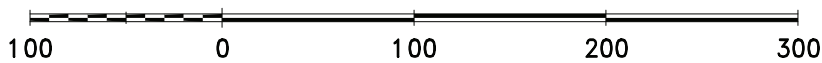
1301 S Walnut Street

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.





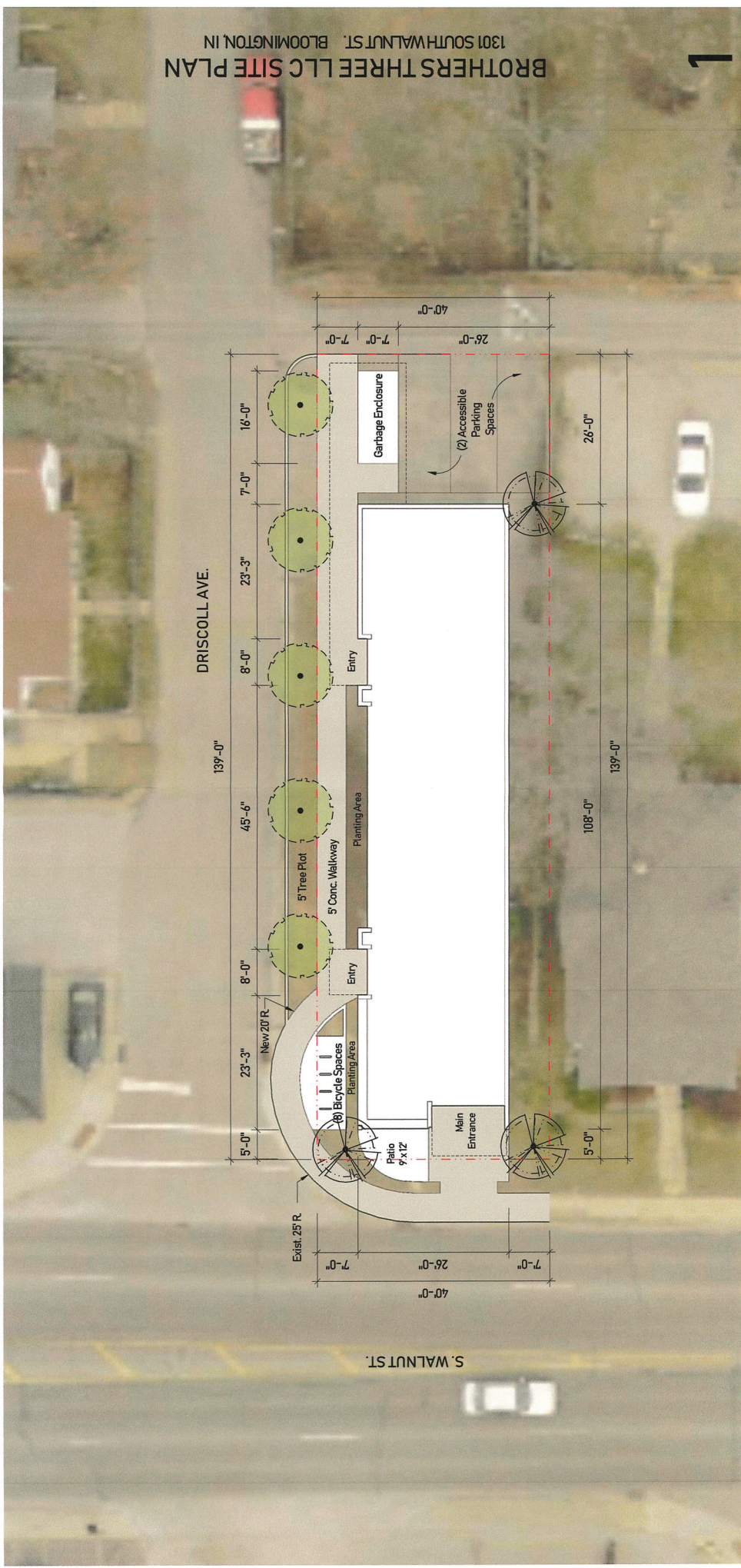
BROTHERS THREE LLC SITE PLAN
1301 SOUTH WALNUT ST. BLOOMINGTON, IN

1

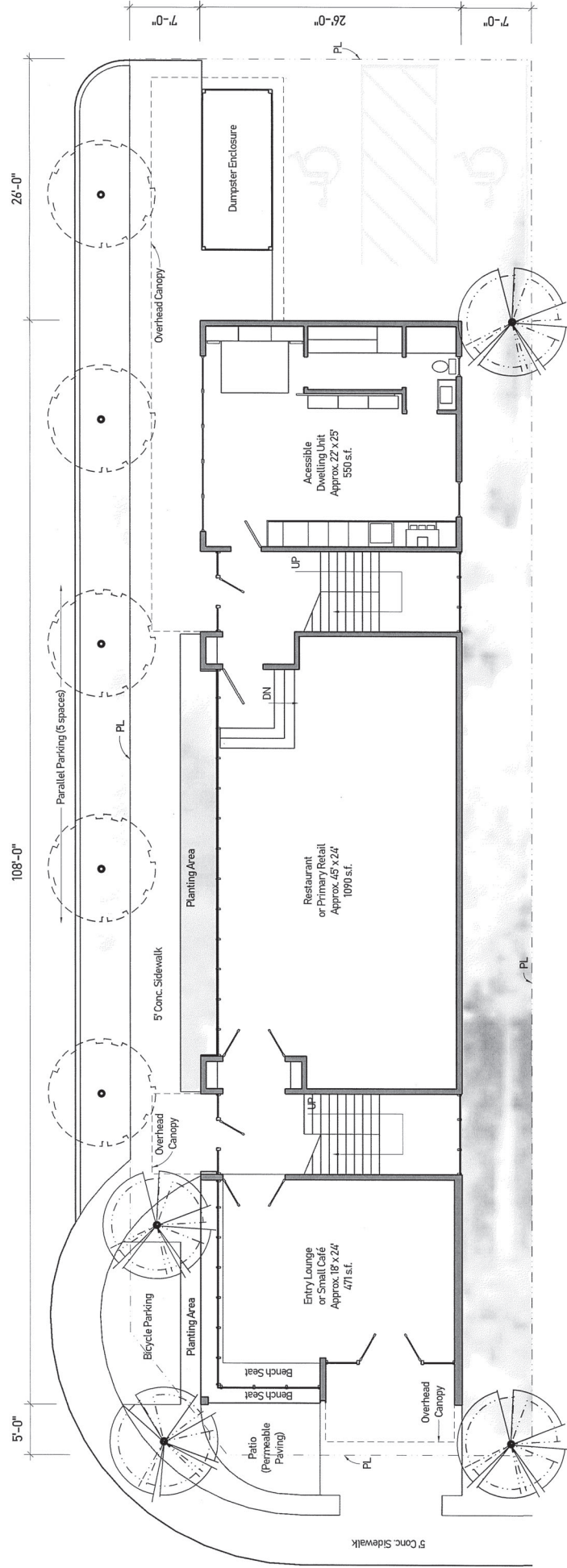
SITE
PLAN

04.29.19

SCALE: 1/16" = 1'-0"



DRISCOLL AVE.



S. WALNUT ST.

BROTHERS THREE LLC
1301 SOUTHWALNUT ST. BLOOMINGTON IN



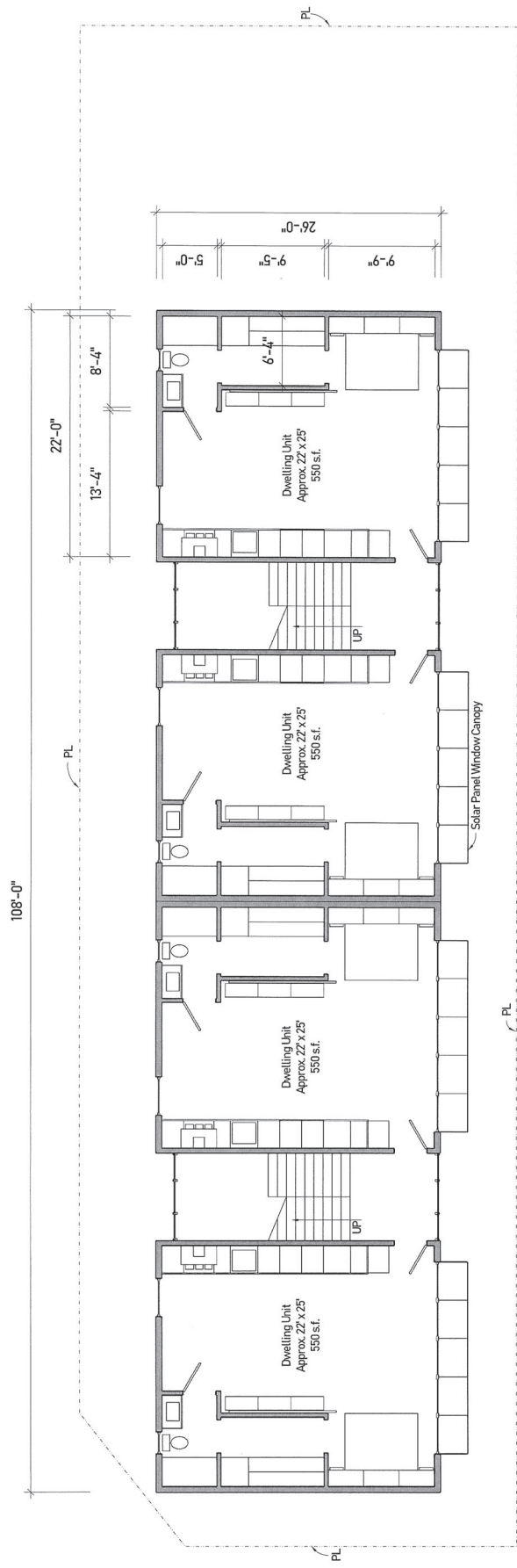
NORTH

1

1st FLOOR
PLAN

05.08.19

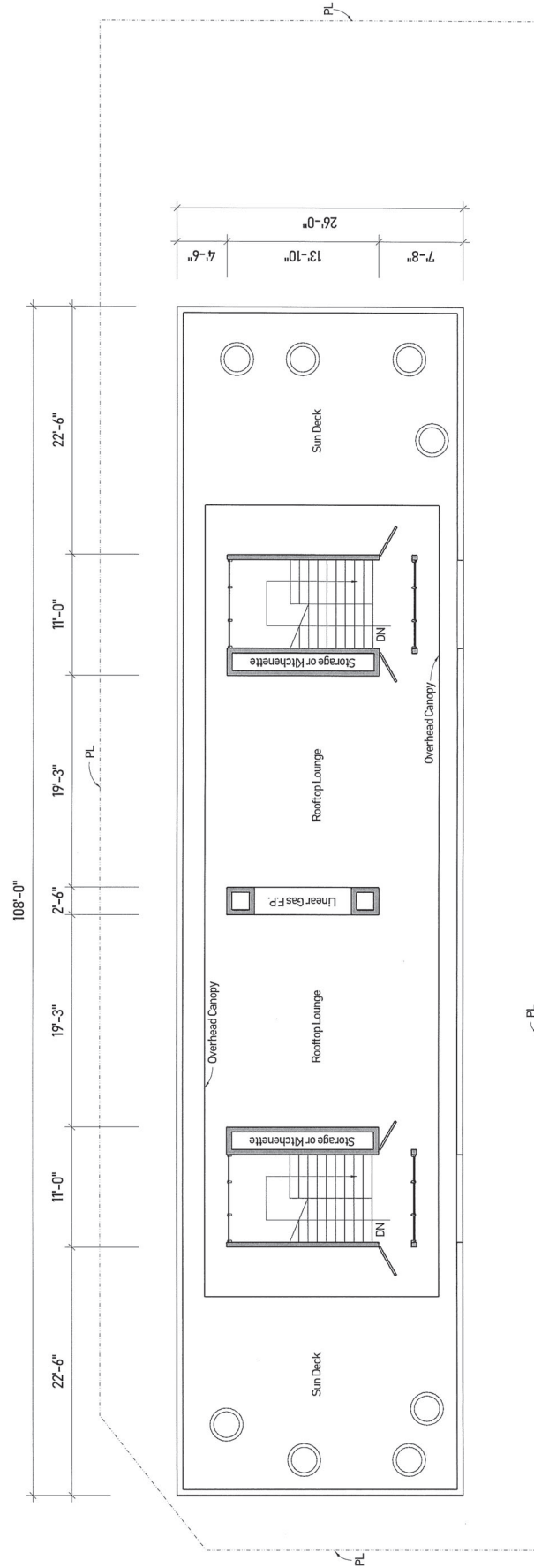
SCALE: 1" = 10'-0"



2
2nd & 3rd
FLOOR
PLAN
05.08.19

SCALE: 1" = 10'-0"

BROTHERS THREE LLC
1301 SOUTH WALNUT ST., BLOOMINGTON, IN



NORTH

3

ROOF
PLAN

05.08.19

SCALE: 1" = 10'-0"

BROTHERS THREE LLC
1301 SOUTH WALNUT ST. BLOOMINGTON, IN



Concept

BROTHERS THREE LLC
1301 SOUTH WALNUT ST. BLOOMINGTON, IN

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.

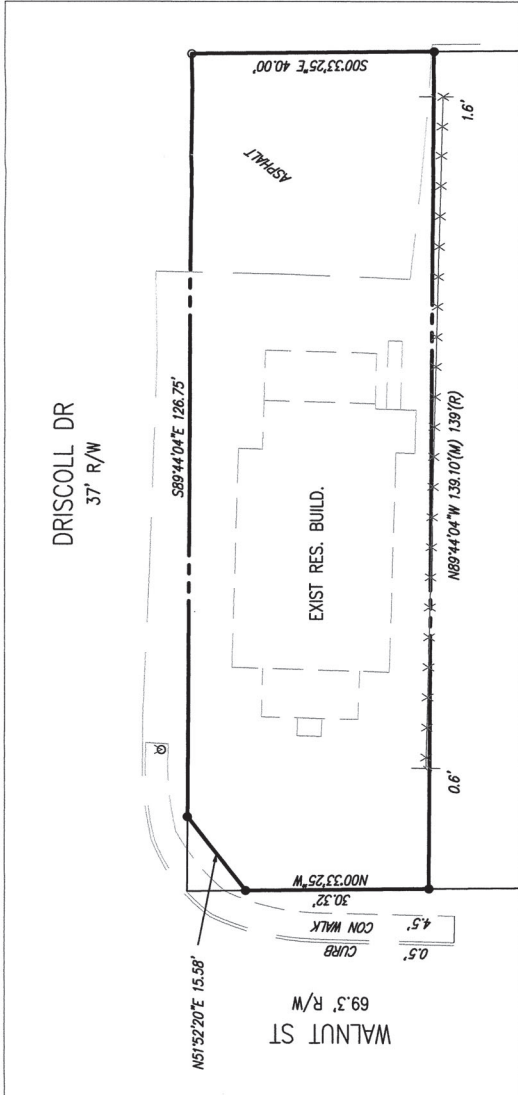
SURVEYOR'S REPORT

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:

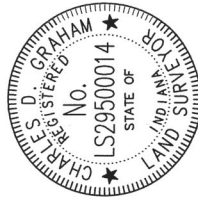
1. The East line of subject parcel was constructed by extending a line through found rail road spikes in the Southeast corner of Lot 8 and the Southeast corner of Lot 11 in Driscoll Addition.
2. The North and South lines of subject parcel was constructed parallel with a line through a rail road spike 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.



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



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

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.



NORTH



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 ——— X
- EXISTING FENCE ———

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

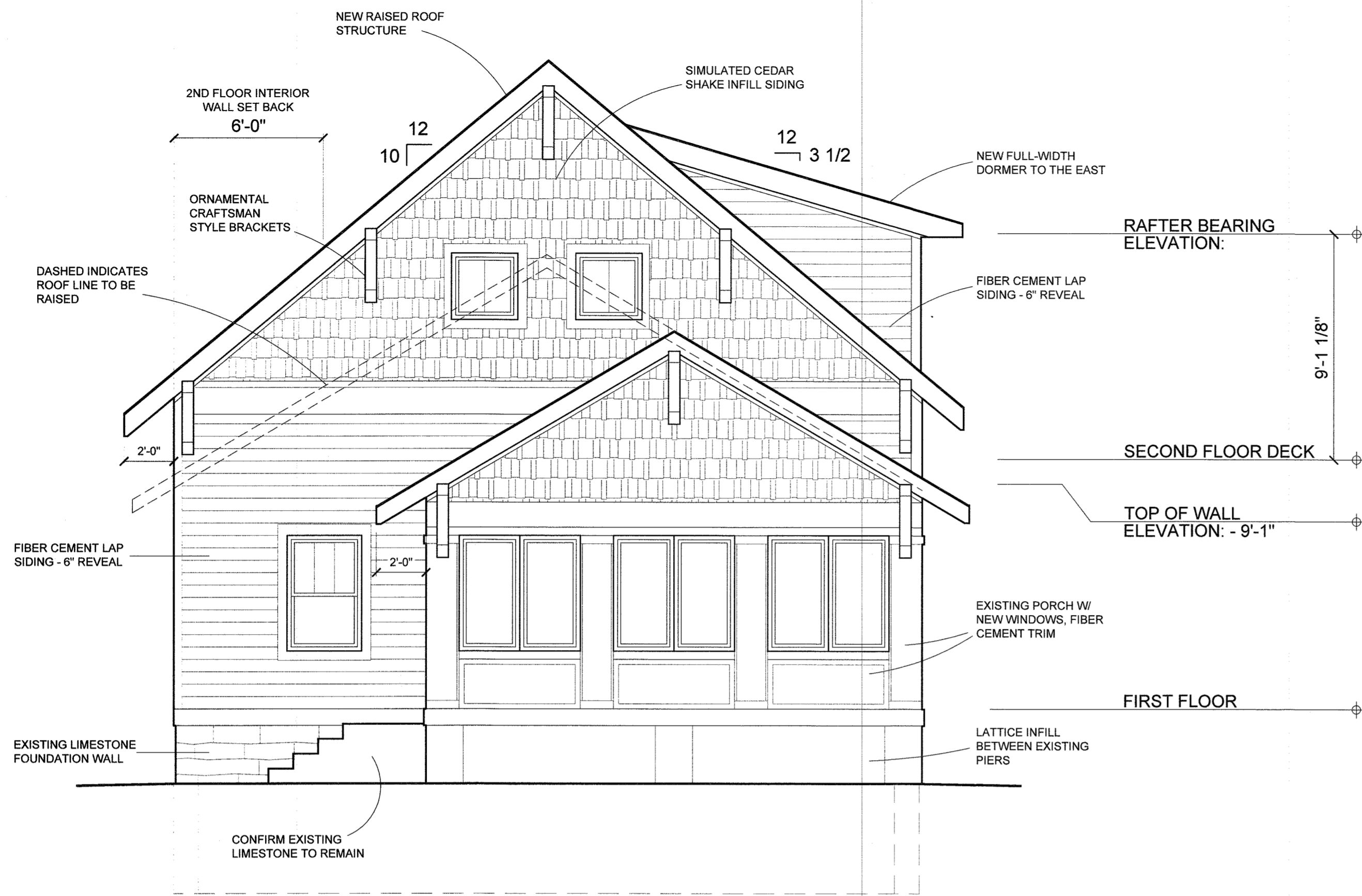


Background: Slightly altered California Bungalow style home. This is coming before the HPC as a retroactive demo-delay review due to an erroneous review of the building permit back in July.

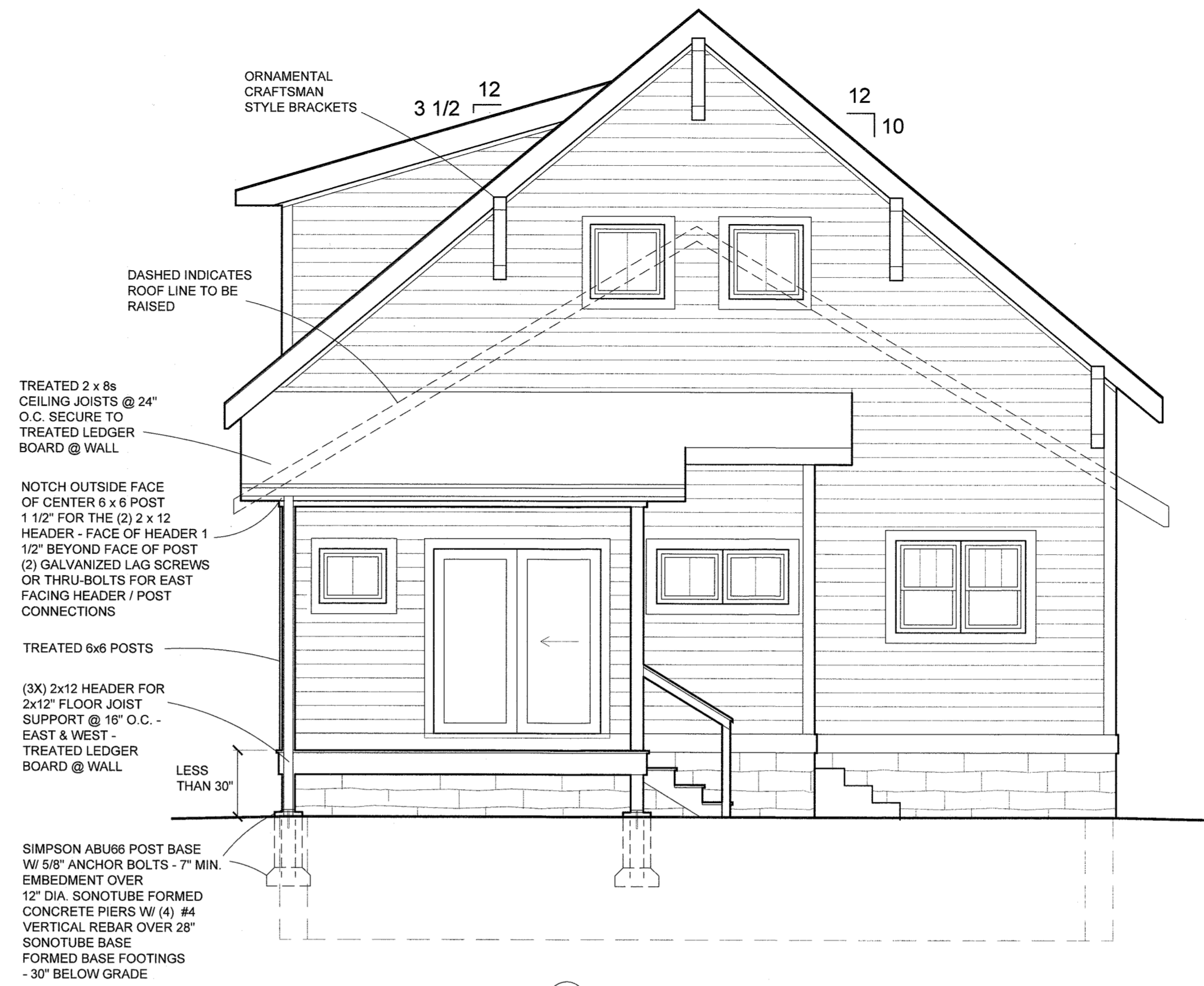
Request: Substantial demolition: Removal or enclosure of more than 50% of the structure.

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"

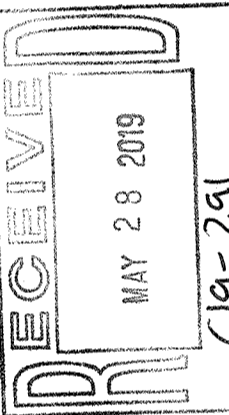


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISIONS

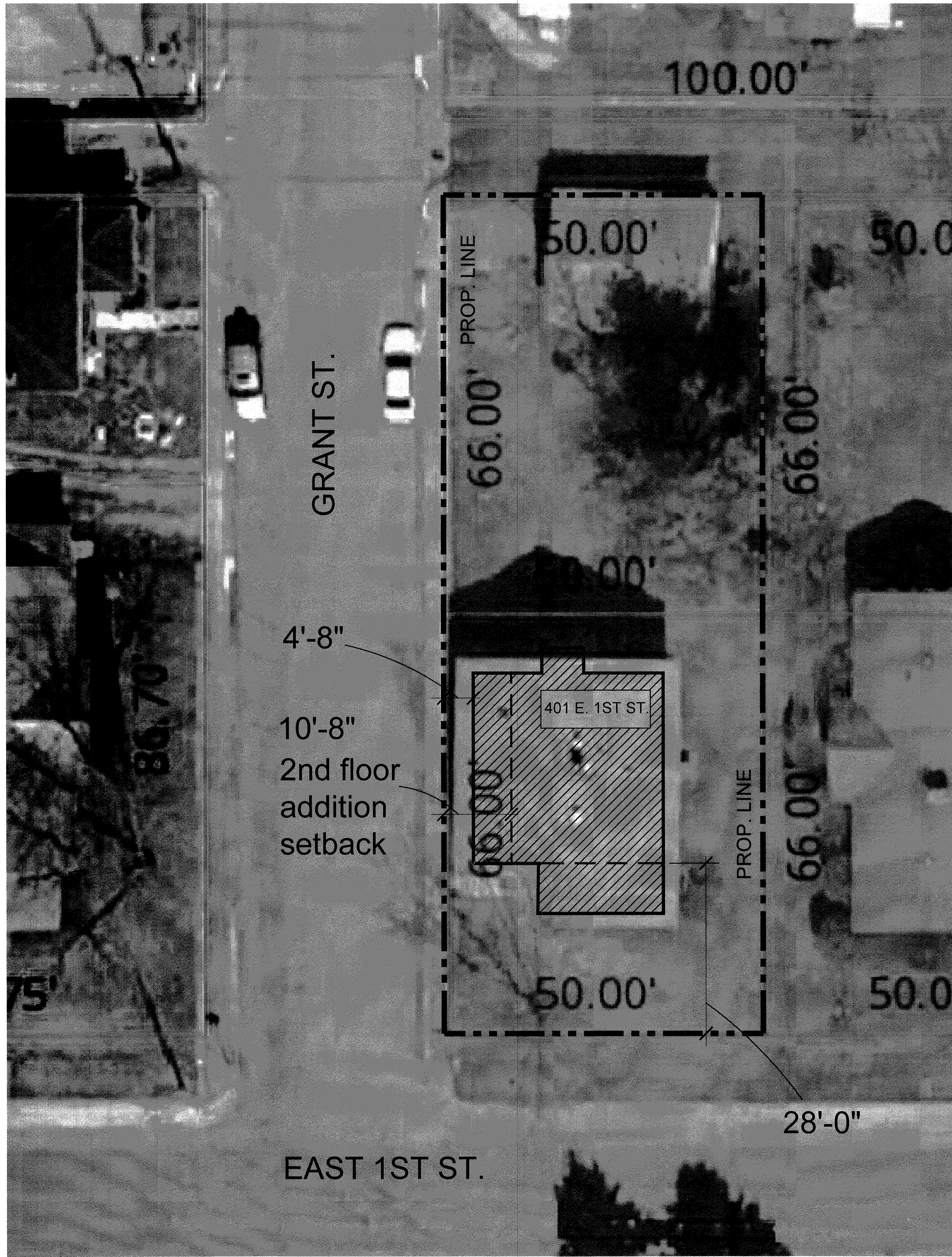


SECOND FLOOR ADDITION / RENOVATION PLANS FOR:
401 E. FIRST ST.
 BLOOMINGTON IN 47401

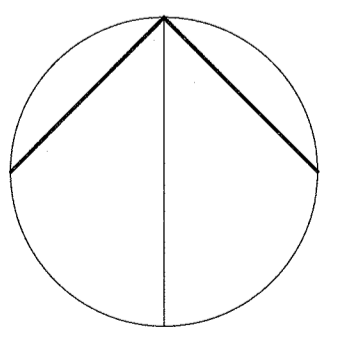
DATE 05.24.19
 DRAWN BY FS
 CHECKED BY FS

MURPHY, MATT
 Project - 401 1ST ST E
 Address - 51-08-A-219-015-000-009
 App # - 60251 Twp-PR-4
 DATE 5/28/19
 TIME 2:38 PM
AI

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



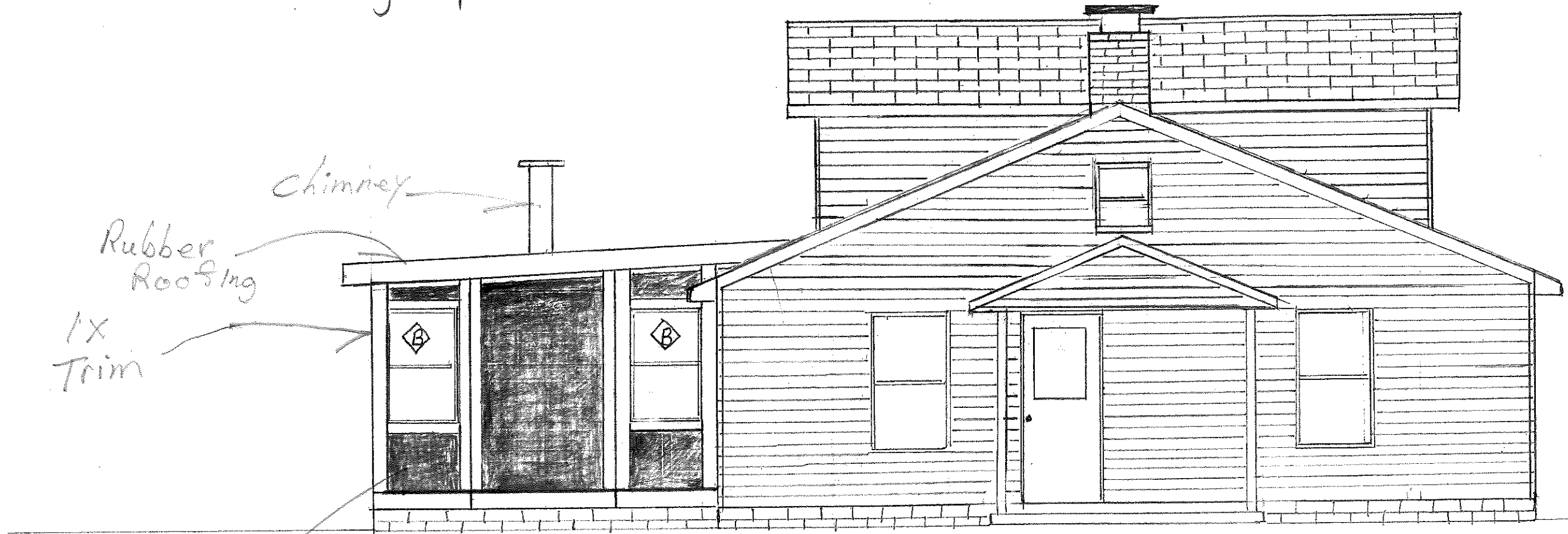
SITE PLAN
 SCALE: 1" = 10'



PERMIT SET

Stearns-Brunner Addition

1313 S. Madison St.
Bloomington, IN



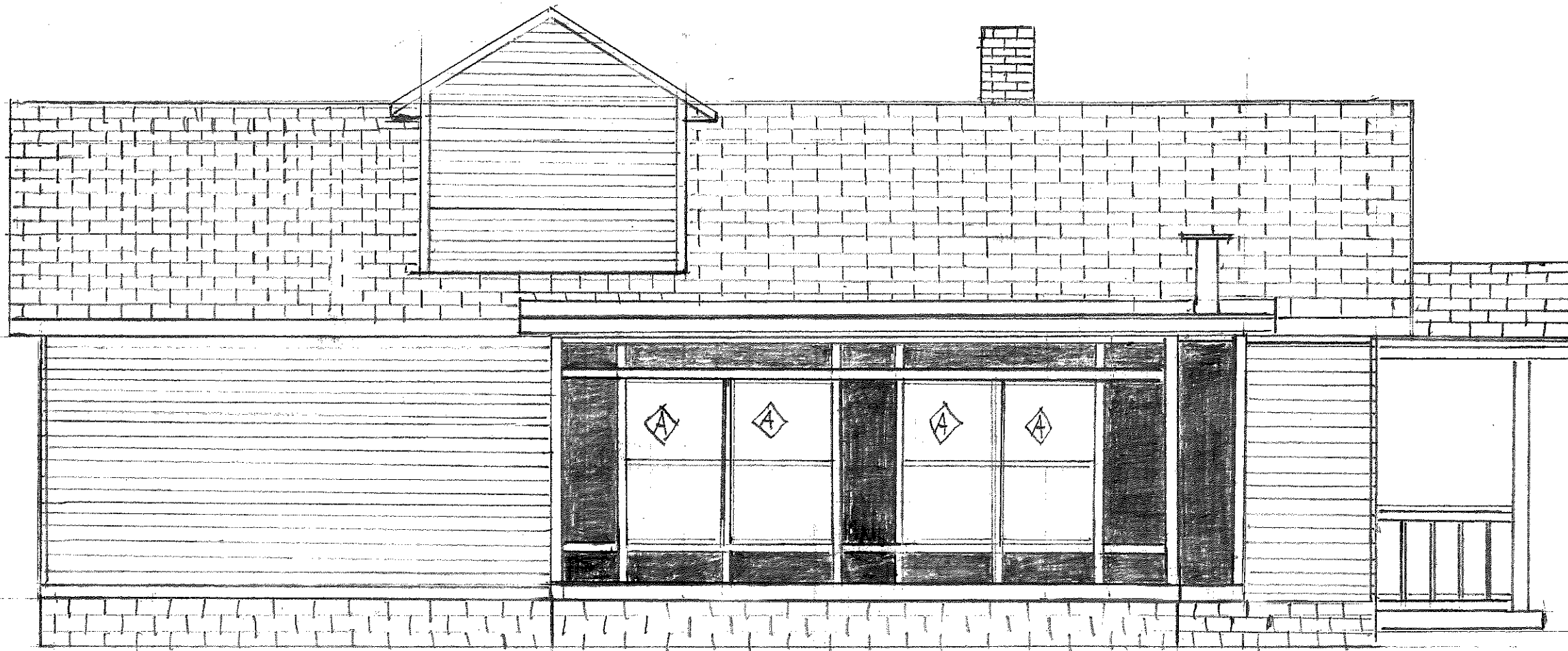
Chimney
Rubber Roofing
1x Trim

Stucco Panels

A West Elevation
Scale $\frac{1}{4}'' = 1'-0''$

Stearns-Bruner Addition

1313 S. Madison St
Bloomington, IN



A North Elevation
Scale $\frac{1}{4}'' = 1'-0''$

Stearns-Bruner Addition
 1313 S. Madison St.
 Bloomington, IN

A Floor Plan
 $\frac{1}{4}'' = 1'-0''$



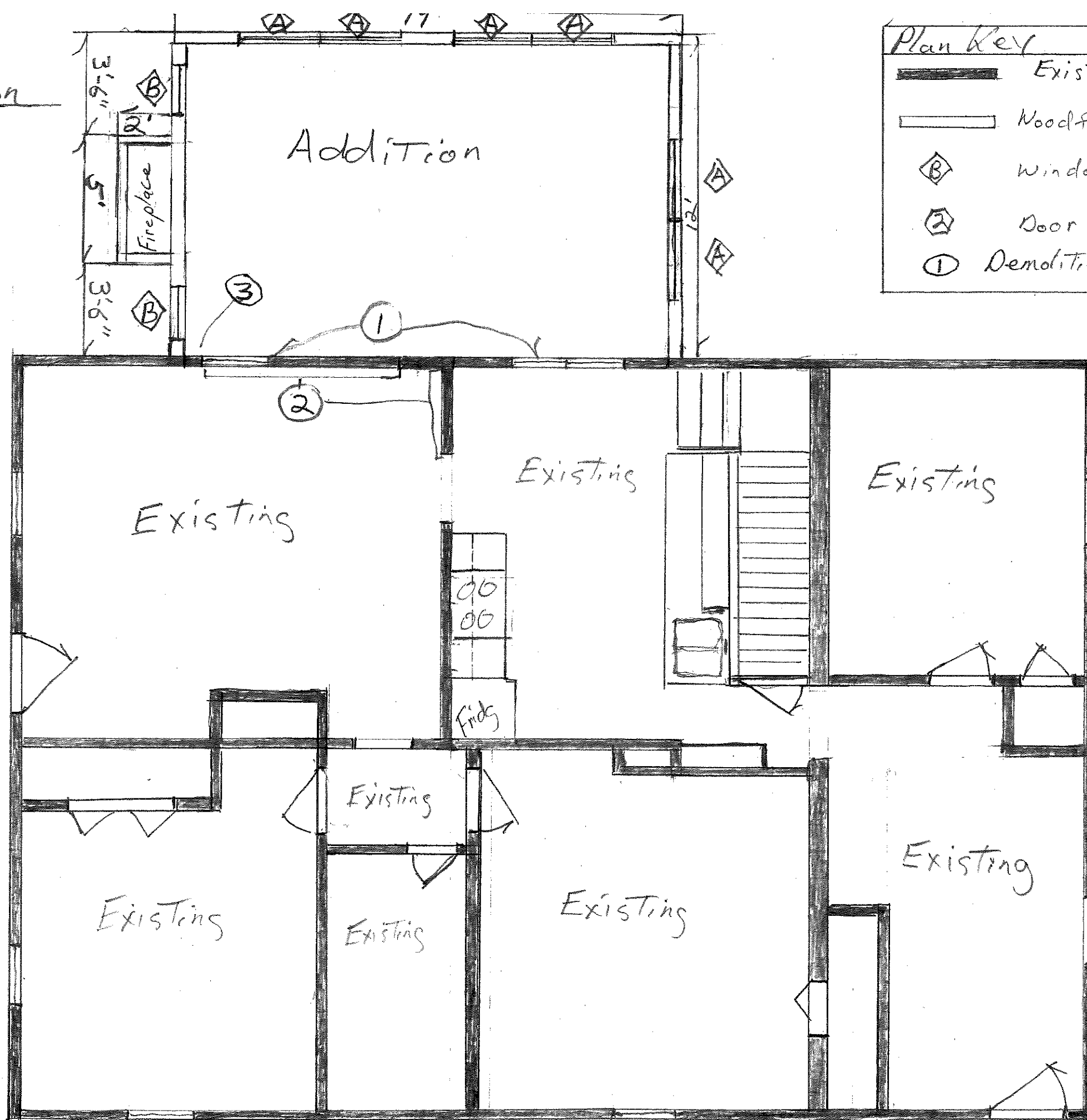
Plan Key	
	Existing Wall
	Wood Framed Wall
	Window Number
	Door Number
	Demolition Number

Floor Plan Notes

- A. All exterior walls to be 2x4 wood stud walls
- B. All interior walls to be 2x4 wood stud walls
- C. Construction and installations to conform with all applicable state and local codes
- D. Fireplace to be Superior-brand Builder 42" Wood Burning Fireplace or equivalent w/ 8" Superior chimney
- F. Siding to be stucco panels 5/16" w/ 1x trim

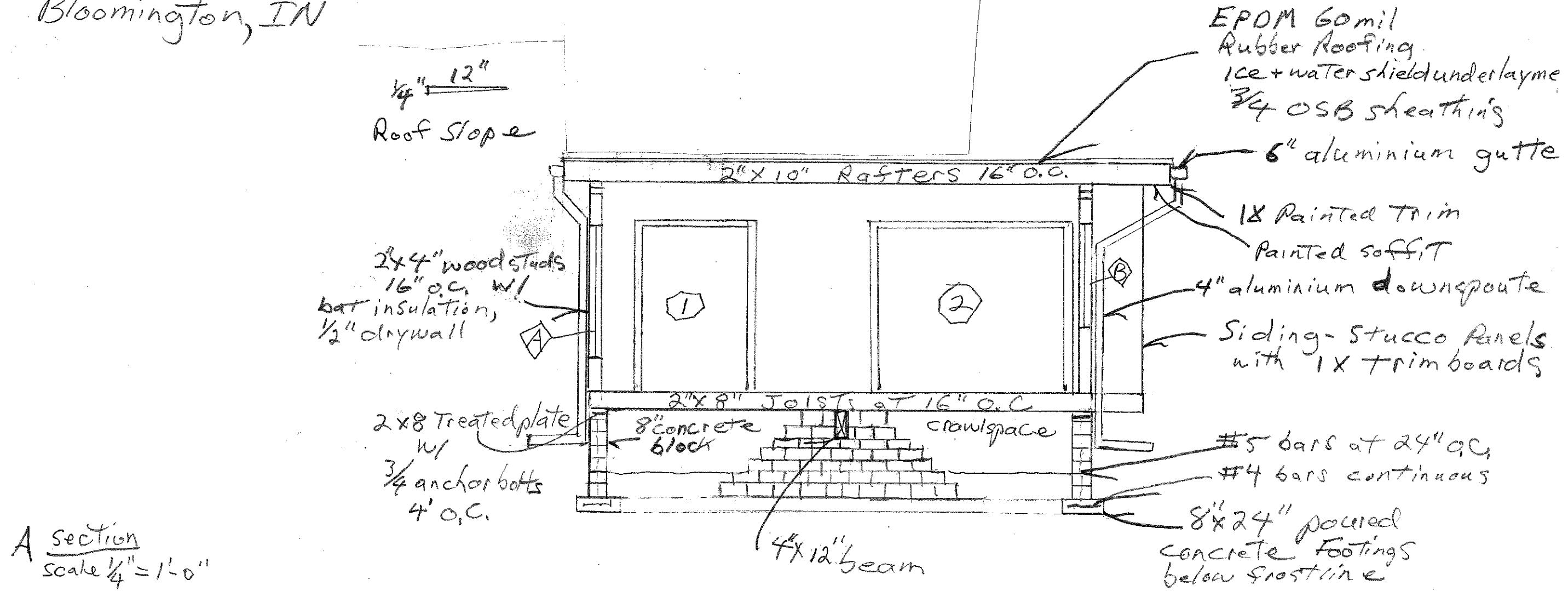
Demolition Notes

- 1. Remove existing windows
- 2. Remove existing walls
- 3. Remove existing siding



Stearns-Bruner Addition

1313 S. Madison St.
Bloomington, IN



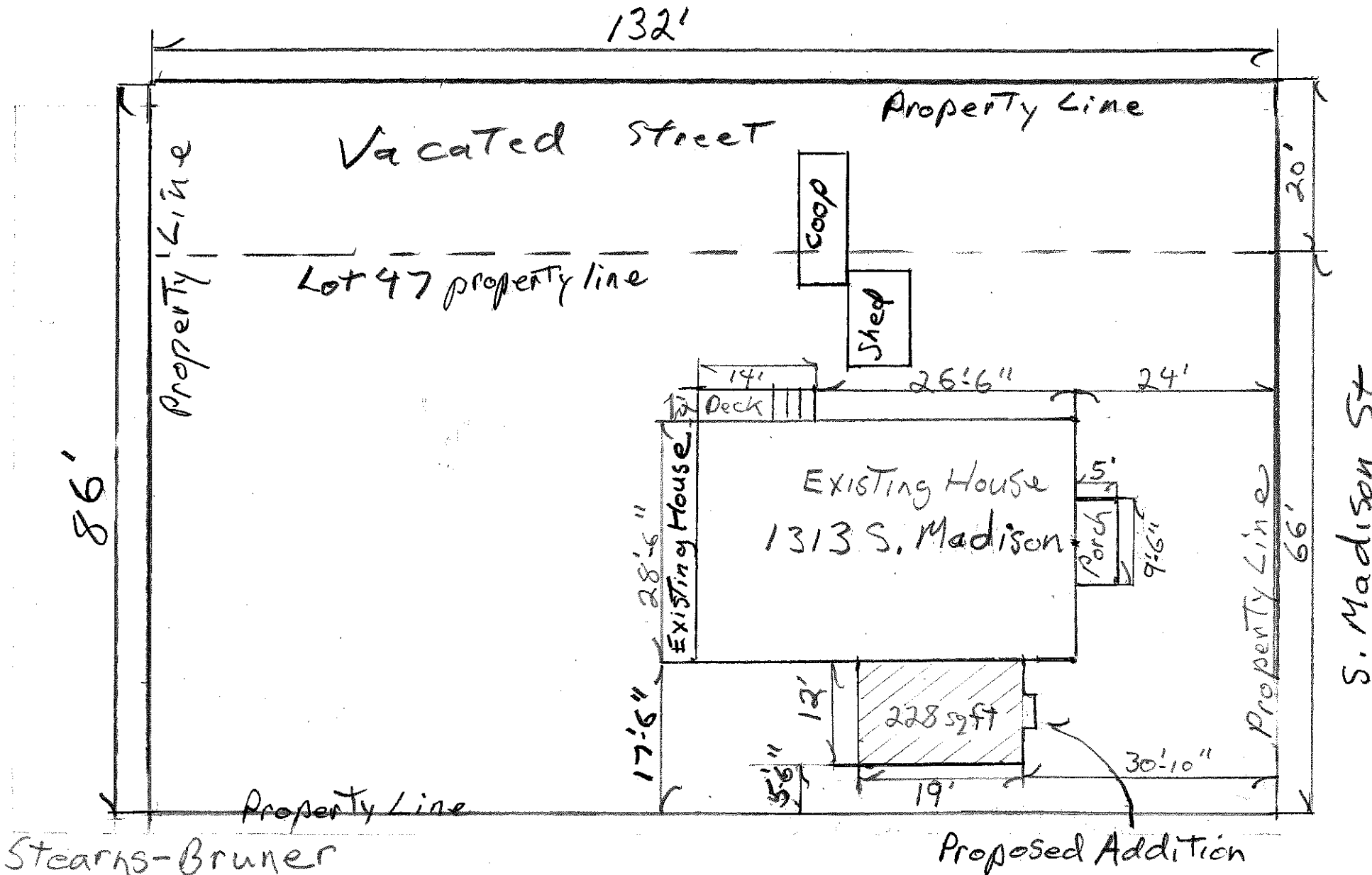
A section
scale 1/4" = 1'-0"

Window Schedule				Door Schedule			
Opening No.	R.O. width	R.O. height	remarks	opening No.	R.O. width	R.O. height	remarks
A	3'-0"	5'-0"	Double-Hung	1	4'-0"	6'-8"	cased opening
B	2'-6"	4'-0"	Casement	2	7'-0"	6'-8"	cased opening

Stearns - Bruner Addition

1313 S. Madison St.
Bloomington, IN

September 4, 2019



Kevin and Gloria Stearns-Bruner

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A Site Plan
Scale $\frac{1}{16}'' = 1'-0''$

Near West Side Conservation District

The Near West Side Conservation District qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1): a, c (2): e , f and g.

(1) Historic:

- a. **Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or**
- b. Is the site of an historic event; or
- c. **Exemplifies the cultural, political, economic, social, or historic heritage of the community.**

(2) Architecturally worthy:

- a. Embodies distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e. **Contains any architectural style, detail, or other element in danger of being lost; or**
- f. **Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or**
- g. **Exemplifies the built environment in an era of history characterized by a distinctive architectural style.**

Case Background

The properties in the proposed Near West Side Conservation District make up the majority of the properties in the West Side National Register District—which has been on the National Register of Historic Places since 1997. A Committee of neighborhood residents began working towards submitting an application for historic designation in 2018, however, based on feedback provided by property owners in the neighborhood during initial public meetings the Committee decided to hold additional public meetings and agreed to only submit an application if a referendum indicated that a majority of property owners supported historic designation. After a total of six public meetings, where information, questions, and opinions were exchanged between groups, a ballot was mailed to each property owner in the proposed district. This process was facilitated by the Committee and the City’s Historic Preservation Program Manager. The results of the referendum were overwhelmingly in favor of submitting an application for historic designation (72-48). A majority of returned ballots also indicated that a Conservation District was preferable to a Historic District.

Historic surveys and rating historic properties:

The City of Bloomington uses historic surveys that identify properties that may be worthy of historic designation. The survey rates properties as being “Non-Contributing”, “Contributing”, “Notable”, or “Outstanding”. A “Non-Contributing” rating may be given if the structure is less than fifty years old, has been heavily altered, or has been demolished leaving a vacant lot. The “Contributing” rating may be given if the property is at least 40 to 50 years old, is not heavily altered, or does not meet the criteria for an "Outstanding" or "Notable" rating. Such resources may be important to the density or continuity of the area's historic fabric, and the removal or alteration of contributing structures can have a detrimental impact on the area’s historic integrity. Contributing structures can be listed on the National Register only as part of an historic district. A “Notable” property means that the property does not merit the outstanding rating, but it is still above average in its importance. A “Notable” structure may be eligible for the National Register.

The following ratings were drawn from the resurvey of historic properties conducted by Bloomington Restorations Inc. in 2018. This is the most current and accurate data available on the inventory of historic structures within the city limits of Bloomington, IN.

There are 324 properties located within the proposed Near West Side Conservation District boundaries.

Properties listed as Outstanding on the historic survey (3):

- West Kirkwood Ave: 608.
- West 7th Street 930.
- West 8th Street 715.

Properties listed as Notable on the historic survey (14):

- West 6th Street: 502, 615, 621, 727, 917, 935, 1101, 1115, 1119, 1131, 1201.
- West 7th Street: 904.
- West Kirkwood Ave: 706.
- North Rogers Street: 221.

Properties listed as Contributing on the historic survey (218):

- West 6th Street: 502, 508, 514, 515, 520, 521, 600, 601, 609, 622, 626, 702, 703, 708, 709, 713, 722, 726, 800, 807, 808, 811, 814, 817,818, 822, 823, 831, 836, 837, 900, 903, 906, 911, 912, 916, 920,923, 924, 927, 930, 931, 934, 1001, 1002, 1004, 1005, 1009, 1012, 1013, 1016, 1021, 1025, 1026, 1029, 1030, 1035, 1036, 1100, 1102, 1105, 1107, 1110, 1114, 1115, 1119, 1122, 1124, 1125, 1127, 1128, 1130, 1131, 1201, 1206, 1211, 1217, 1218, 1220, 1221, 1224.

West 7th Street: 513, 523, 703, 707, 713, 720, 801, 802, 804, 809, 810, 813, 814, 817, 822, 823, 826, 827, 828, 830, 831, 835, 901, 902, 907, 914, 915, 922, 925, 1000, 1001, 1004, 1005, 1011, 1017, 1019, 1020, 1021, 1023, 1025, 1026, 1101, 1119, 1123, 1125, 1201, 1203, 1205, 1207, 1223.

West 8th Street: 520, 602, 608, 614, 710, 712, 714, 722, 723, 802, 807, 812, 823, 824, 915, 1101, 1007, 1022, 1109, 1120, 1131, 1201, 1205.

West 9th Street: 615, 709, 711, 723, 801, 809, 815, 821, 909, 1009, 1017.

West Kirkwood Ave: 504, 508, 520, 702, 714, 718-722, 726, 804, 812, 816, 820, 822826, 830, 834, 900, 916, 920, 924, 1004, 1008, 1012, 1020, 1022, 1026, 1030, 1100, 1112, 1114, 1116, 1124, 1200, 1208, 1212, 1218.

North Rogers Street: 215.

North Jackson Street: 116, 118, 419, 421.

North Fairview Street: 117, 309.

North Maple Street: 110, 112, 206, 209, 210, 212, 319, 321, 418.

North Waldron Street: 112.

North Elm Street: 111, 210.

North Pine Street: 215, 217.

North Adams Street: 220.

Properties listed as Non-Contributing on the historic survey (90):

West 6th Street: 712, 718, 721, 803, 826, 827, 830, 905, 1017, 1020, 1031, 1200, 1203, 1225.

West 7th Street: 500, 910, 914 ½, 922 ½, 931, 1231, 1010, 1014, 1022-1024, 1105, 1107, 1127, 1208, 1230, 1231.

West 8th Street: 320, 624, 811, 817, 900, 907, 908, 914, 919, 922, 825, 901, 1000, 1001, 1008, 1014, 1105, 1108, 1113, 1114, 1119, 1208, 1210.

West 9th Street: 609, 919, 703, 901, 915, 921, 1003, 1021.

West Kirkwood Ave: 600, 612, 620, 808, 914, 928, 930, 934, 1000, 1016, 1028, 1120, 1130, 1208 ½, 1222, 1226-1230.

North Rogers Street: 111, 115, 207.

North Jackson Street: 117.

North Fairview Street: 404, 412, 434.

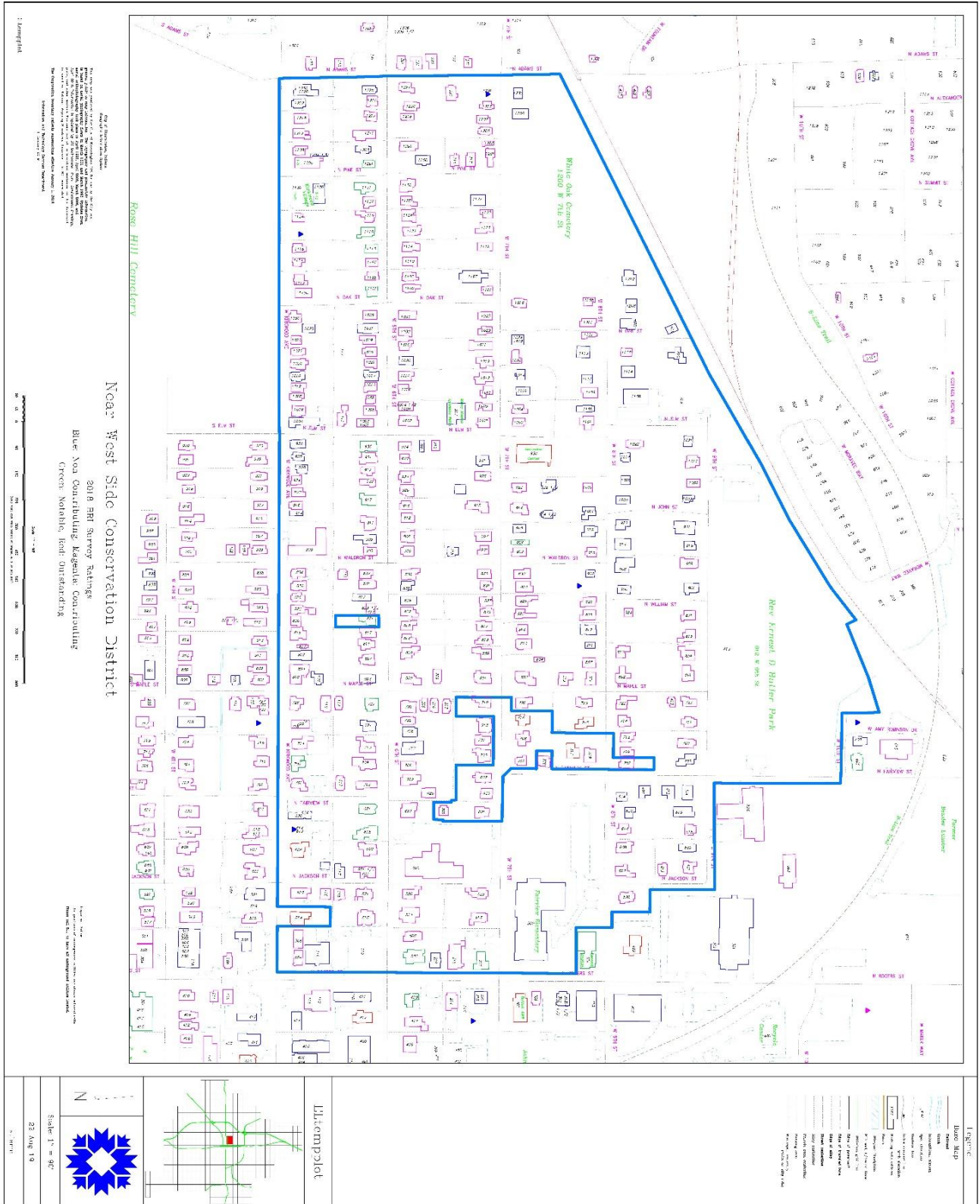
North Maple Street: 109.

North Waldron Street: 215.

North Elm Street: 206, 217.

North Oak Street: 405, 415, 420.

Map of the proposed Near West Side Conservation District



Historic Background: Criteria (1) A, C

A: This neighborhood plays a significant role in the economic development of the city of Bloomington because it developed adjacent to and concurrent with the industrial and commercial resources in the area, sparked by the mid-19th century arrival of the railroad and reaching its height with the national success of the Showers Brothers furniture company by the 1920s.

The growth of industry on the west side is directly linked to the growth of the Near West Side neighborhood, from a quiet rural area of grand estates (1850–1890) to a densely settled, bustling working class neighborhood (1890–1920). Bloomington’s economy was thriving at the turn of the century and the Near West Side, because it was adjacent to the railroad, went through a period of rapid growth. Some of the industrial and commercial development included: Dolan Tierman Stave Factory, Field Glove, Bloomington Basket Company, Nurre Mirror Company, Central Oolitic Stone Saw Mill, and Hoadley Stone Company. A number of buildings from businesses of this period are still standing, including the Johnson’s Creamery (400 W. 7th Street, 1913), Bloomington Wholesale Foods Warehouse (300 W. 7th Street, 1920), Bloomington Frosted Foods (211 S. Rogers Street, 1927), and several auto-related businesses reflecting the beginning of the automobile’s popularity in the 1920s. These establishments both served the community and attracted more workers to the neighborhood, thereby expanding this diverse working class neighborhood and helping the city to grow.

Although many business were located in the area, the Showers Brothers Company would become the biggest driver of Bloomington’s development on its west side. In 1884, following a fire at its earlier site on the city’s east side, Showers relocated to Morton Street beside the railroad. The history of the Showers Company is an important part of the heritage of Bloomington, a fact reflected in the location of our City Hall offices in restored Showers factory buildings. With the factory’s relocation on Morton Street, Showers employees formerly living near the earlier east side site began a gradual migration across town, where they became the homebuilders and residents of the new Near West Side neighborhood.

C: The development of the Near West Side is part of the social history of the community because it was a racially diverse, working class neighborhood since it was platted in the late nineteenth century. The Showers company corporate culture was unusual for its time and employed women and African Americans as well as white men when other industries did not. The company afforded its employees good jobs with excellent benefits including worker’s compensation, cultural events, and—most significantly for the development of housing on the Near West Side—home financing. Showers even established a bank “solely for the benefit of its employees.” This is reflected in the greatest period of the neighborhoods growth, from 1890 to 1925, which shows direct relationship between the relocation of the Showers Factory in 1884 and the consequent migration of blacks to the west side from other areas of ethnic settlement in Bloomington. Additionally, the establishment of other religious and civic buildings in the neighborhood such as the Banneker School and Bethel A.M.E. Church, utilized primarily by the black community, are indicative of this migration and serve as important markers for understanding black history in Bloomington.

Architectural Significance Criteria (2) E, F, G

E: The Near West Side presents a range of once common architectural styles that are now in serious danger of being lost through demolition or neglect. As Bloomington's largest collection of historic vernacular house types, the Near West Side includes multiple recognizable examples of shotgun, double pen, saddlebag, central passage, hall and parlor, and other traditional house forms that are becoming increasingly rare in Bloomington. For example, 523 W. 7th, one of the only known Central Passage house forms extant in the city, was slated for demolition but was saved by the Historic Preservation Commission. Because the Near West Side is the only core neighborhood in Bloomington that is not locally designated, this architecturally significant group of structures could easily succumb to development pressure in the future and be lost to history.

F: The platted subdivisions of the west side are characterized by relatively narrow city streets, densely sited houses, and a network of alleys running both east and west, and north and south. Limestone retaining walls, brick sidewalks and the mature trees which line the streets add much to the West Side's sense of place. The main thoroughfare, Kirkwood, retains its residential character with an increasing number of businesses in converted houses. The smaller homes that constitute the majority of housing stock in the Near West Side neighborhood represent historic forms and styles that provide a visual link back to the early twentieth century.

G: Most of the houses in the Near West Side were built in the years shortly before and after the turn of the 20th century as working class housing. Before the advent of the railroad, the west side was sparsely settled, with gentleman farms and their associated grand houses, mostly of the I-house architectural type. Examples include the Cochran–Helton–Lindley House (504 N. Rogers Street, 1850), the Elias Abel House (317 N. Fairview, c. 1850), and the Hendrix House (726 W. 6th Street, c. 1875). Closer to the turn of the century, as the downtown area developed, several prosperous merchants built large Victorian homes in the Near West Side area, many with Queen Anne detailing. Examples include the Griffin House (621 W. 7th Street, c. 1890, and the Flanigan House (714 W. 7th Street, c. 1895), both located in the Fairview Historic District, which our proposed district surrounds.

With the coming of the railroad and the subsequent industrialization of the area, the west side's open spaces were subdivided and platted into small lots to house the new working class residents drawn to the neighborhood by the many suddenly available employment opportunities. Small single-story wood-frame houses soon became the majority in the neighborhood, and continue to characterize the neighborhood as it exists today. Built by and for the common working people of Bloomington, most of these houses are modest. These residences were built by local carpenters, and many homeowners assisted in the construction of their own homes.

The most distinctive architectural style of these workers' homes is the gabled ell, although pyramidal roof, foursquare, bungalow, and Victorian house forms are also common. Many of these homes have had few modifications over the years so original details abound such as decorative rafter tails and attic vents, limestone foundations and retaining walls, and late 19th century windows, doors, and porches. The neighborhood has remained relatively intact for the past century and still conveys the distinct architectural character from their period of construction.

Sample Styles of Houses Found in the District

- Double Pen – common in 19th century.
- Gabled-ell – common between 1890 and 1910.
- California Bungalow – common between 1910s and 1939.
- Shotgun – common between the mid-1800's and 1930.
- Pyramid Roof Cottage – common between 1900 and 1930
- Queen Anne – common between the mid to late 19th century

Sample Photographs of Historic Resources within the Proposed District



Graves-Morrison House — 608 W. Kirkwood Avenue — Outstanding
Architectural Style: Queen Anne, c. 1895



715 W. Eighth Street — Outstanding
Architectural Style: Gabled ell with Queen Anne detailing, c. 1895



621 W. 6th Street — Notable
Architectural Style: Pyramidal roof with bay, c. 1895



904 W. 7th Street — Notable
Architectural Style: Shotgun house



Old Boarding House — 221 N. Rogers Street — Notable
Architectural Style: I-house, c. 1850



923 W. 6th Street — Contributing
Architectural Style: Double Pen, c. 1880



521 W. 6th St — Contributing
Architectural Style: Central Passage, c. 1890



513 W. 7th Street — Contributing
Architectural Style: Double Pen, c. 1900



722 W. 6th Street — Contributing
Architectural Style: California Bungalow, c. 1925



831 W. 7th Street — Contributing
Architectural Style: Saddlebag, c. 1900



210 N. Elm Street — Contributing
Architectural Style: American Foursquare, c. 1920



722 W. 8th Street — Contributing
Architectural Style: T-plan Cottage, c. 1905; restored c. 2000



Porter–Butler House, Historic Parsonage of the Second Baptist Church
615 W. 9th Street — Contributing
Architectural Style: Craftsman Bungalow, c. 1920; relocated and restored in early 2000s



Historic home of T. C. Johnson, first principal of Banneker School
901 W. 7th St — Contributing
Architectural Style: Gabled Ell, c. 1900



Eagleson–Bridgwaters family home
915 W. 7th Street — Contributing
Architectural Style: Pyramidal Roof, c. 1900

Staff Recommendation: Meets Criteria for Designation. Forward to Common Council.

Staff recommends that the Near West Side Conservation District be designated as a local conservation district. After careful consideration of the application and review of the Historic District Criteria as found in Ordinance 95-20 of the Municipal Code, staff finds that the property not only meets, but exceeds the minimum criteria listed in the code.

The district meets Criteria 1(a) because of its significant value as part of development of the city of Bloomington because it served as worker housing for people employed in the commercial and industrial businesses on the west side of town.

The district meets Criteria 1(c) because it is linked to the progressive hiring policy of the Showers Furniture Factory which gave working class members of the community the opportunity to earn a living wage and establish homes in the Near West Side neighborhood. The district also protects many civic, religious, and residential structures that are important markers for understanding and celebrating black history in Bloomington.

The property meets Criteria 2(e) because protects a range of historic architectural forms and styles that are now in serious danger of being lost through demolition or neglect. As Bloomington's largest collection of historic vernacular house types, the Near West Side includes multiple recognizable examples of shotgun, double pen, saddlebag, central passage, hall and parlor, and other traditional house forms that are becoming increasingly rare in the city.

The property meets Criteria 2(f) because the narrow city streets, densely sited houses, historic architectural forms and styles, network of alleys, limestone retaining walls, brick sidewalks and mature trees all coalesce to form a familiar visual pattern that communicates the district's early twentieth century origins.

The property meets Criteria 2(g) because the built environment of the district, which includes the streetscape and buildings, maintains high integrity and still conveys the distinct architectural character from their period of construction.