

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

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

A. September 26, 2019 Minutes

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA 19-59**

101 W. Kirkwood Avenue (Courthouse Square Historic District)

Petitioner: Everywhere Signs

*Signage text change. Font, size, and location of sign will remain the same as before.*

**Commission Review**

**A. COA 19-48**

324 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Jaime Galvan

*Remove aluminum siding and restore original siding on east and south gables where possible. Add small balcony to north gable.*

**B. COA 19-62**

324 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Jaime Galvan

*Construct addition to rear of home (west elevation). Color will be white.*

**C. COA 19-53**

324 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Jaime Galvan

*Rehabilitate shed/carriage house. Work includes adding foundation, straightening and stabilizing walls, replace windows and doors, and patch/replace siding where needed.*

**D. COA 19-58**

1119 E. 1st Street (Elm Heights Historic District/ Vinegar Hill National Register District)

Petitioner: Fionnuala Thinnes

*Remove mature magnolia tree from front yard.*

**E. COA 19-60**

206 N. Walnut Street (Courthouse Square Historic District)

Petitioner: Bret Pafford

*Rebuild front entryway to bring doors located on either side of the "ticket booth" closer to the sidewalk.*

**F. COA 19-61**

1313 S. Madison Street (McDoel Gardens Historic District)

Petitioner: Kevin Stearns-Bruner

*Addition of 228 square foot on north side of the residence.*

**V. DEMOLITION DELAY**

**VI. NEW BUSINESS**

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

Next meeting date is October 24, 2019 at 5:00 P.M. in the McCloskey Room. **Posted:** 10/03/2019

# Bloomington Historic Preservation Commission

Showers City Hall, McCloskey Room

Thursday September 26, 2019

## MINUTES

Meeting was called to order by Jeff Goldin @ 5:01 pm

### ROLL CALL

#### Commissioners

##### **Present**

Leslie Abshier  
Sam DeSollar  
Susan Dyer  
Jeff Goldin  
Deb Hutton  
Lee Sandweiss  
John Saunders  
Chris Sturbaum

##### **Absent**

Doug Bruce

#### Advisory members

##### **Absent**

Duncan Campbell

Ernesto Casteneda

Jenny Southern

Derek Richey

#### Staff

Conor Herterich, HAND

Philippa Guthrie, Legal

Angela Van Rooy, HAND

#### Guests

Bret Pafford

David Howard

Subin Pafford

BJ Ferrand, NWS

Alan Balkeman, NWSNA

Elizabeth Roberge, COA

Keith Pierrard

Marian Shaabon

Barbara Moss, NWS

Robert Meadows, NWS

Stephanie Bruce, NWS

Jennifer Stephens, NWS

Karen Duffy, NWS

Timothy Waters, NWS

Noah Rogers, Samira

Anwar Naderpool, Samira

Michelle Henderson, NWS

Kevin Stearns-Bruner

Patricia Cole

Betty Bridgewater

Bill Baus

### APPROVAL OF MINUTES

**John Saunders** made a motion to approve September 12<sup>th</sup>, 2019 Minutes with the deletion of an editing statement after the motion for COA 19-48, **Sam DeSollar** seconded.

**Motion carried 5-0-3** (Yes-No-Abstain)

### CERTIFICATES OF APPROPRIATENESS

#### Staff Review

##### **A. COA 19-55**

806 W 4<sup>th</sup> 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.*

**Conor Herterich**—Project meets guidelines. Staff approved.

#### 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.*

**Conor Herterich** gave presentation (see packet for further details). Staff recommends approval.

Commissioner Questions

**Chris Sturbaum**—Why does Staff think shutters not original? **Conor Herterich**—House is 92 years old, and considering the condition of the shutters, it's not likely that they are original.

**Leslie Abshier**—Are vinyl shutters approved in the guidelines? **Conor Herterich**—there are vinyl shutters all over the neighborhood and the guidelines don't prohibit those. **Leslie Abshier**—Any neighborhood feedback? **Conor Herterich**—no.

**Sam DeSoller**—Have you considered eliminating shutters? May have been added later. **Petitioner**—Have considered it. Internet research of homes from this era show many with shutters, so plan has been to replace them. **Sam DeSoller**—Soffit looks to be is slender. **Petitioner**—It is slender and wooden. Plan to replace with aluminum offers longevity and color (tuxedo gray). **Sam DeSoller**—Is soffit flat or angled? Are you replacing it around the entire house? Where is it exposed? Will the aluminum surface be textured like wood? **Petitioner**—Soffit will be replaced in its entirety. It is flat and more visible on the sides; don't see much of it from the street. Unsure as to whether the aluminum is textured or smooth.

**Chris Sturbaum**—What is soffit color? **Petitioner**—Tuxedo grey, same as gutters. This is a dark color and will be more subtle. Wood areas or porch will be painted a lighter color to highlight it.

**Deb Hutton**—Have you imagined your house without shutters? **Petitioner**—Not opposed to removing shutters and tabling the decision to put them back up.

Comments

**Chris Sturbaum**—HPC approved the old library with an aluminum soffit, so it should be fine here. It may be more historically authentic to leave shutters off. But we'll leave it up to you.

**Sam DeSoller**—I advise that you take shutters off and see what it looks like before ordering new ones. Aluminum soffit should be smooth, not wood-textured.

**Chris Sturbaum** made a motion to approve COA 19-54, 507 S. Jordan Avenue. **Leslie Abshier** seconded. **Motion carried 8-0-0** (Yes-No-Abstain).

**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.*

**Conor Herterich** gave presentation (see packet for further details). Staff defers to HPC, has no recommendation.

**Petitioner**—It is currently painted plywood over cinderblock, looks unattractive. Want to improve the look. Considered brick veneer, limestone.

Commissioner Questions

**Chris Sturbaum**—Do you know how that happened? Was something removed when the neighboring building went up? **Petitioner**—Entrance may have been open to the side, and was blocked off when neighboring building was built, thus the newer materials. **Chris Sturbaum**—Is the goal to make it more attractive? **Petitioner**—Yes. Property owner likes idea of brick veneer (natural brick, cut thin, and with mortar). **Chris Sturbaum**—Have you considered tongue and groove wood? **Petitioner**—Not opposed to that. Want something appropriate and historic. Open to suggestions.

**Deb Hutton**—Is current plywood in good condition top to bottom? **Petitioner**—Yes it's well protected.

**Deb Hutton**—Will you replace it before covering with veneer? **Petitioner**—Will replace if we decide to go with wood, otherwise we would veneer over it.

**Philippa Guthrie**—Guidelines re:entrances state, "The placement and architectural treatment of the front

entrances shall differentiate the primary retail entrance from the secondary access to the upper floors.” It’s saying that the primary access should be differentiated not from the upper level, but from whatever other access you have upstairs. **Petitioner**—Externally there is only one entrance.

#### Commissioner Comments

**Chris Sturbaum**—Brick will call attention to itself and look artificial, I recommend something paintable, e.g vertical tongue-and-groove wood.

**John Saunders**—Brick is not objectionable.

**Leslie Abshier**—Guidelines don’t give direction about what you cannot do. My opinion is that limestone or something the same color would look better than exposed brick.

**Deb Hutton**—Caution against using limestone, as it would look like part of the building next door. Brick or wooden paneling would be preferable.

**Lee Sandweiss**—Agree with Deb and Chris. A paintable surface is preferable to brick. Brick will look new. But it’s the owner’s call.

**Sam DeSoller**—Do what you want, but my opinion is to not add another element to the building that will be a distraction. If you do limestone, don’t copy the neighboring building. A paintable surface would look historically appropriate.

**Susan Dyer**—Leslie is right, HPC doesn’t have purview.

**Jeff Goldin**—Brick would be fine as it will age over time.

**Conor Herterich**—My opinion is that we do have purview over this. It concerns the materials on the primary entrance of a storefront on the courthouse square. **Leslie Abshier**—To clarify, we do have purview, but guidelines don’t give direction regarding what materials to use.

**Chris Sturbaum** made a motion to approve COA 19-56, 115 S. Walnut St., with a paintable panelized concept to match the façade on the front of the building, per Staff approval. **John Saunders** seconded. **Motion carried 8-0-0** (Yes-No-Abstain).

#### **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.*

**Conor Herterich** gave presentation (see packet for further details). Staff recommends approval with the condition that the tops of the arched windows be opened and the windows extend to the full frame.

**Petitioner**—Agreed.

#### Commissioner Questions

**Deb Hutton**—Have you looked under the façade on south-facing and east-facing sides to see if original window frames are there? **Petitioner**—there may be an original window on the alley side, the rest are lost.

#### Commissioner Comments

**Chris Sturbaum**—Is the siding on the east side of the building brick covered over with metal?

**Petitioner**—yes.

**John Saunders**—It would be nice if you could restore the front of building. **Petitioner**—Owner plans to restore the building exterior, also renovating interior to add apartments above.

**Leslie Abshier**—Glad to hear its being restored and renovated.

**Deb Hutton**—Agree with LA

**Lee Sandweiss**—This is a prominent corner, great to have the windows opened up. Will no longer be an eyesore.

**Sam DeSollar**—Happy to bring more residential to the square. This is a great 1<sup>st</sup> step.

**Susan Dyer**—Agree it's a good project.

**Jeff Goldin**—Agree with other Commissioners' comments.

**Deb Hutton** made a motion to approve COA 19-57, 100 W. 6th Street, with Staff suggestion for full-frame arched windows. **Lee Sandweiss** seconded.

**Motion carried 8-0-0** (Yes-No-Abstain).

#### **D. COA 19-58**

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

Petitioner: Fionnuala Thinnis

*Removal of mature tree in front yard.*

Petitioner was unable to be present or to send a proxy, so COA 19-58 is tabled to the October 10<sup>th</sup> meeting of the HPC.

#### **DEMOLITION DELAY**

##### **Commission Review**

##### **A. Demo Delay 19-15**

1301 S. Walnut Street

Petitioner: David Howard

*Full Demolition*

**Conor Herterich**—Structure is non-contributing. Staff recommends releasing the Demo Delay.

John Saunders **made a motion to waive the demolition delay waiting period for Demo Delay 19-15.**

**Susan Dyer** seconded. **Motion carried 8-0-0** (Yes-No-Abstain).

##### **B. Demo Delay 19-16**

520 E. 2nd Street

Petitioner: Tariq Khan

*Substantial Demolition*

**Conor Herterich** gave presentation (see packet for further details). The petitioner will be fined, since the work has gone beyond the scope of the building permit. Structure is not historic. Staff recommends release.

##### **Commissioner Comments**

**Sam DeSollar**—Petitioner appears to have pulled a permit so that he could avoid review by HPC. Original wood lap siding was removed and discarded. Original windows have been replaced. Owner was contacted by Staff prior to removal of original material with explicit condition that he not remove original material.

**Jeff Goldin**—this is complicated by the fact that this is a demo delay. We have to consider what the house looked like before and determine whether HPC would we have recommended designation?

**Conor Herterich**—Normally that would be the case, but it's also important to recognize that the building permit was false.

**Philippa Guthrie**—We are fining the owner for not applying for a different permit.

**Sam DeSollar**—Owner was told by staff not to remove original materials, but he did so.

**Conor Herterich**—Owner altered the size of the windows, which he indicated he would not do.

**Jeff Goldin**—This is a legal Planning issue, not an HPC issue. No matter what the owner did or why he did it, our only issue is whether we would have recommended designation.

**Sam DeSollar**—We have two duties: (1) report owner's actions to legal, and (2) decide whether to release the

demo delay.

**Jeff Goldin**—I agree with that.

**Leslie Abshier**—The first part of that will impact the fine, correct?

**Philippa Guthrie**—Fines are assessed by Planning.

**Conor Herterich**—Level of fine will depend upon... **Philippa Guthrie** —the nature of the violation

**Sam DeSollar**—I recommend we split this into two motions: (1) the Demo Delay, and (2) recommendation to legal regarding the owner’s non-compliance with a request from HPC Staff to not remove original material without contacting the City.

**Philippa Guthrie**—I don’t think we can fine the owner for not complying with Staff’s directions. You can recommend that the fine be enhanced.

**Chris Sturbaum**—This is a precedent. We don’t want to establish an easy path around the HPC.

**Jeff Goldin**—I’m struggling with what HPC can do. This is a planning thing.

**Conor Herterich**—We need to do two things: (1) our finding is that the owner has altered the size of a window and has removed original material, and (2) release the demo delay. The first finding will enhance his fine.

**Sam DeSollar** made a motion for finding of fact that the owner of 520 E. 2nd Street did remove substantial amounts original material from the building, and did change original window sizes in contravention to explicit direction from HPC Staff. **Chris Sturbaum** seconded. **Motion carried 8-0-0** (Yes-No-Abstain).

**John Saunders** made a motion to waive the demolition delay waiting period for Demo Delay 19-16. **Sam DeSollar** seconded. **Motion carried 8-0-0** (Yes-No-Abstain).

### **C. Demo Delay 19-17**

401 E. 1st Street

Petitioner: Matt Murphy

*Substantial Demolition*

**Conor Herterich** gave presentation (see packet for further details). Retroactive demo delay. Staff finds designation not warranted

#### Commissioner Questions

**Leslie Abshier**—There is no historical significance, Conor? **Conor Herterich**—No.

**Lee Sandweiss**—What does it mean, “due to an erroneous review of the building permit back in July”? **Conor Herterich**—Planning reviewed the building permit and made a mistake. They didn’t send it the HPC for Demo Delay.

**Chris Sturbaum**—Any neighborhood feedback? **Conor Herterich**—not for demo delay.

#### Commissioner Comments

**John Saunders**—Sad to see substantial alteration of the building.

**Sam DeSollar**—This is a cute little house that’s in terrible shape. We would not designate it, but plans are not scaled to the neighborhood. Project is under-scaled for the level of density that you might want this proximate to the downtown.

**John Saunders** made a motion to waive the demolition delay waiting period for Demo Delay 19-17.

**Chris Sturbaum** seconded. **Motion carried 7-0-0** (Yes-No-Abstain). (Leslie Abshier stepped out and did not cast a vote.)

## **NEW BUSINESS**

### **A. Courtesy Review**

1313 S. Madison

Kevin Stearns-Bruner

**Conor Herterich**—McDoal Historic District. House is non-contributing, but guidelines require that HPC review additions even to non-contributing structures. Therefore, a COA is needed. Owner is here to get guidance from Commissioners regarding an addition to side of his house.

**Owner**—The house is small, want to make more space. Want to expand living room area, which is at the front of the house. Adding on to the back of the house would mean passing through four rooms to get to the addition. Doesn't change basic structure to house. Stucco siding on new addition will differentiate it from the original house.

Commissioner Questions/Comments

**Chris Sturbaum**—Why distinguish it from rest of house? **Owner**—Thought stucco was cool, but open to other recommendations. **Chris Sturbaum**—I recommend you not distinguish old and new too much.

**John Saunders**—What will the ceiling height be? **Owner**—8 foot ceilings in old and new.

**Leslie Abshier**—Side addition is not problem.

**Deb Hutton**—Will the foundation match the current concrete block? **Owner**—yes

**Sam DeSollar**—McDoal Gardens Guidelines, Section 6 says additions should be placed where visibility from the street is minimized. Owner should talk to his Neighborhood Association to see what they say; if they are ok with it, HPC likely will be too. Slope of roof is also in the guidelines—must be compatible with the slope of the existing house.

**Jeff Goldin**—I'm not crazy about look from front. But non-contributing house, so I would be more flexible with this project.

**Conor Herterich**—I was more concerned about the addition to the side and the material being stucco.

**Chris Sturbaum**—Does the internal flow not work if the addition is further back? **Owner**—I'm flexible on that.

**B. Review of Near West Side Conservation District Application.**

**Conor Herterich**—Thank you to the Near Westside Designation Committee (Esp. Karen Duffy and Elizabeth Dorfman) for all of their hard work. All properties in this proposed conservation district are already part of National Register of Historic Places (since 1997), but this does not give the structures protection. Local designation does have an element of protection via the design review. Referendum among property owners in the district. Voted overwhelmingly in favor of submitting application for *conservation* district. Properties excluded on the map are already designated locally.

Please see packet for details regarding criteria for designation. Staff recommends forwarding to Council.

**Jeff Goldin**—Why is Fairview school in the district?

**Conor Herterich**—Council can eliminate sections if it wants to.

Public comment

*The following individuals spoke in favor of designation:*

**Karen Duffy**, NWS Committee Chair

**Alan Balkeman**, NWS Neighborhood Association President

**Bill Baus**, NWS Neighborhood Association Treasurer

**Jenny Stevens**

**Betty Bridgewaters**

**Michelle Henderson**

**Chris Bomba**

*The following individual raised concern about designation:*

**Unknown man**—Why does Criterion 1A apply? **Conor Herterich**—People who worked in economic engine of city lived in NWS. **Man**—1A is more tenuous than other criteria. Uncomfortable with idea that we can use designation to avoid the UDO density.



### Commissioner Comments

**Chris Sturbaum**—Large number of contributing, helps us to understand the value of what a contributing structure is. Largely intact area with a density of little houses. The historic structure is the entire neighborhood and all of its components. Preserving for the future and from a threat. Sister neighborhood to Greater Prospect Hill. Thrilled and pleased that we can give this gift to the future and to the city that may not make it without our action.

**John Saunders**—Agree

**Leslie Abshier**—Are guidelines created before or after Council designation? **Conor Herterich**—Guidelines will be developed after City Council approval. **Leslie Abshier**—I live in Greater Prospect Hill. We started as a conservation district and were elevated to a historic district without neighborhood buy-in. Will that happen here? What percentage of property owners voted? Protection should be balanced with property rights. I encourage you to write your guidelines carefully. **Conor Herterich**—Difference between *conservation* and *historic* was discussed at length in NWS public meetings to make property owners aware of the difference and possibility of elevation in status in the future. **Karen Duffy**—37% of owners (some own >1 prop) voted.

**Deb Hutton**—Agree with Chris and Leslie. Commend you and your committee.

**Lee Sandweiss**—Great. Thanks for your hard work.

**Sam DeSoller**—Residents passionate and involved. This is the first step. YOU are writing these guidelines. Take care with guidelines. Don't make them punitive, uphold what you love.

**Susan Dyer**—Excited about this. Thank you for your hard work. HPC will follow *your* guidelines.

**Jeff Goldin**—I'm in favor of this, though I have some concerns about lines of the district, especially the Kirkwood commercial corridor. Also MCCSC should be taken out.

**Bill Baus**—NWS has draft guidelines (available online), based on GPH guidelines.

**Deb Hutton** made a motion to forward to the Common Council recommendation for designation of the Near Westside District as a conservation district. **Lee Sandweiss** seconded.

**Motion carried 8-0-0** (Yes-No-Abstain).

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

**Conor Herterich**—HPC needs to formally recommend the Survey to Council for adoption. This will not make it onto the Council agenda until 2020.

**Deb Hutton** —I suggest we add the year, 2018, to the title of the survey.

**Deb Hutton** made a motion to forward to the Common Council for adoption the BRI Resurvey, "2018 Bloomington Historic Sites and Structures Survey". **Lee Sandweiss** seconded.

**Motion carried 7-0-0** (Yes-No-Abstain). (John Saunders stepped out and did not cast a vote.)

D. HPC Annual Retreat.

**Conor Herterich**—Typically hold annual retreat in October. Would Farmer House be an acceptable location? Please think about topics for the agenda and email me.

There was a general consensus that early November is better than October. Conor and Angela will communicate a firm date with Commissioners.

### **OLD BUSINESS**

### **COMMISSIONER COMMENTS**

**Chris Sturbaum**—Have some concern about adopting the Survey in 2020. Had a good discussion with

Conor Herterich and Doris Sims and everyone is committed to adopting it. No political shenanigans, so I was reassured and I wanted to reassure everybody else.

**John Saunders**—There is an architectural tour of historic homes in Indianapolis tomorrow.

#### **PUBLIC COMMENTS**

#### **ANNOUNCEMENTS**

Meeting adjourned by Jeff Goldin @ 7:05 p.m.

**END OF MINUTES**

**COA: 19-59**

Staff Decision

Address: 116 S. Walnut

Petitioner: Everywhere Signs

Parcel #: 53-05-33-310-282.000-005

**Rating:** Contributing

**Structure;** Art Deco c. 1936



**Background:** The Old Monroe County Jail.

**Request:** Change text on the signage of the building. Font, size, and location of the sign will remain the same as before.

**Guidelines:** Courthouse Square Historic District Design Guidelines, pg. 22

- Building-mounted signage should be on a scale and design so as not to compete with the building's historic character.
- Wall signs should be located above storefront windows and below second story windows.

**Staff Decision: Staff Approved COA 19-53** with the following conclusions:

1. The only change is text of the sign.
2. The placement and style of the wall sign is compatible with the guidelines.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 19-59

Date Filed: 9-19-19

Scheduled for Hearing: 10-10-19

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Address of Historic Property: 101 W. Kirkwood AVE

Petitioner's Name: Everywhere Signs

Petitioner's Address: 2430 N Walnut St.

Phone Number/e-mail: 812-323-1471

Owner's Name: Shara Duncan- CFL Properties

Owner's Address: 320 W. 8th Street, STE 200

Phone Number/e-mail: Shara.Duncan@cflproperties

**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. Attached

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

3. A description of the materials used.  
Acrylic Letters for front of building

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.

**Exhibit B**  
**Fountain Square Mall**

**TRACT A**

Forty-four (44) feet and six (6) inches off of the entire west side of In-Lot 128 in the City of Bloomington, Indiana

**TRACT B**

A part of In-Lot Number One Hundred Twenty-Seven (127) in the City of Bloomington, Monroe County, Indiana, bounded and described as follows, to-wit: Commencing at the northeast corner of said lot as shown by the cement alley curb; running thence west forty-one (41) feet and eight and one-half (8 ½ ) inches to a cross indicating the center of a brick wall; running thence south, parallel with the east line of said lot, to the south line thereof, running thence east forty-one (41) feet and eight and one-half (8 ½ ) inches to the southeast corner of said lot; running thence north with the east line of said lot, to the place of beginning.

**TRACT C**

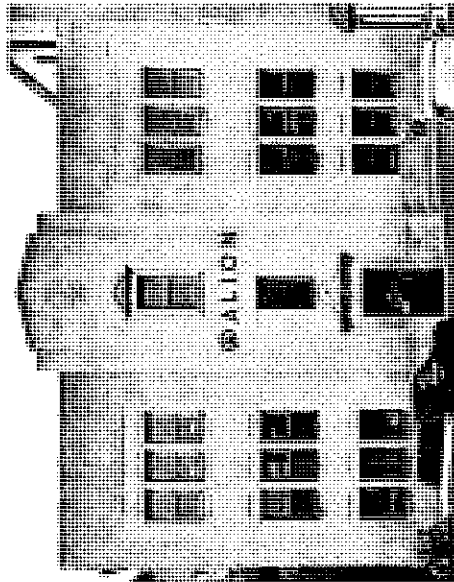
A part of In-Lots Numbered One Hundred Twenty-Seven (127) and One Hundred Twenty-Eight (128) in the City of Bloomington, Indiana, bounded as follows, to-wit: Commencing in the north line of said In-Lot Number 127 at a point shown by a cross indicating the center of a brick partition wall forty-one (41) feet and eight and one-half (8 ½ ) inches west of the northeast corner of said In-Lot Number 127 as shown by the cement curb; running thence West forty-six (46) and four (4) inches to a cross indicating the center of a brick partition wall; thence south parallel with the west line of said In-Lot Number 128 to a point in the south line of said In-Lot Number 128 as shown by a cross indicating the center of a brick partition wall, thence east forty-six (46) feet and four (4) inches; thence north to the place of beginning.

**TRACT D**

A part of In-Lot No. 126 in the City of Bloomington, Indiana, described as follows, to-wit: Beginning at the Northeast corner of said In-Lot No. 126; running thence West 20 feet; thence South 132 feet to the alley; thence East 20 feet; thence North 132 feet to the place of beginning.

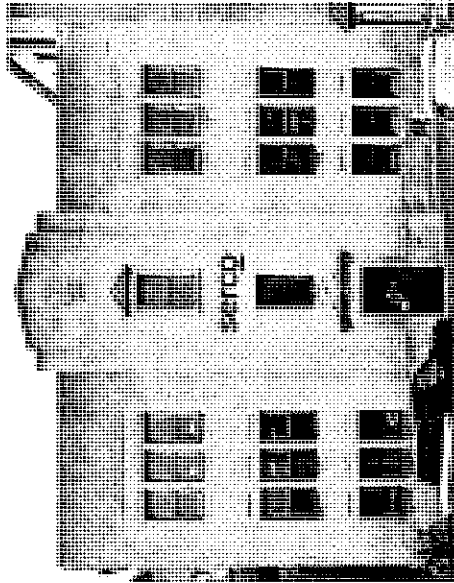
**TRACT E**

A part of In-Lot No. 126 in the City of Bloomington, Indiana, described as follows, to-wit: Beginning at the Northwest corner of said In-Lot; thence running South on the West line of said In-Lot a distance of 132 feet to the Southwest corner thereof; thence East on the South line of said In-lot a distance of 46 feet; thence north on a line parallel with the East line of said In-Lot a distance of 132 feet; thence West on the North line of said In-Lot a distance of 46 feet to the place of beginning.



EXISTING

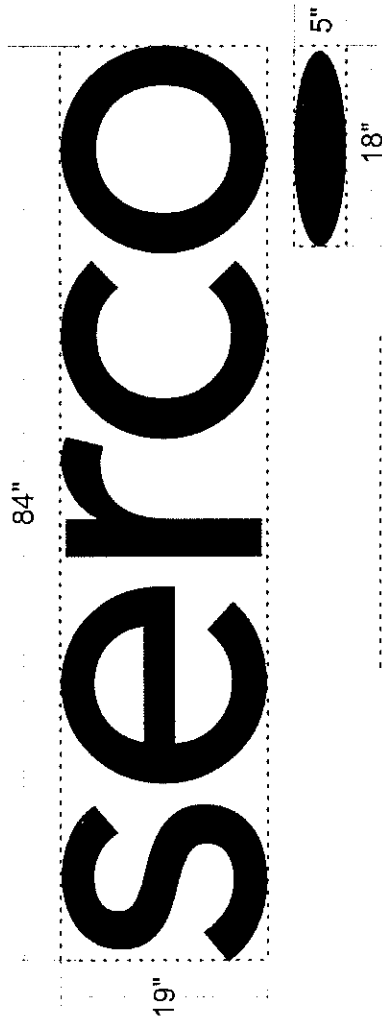
Scale: 1/16" = 1' - 0"



PROPOSED

Installation Detail

Existing Facia  
Black  
FCO Acrylic  
Letters



11.6 TOTAL SQ. FT.

3/16" Threaded  
Rod Studs

Sign Secured  
using threaded  
studs imbedded  
in construction  
adhesive




**SUPERIOR  
SIGNS**

2510 willis road, richmond, virginia 23237  
phone: 804-271-5685 fax: 804-743-9250  
SuperiorSignsRVA.com

Customer: Serco - Bloomington	Job Location: 101 West Kirkwood Ave., Bloomington, IN			
Date: 8-19-19	Salesperson: JL	Drawn By: DM	Job #: 190898	Scale: 3/4" = 1' - 0"
Type of Signage: Exterior Building Letters				
File Name: Building Letters			Customer Approval:	
<small>This drawing must be approved and signed by the customer before production can begin. Any changes made after the drawing has been approved will be done at the customers expense. This drawing is the property of Superior Signs, LLC and may not be shown to anyone outside of the customers own organization. Duplication or distribution of this drawing without the written permission of Superior Signs, LLC is prohibited by law and will be taken very seriously.</small>				

**COA: 19-48**

Address: 324 S. Rogers Street

Petitioner: Jaime Galvan

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

**Rating:** Contributing

**Structure;** Free Classic Queen Anne c. 1890



**Background:** On September 12, 2019, the HPC partially approved **COA 19-48** but decided to continue two items on the COA until the owner could provide additional information. The owner has returned with the information and is seeking approval of the final two items.

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

1. Remove aluminum siding and restore original siding on east and south gables where possible. Petitioner had indicated he is open to using either wood or cement board for replacement siding.
2. Add small balcony to north gable as per HPC suggestion at 8-8-19 meeting.

**Guidelines:** Immediately following staff report in the Packet.

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



## COA: 19-48

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

1. *Remove aluminum siding on east and south gables. Install new wood or cement board siding to match exposure of the original.* This action is compatible with the SOI Standards for Rehabilitation #6. In this case, the exposure of the replacement siding will be match the original found underneath the current aluminum siding. The petitioner has agreed to reuse original siding where possible.
2. *Add small balcony to north elevation.* The HPC indicated to the petitioner at the 8-8-19 meeting that a smaller balcony would be acceptable on the north gable. The petitioner has reduced the balcony width from 12' to 6'. The balcony will protrude approximately 3' from the north wall. With the dimensions of the balcony the HPC should now have the information needed to approve the item.

**COA: 19-56**

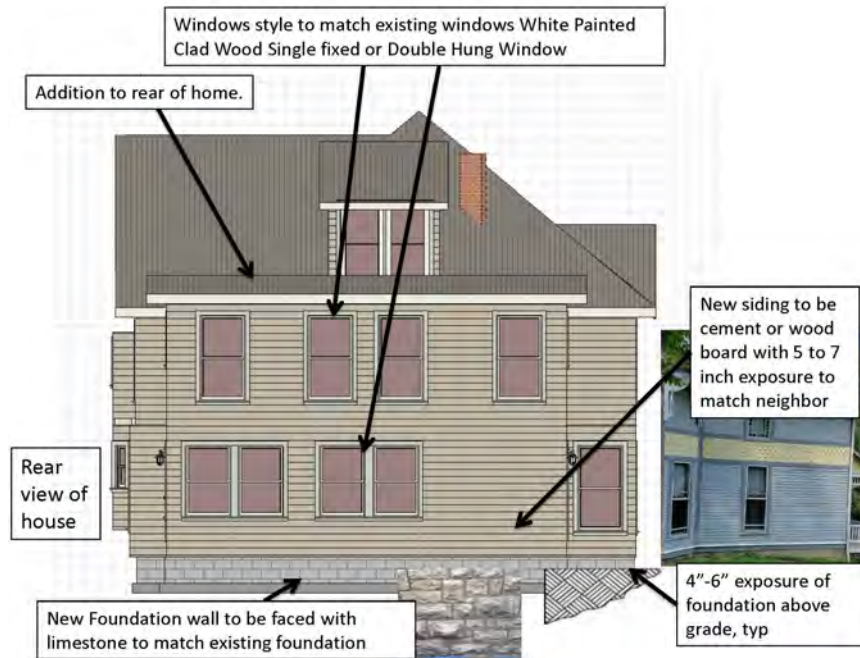
Address: 324 S. Rogers Street

Petitioner: Jaime Galvan

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

**Rating:** Contributing

**Structure;** Free Classic Queen Anne c. 1890



**Background:** This is one of several major projects the homeowner is proposing for the property.

**Request:** Construct a two story addition to the rear of the home.

1. Siding will be wood or cement board (open to HPC suggestions)
2. Windows and doors will be wood or wood clad and replicate the same style of those elements as found on the original structure.
3. Foundation will be faced with limestone to match original structure.

**Guidelines:** Prospect Hill Historic District Design Guidelines, pg. 21-22

- Additions should be compatible to the original building in height, scale, mass, proportion, and materials. Roof form and style should be similar to those found in the neighborhood. Design guidelines for new construction are applicable for additions.
- Avoid additions that add new dimensions or radically change the original scale and architectural character of a building.

## **COA: 19-56**

**Recommendation: Staff recommends APPROVAL of COA 19-56** with the following conclusions:

1. The addition is compatible in height, scale, mass, and materials. It is not taller or wider than the primary structure and the siding will be visually identical to the siding on the primary structure once the aluminum siding is removed.
2. The addition is to the rear which where houses have traditionally grown.
3. The windows on the addition are a primary visual feature and replicate the size and style of the windows, including the pairing of windows, that are found on the primary structure.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 19-56

Date Filed: 9-4-19

Scheduled for Hearing: 9-26-19

\*\*\*\*\*

Address of Historic Property: 324 S. Rogers Street

Petitioner's Name: Jaime Galvan

Petitioner's Address: 324 S. Rogers Street

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

Owner's Name: Jaime Galvan

Owner's Address: 324 S. Rogers Street

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

Instructions to Petitioners

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

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

A “Complete Application” consists of the following:

1. A legal description of the lot. 015-24243-00 Prospect Hill Lot 7

2. A description of the nature of the proposed modifications or new construction:  
- Construct addition to rear of home (west side). Color to remain as current (white).

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3. A description of the materials used.

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new addition siding to be wood or cement board siding with a reveal equal to the original structure.

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window and doors to be wood or clad. foundation to be faced with limestone to mimic original structure.

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Window/doors/siding replacement style to mimic original style

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

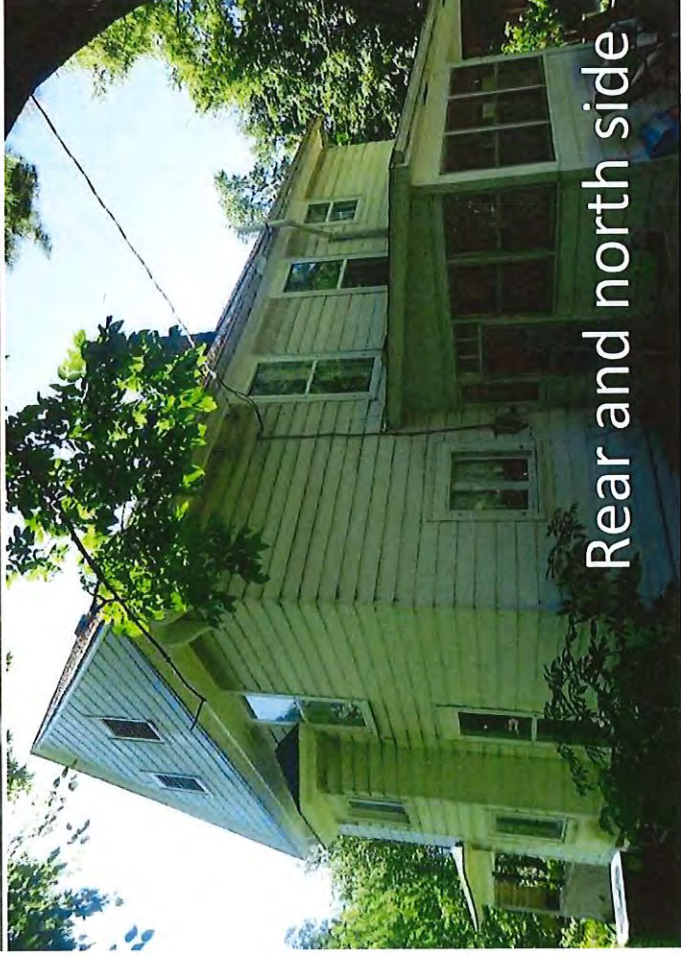
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

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

\*\*\*\*\*

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

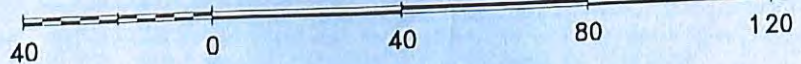
324 South Rogers Street Certification of Appropriateness Request





Modifications  
are indicated by  
the Red outlines

By: plangis  
16 Jul 19



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 40'

Front view of house

No Change to front of house.

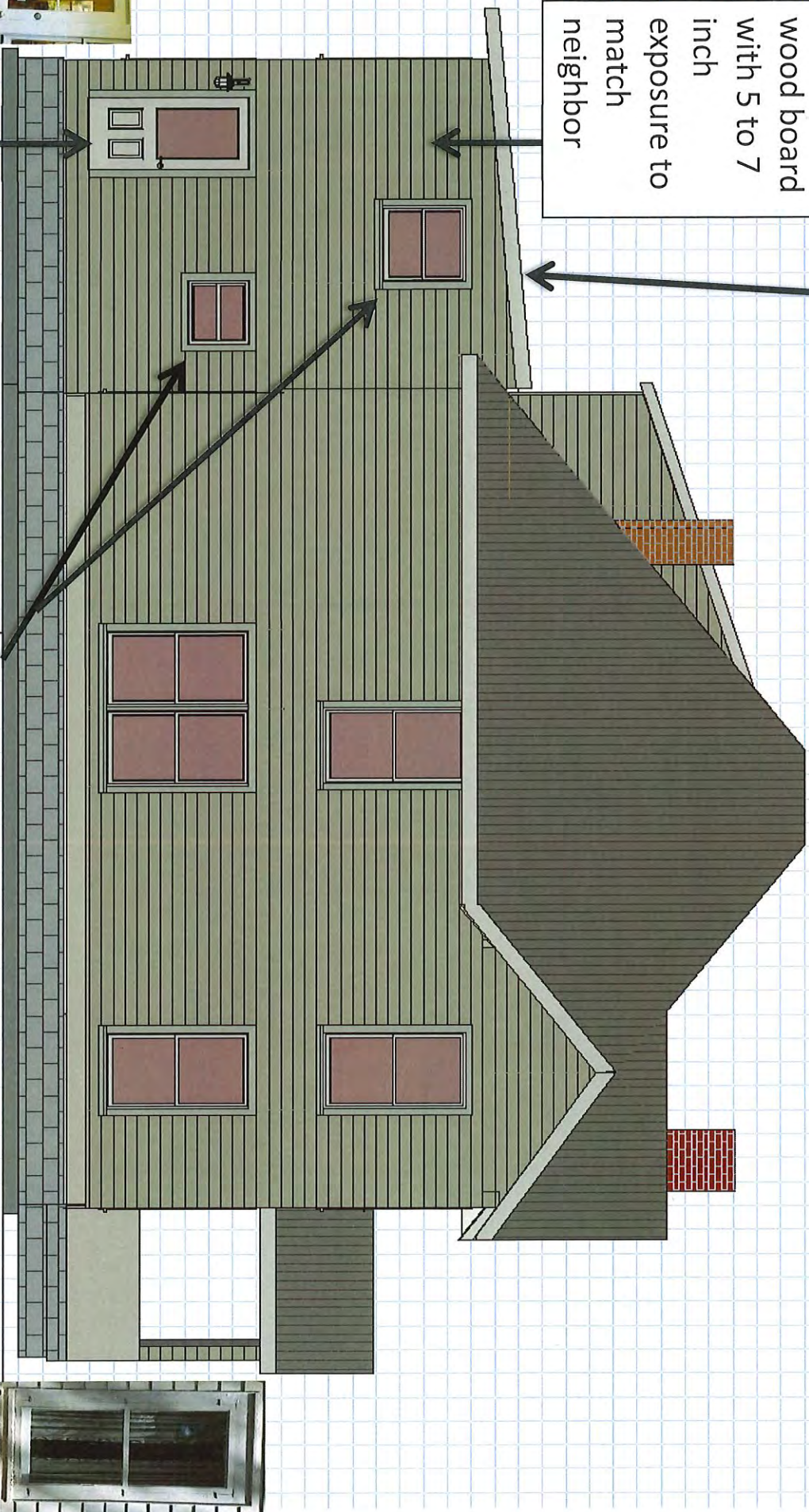




Southside view of house

Addition to the rear of the home.

New siding to be cement or wood board with 5 to 7 inch exposure to match neighbor



Door style added to copy existing door

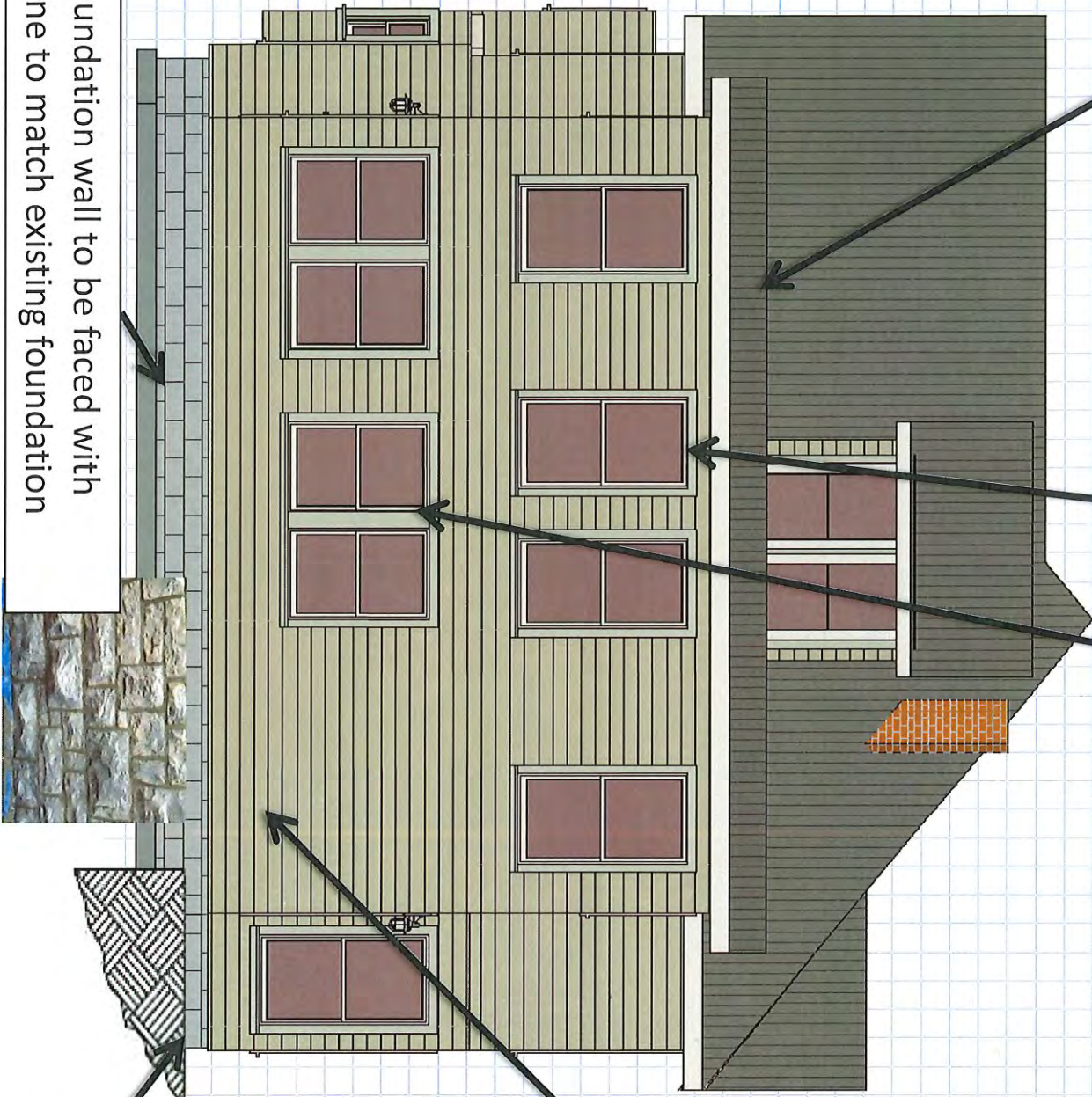
Windows style to match existing windows White Painted Clad Wood Single fixed or Double Hung Window

Windows style to match existing windows White Painted Clad Wood Single fixed or Double Hung Window

Addition to rear of home.

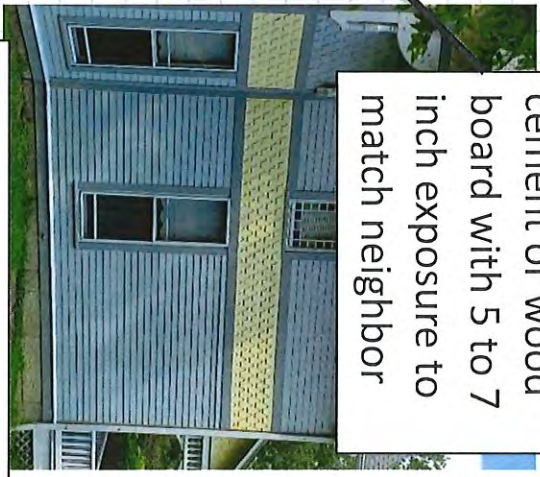
Rear view of house

New Foundation wall to be faced with limestone to match existing foundation



New siding to be cement or wood board with 5 to 7 inch exposure to match neighbor

4"-6" exposure of foundation above grade, typ



# 324 South Rogers Street Certification of Appropriateness Request



Current view – front of house



South side



Rear and north side

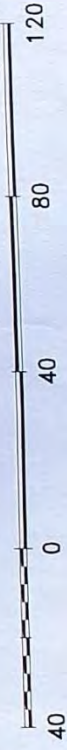


**Modifications  
are indicated by  
the Red outlines**

City of Bloomington  
Planning & Transportation



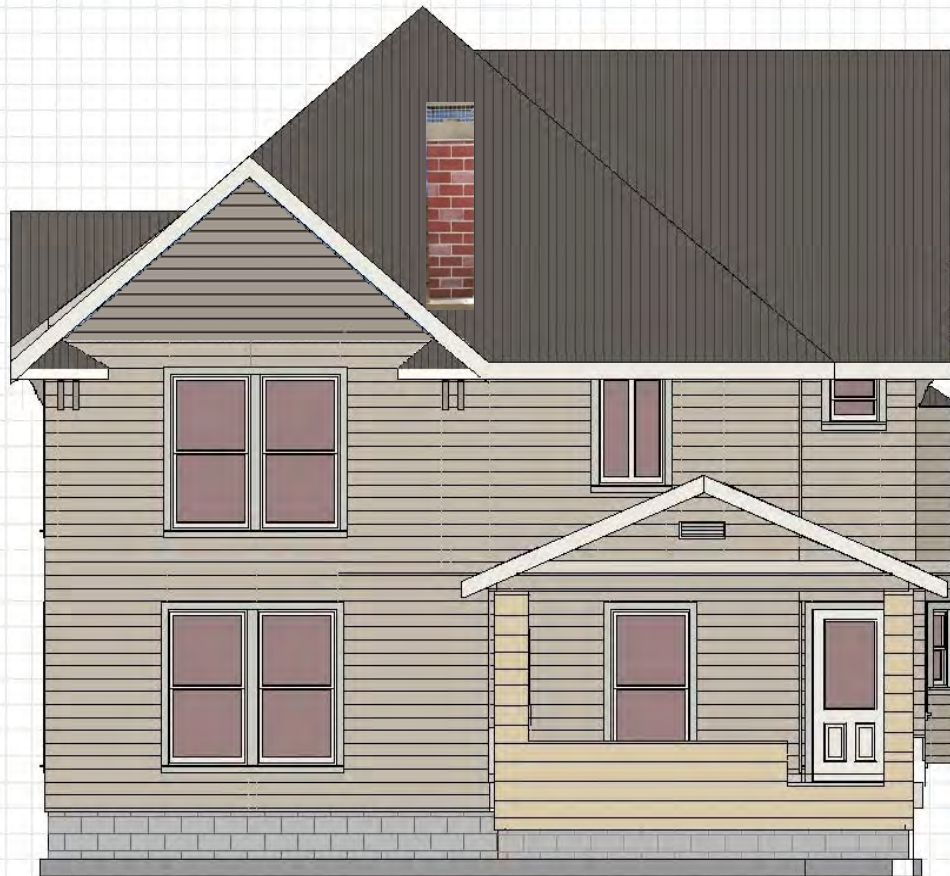
Scale: 1" = 40'



By: plangis  
16 Jul 19

For reference only; map information NOT warranted.

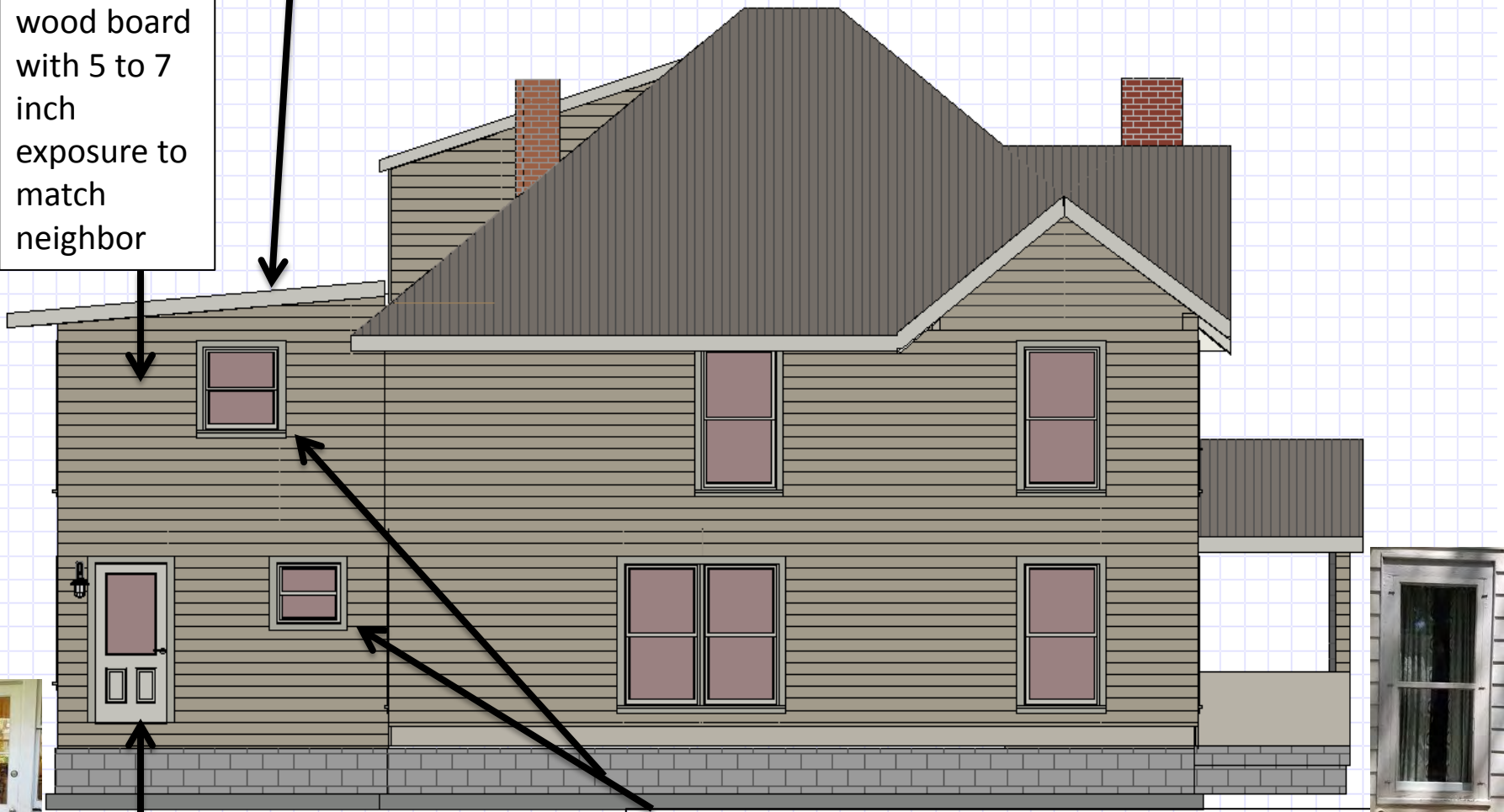
No Change to front of house.



Southside view of house

New siding to be cement or wood board with 5 to 7 inch exposure to match neighbor

Addition to the rear of the home.

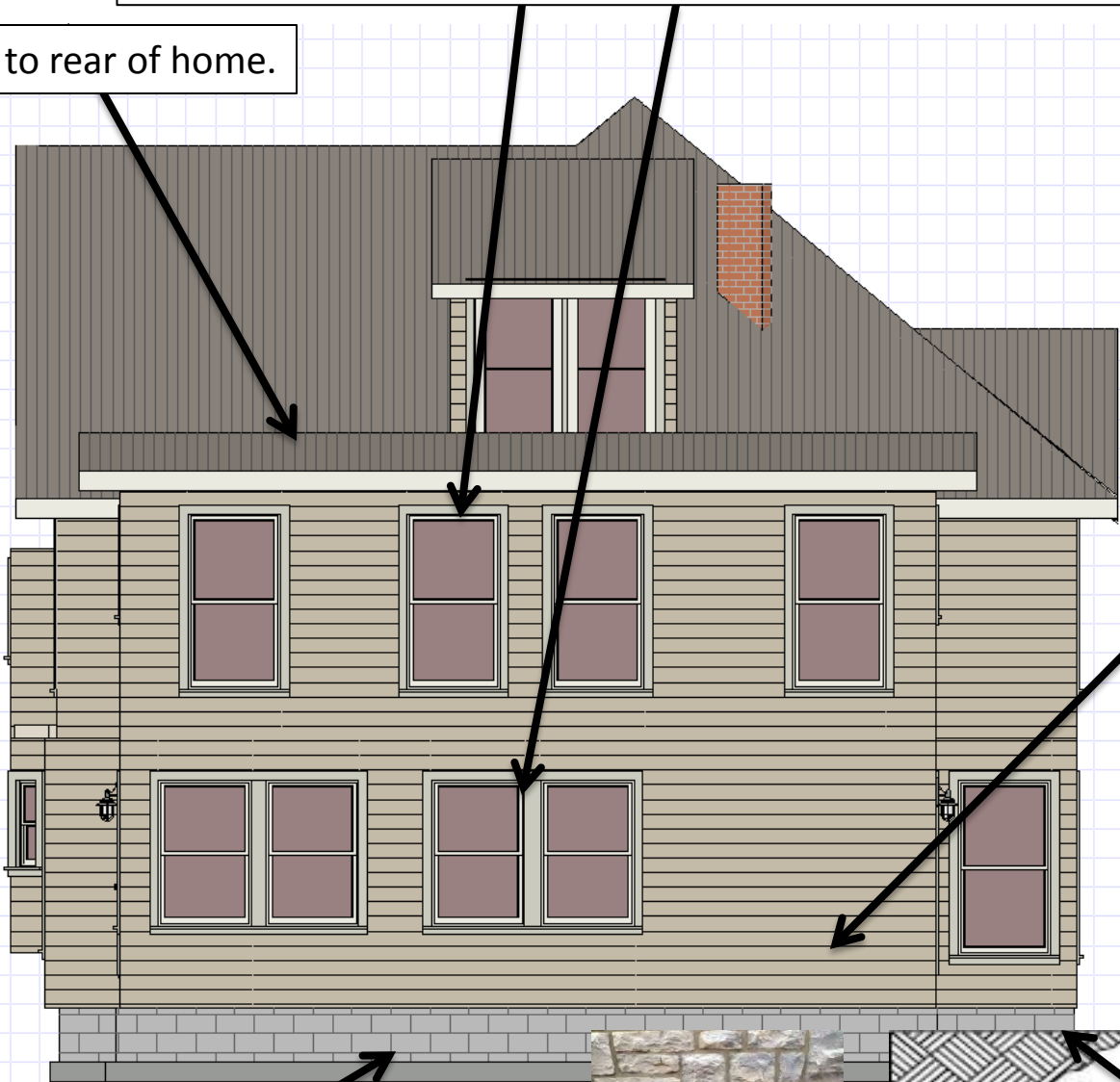


Door style added to copy existing door

Windows style to match existing windows White Painted Clad Wood Single fixed or Double Hung Window

Windows style to match existing windows White Painted Clad Wood Single fixed or Double Hung Window

Addition to rear of home.



New siding to be cement or wood board with 5 to 7 inch exposure to match neighbor



Rear view of house

New Foundation wall to be faced with limestone to match existing foundation



4"-6" exposure of foundation above grade, typ

## **GUIDELINES FOR NEW CONSTRUCTION**

New construction should harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, and color. The materials, spatial rhythm, proportion, and color should also play an important role in design considerations. The height of new buildings or structures and the height to width proportion should be consistent with others in the block and in the immediate surrounding area.

### **BUILDING RHYTHMS**

#### **Appropriate**

Incorporate into new construction the rhythms established by existing buildings. Consider the window-to-wall area or solid/void ratio, bay division, proportion of openings, entrance and porch projections, space between buildings, and site coverage.

#### ***Inappropriate***

*Avoid designs for new construction that ignore the rhythms of the existing environment and buildings.*

### **BUILDING MATERIALS**

#### **Appropriate**

Use materials on the exterior of new construction that are compatible with those existing on adjacent buildings in scale, type, texture, size, and color. Exterior finishes should harmonize with and complement existing finishes along the streetscape.

#### ***Inappropriate***

*Avoid use of inappropriate materials such as asphalt shingle, aluminum or vinyl sidings, cast stone, or artificial brick.*

### **DESIGN CONSIDERATIONS**

#### **Appropriate**

Additions should be compatible to the original building in height, scale, mass,



proportion, and materials. Roof form and style should be similar to those found in the neighborhood. Design guidelines for new construction are applicable for additions.

### ***For Your Information***

***It is desirable, when constructing an addition to an historic building, to retain as much of the existing building fabric as possible so that future removal of the addition could be achieved without significant damage to the original structure***

### ***Inappropriate***

*Avoid additions that add new dimensions or radically change the original scale and architectural character of a building.*

## **BLENDING NEW AND OLD**

### **Appropriate**

Contemporary design and architectural expression in new construction which follow the preceding guidelines are appropriate and strongly encouraged.

### ***Inappropriate***

*Do not seek to reproduce historic styles with the intent of creating a false impression of the building's age.*

**COA: 19-53**

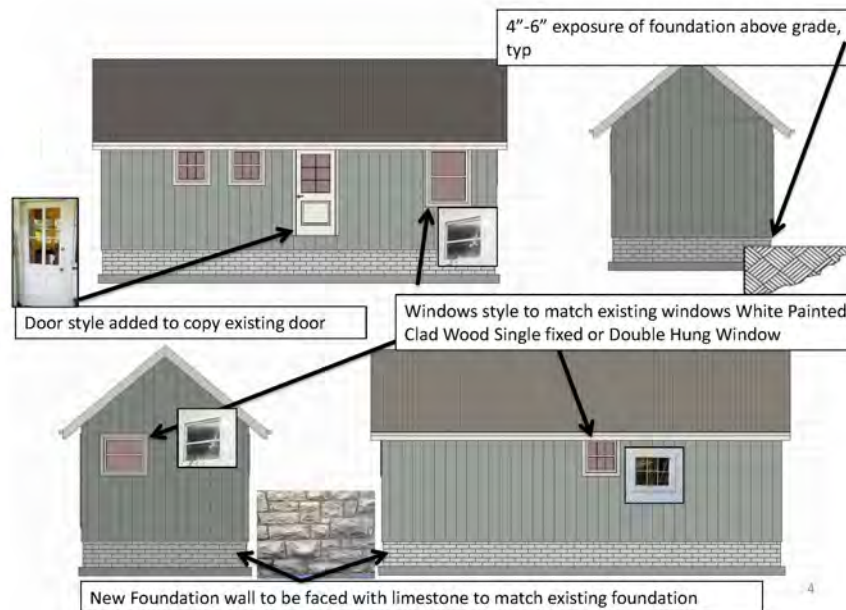
Address: 324 S. Rogers Street

Petitioner: Jaime Galvan

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

**Rating:** Contributing

**Structure;** Free Classic Queen Anne c. 1890



**Background:** This is one of several major projects the homeowner is proposing for the property.

**Request:** Rehabilitate the garage/shed building which is an accessory structure on the lot.

1. Add foundation and straighten/stabilize the walls.
2. Update and replace windows, doors.
3. Patch siding where required due to decay.

**Guidelines:** Prospect Hill Historic District Design Guidelines, pg. 22

**Recommendation:** Staff recommends **APPROVAL** of COA 19-53 with the following conclusions:

1. The windows, doors, and foundation details on the accessory structure will match those elements of the primary structure.
2. Staff recommends that the double doors facing Prospect Street be maintained or replicated as it provides a link to the history and development of the service aspect of Prospect Hill.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: CJA 19-53  
Date Filed: 9-4-19  
Scheduled for Hearing: 9-26-19

\*\*\*\*\*

Address of Historic Property: 324 S. Rogers Street  
Petitioner's Name: Jaime Galvan  
Petitioner's Address: 324 S. Rogers Street  
Phone Number/e-mail: 812-219-3117 / jaime.galvan@navy.mil  
Owner's Name: Jaime Galvan  
Owner's Address: 324 S. Rogers Street  
Phone Number/e-mail: 812-219-3117 / jaime.galvan@navy.mil

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-24243-00 Prospect Hill Lot 7

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

- Add foundation to shed/carriage house and straighten and stabilize walls. Update and replace carriage house windows, doors and patch/replace siding where required due to decay.

- Color to remain as current (white).

3. A description of the materials used.

shed/carriage house foundation walls to be faced with limestone, windows and doors replaced with wood or wood clad.

Siding replacement to be wood installed on the vertical. Window/doors/siding replacement style to mimic original style

new addition siding to be wood or cement board siding. window and doors to be wood or clad.

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

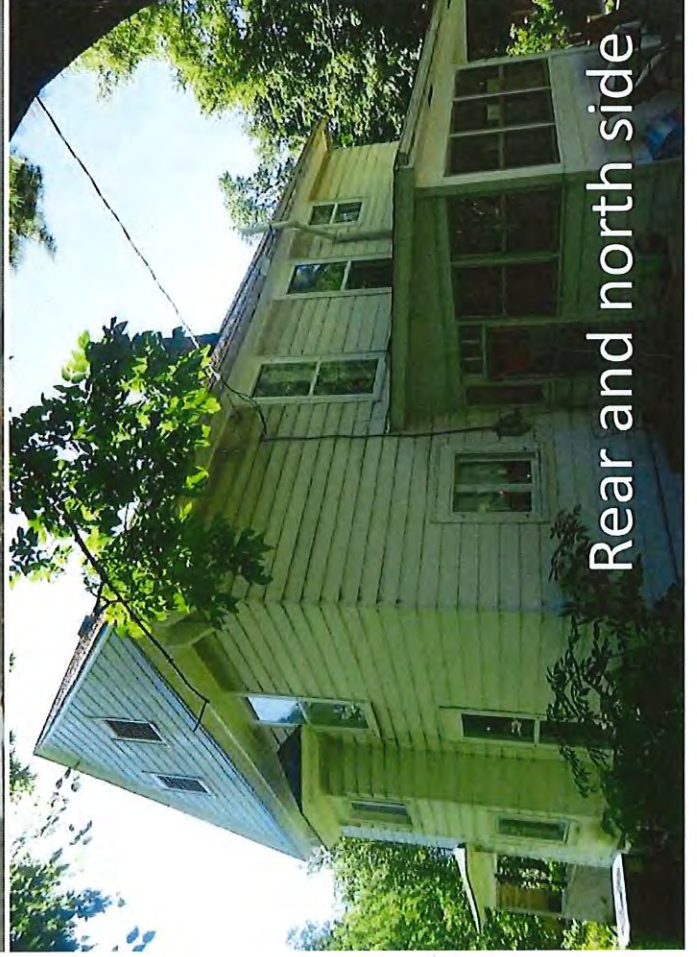
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

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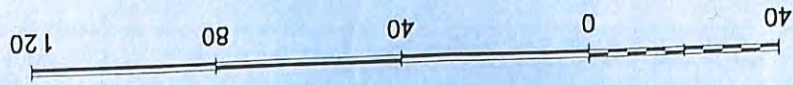
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

324 South Rogers Street Certification of Appropriateness Request



By: plangis  
16 Jul 19

For reference only; map information NOT warranted.

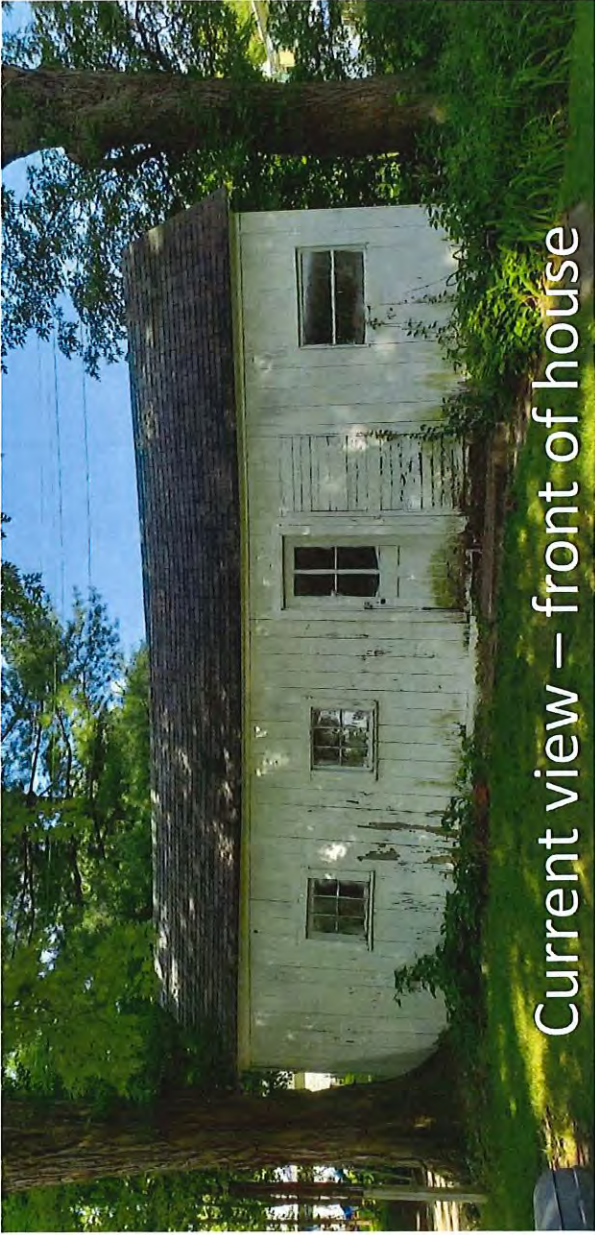


Scale: 1" = 40'



City of Bloomington  
Planning & Transportation

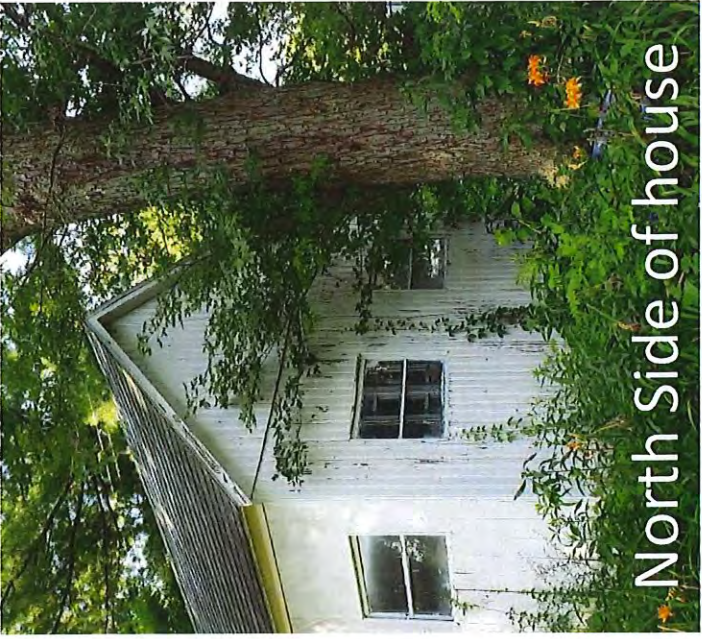




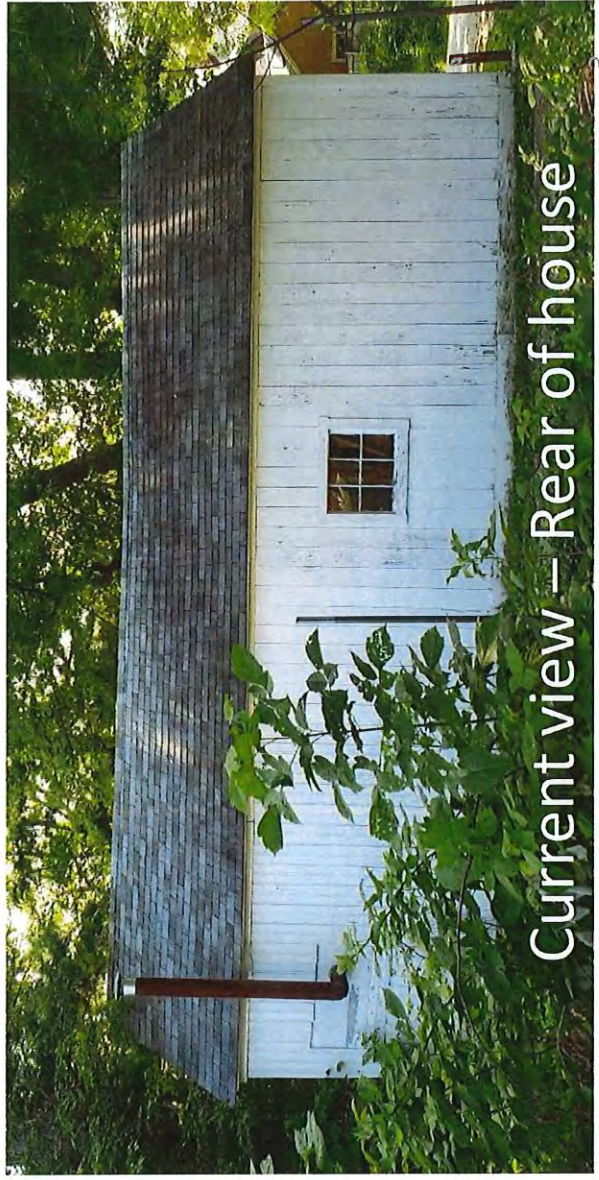
Current view - front of house



South side of house



North side of house



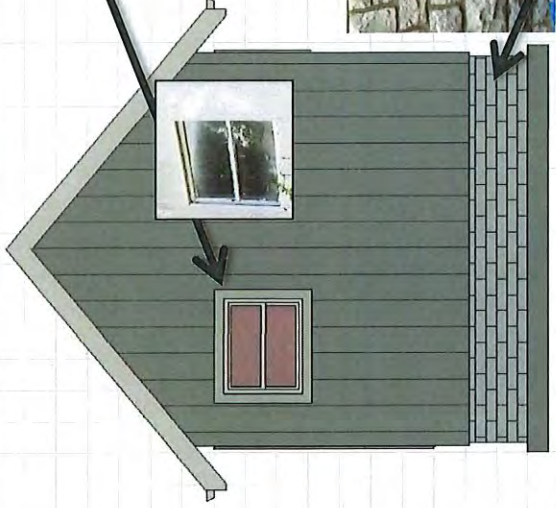
Current view - Rear of house

4" -6" exposure of foundation above grade,  
typ



Door style added to copy existing door

Windows style to match existing windows White Painted  
Clad Wood Single fixed or Double Hung Window



New Foundation wall to be faced with limestone to match existing foundation



**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.

**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**

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, 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.

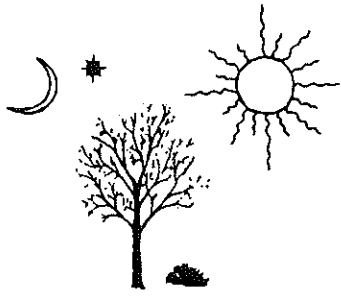
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.

## 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](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.

**COA: 19-60**

Address: 206 S. Walnut Street

Petitioner: Bret Pafford

Parcel #: 53-05-33-310-282.000-005

**Rating:** Outstanding

**Structure;** Neo Classical c. 1892/1923



**Background:** Originally built as a brick commercial structure in 1892, the “Princess Theater” opened in 1913. The building underwent a façade renovation designed by local architect John Nichols in 1923. The original building featured three bays across the front and was faced with brick. In 1923 the front façade was faced with white glazed terra cotta.

**Request:** Rebuild front entryway to bring doors located on either side of the “ticket booth” closer to the sidewalk. The depth of the current entrance has created a shelter for vagrants and vandals who have defaced and trashed the entryway.

**Guidelines:** Courthouse Square Historic District Design Guidelines, pg. 14

**Staff Recommendation:** Approval of COA 19-53 with the following conclusions:

1. The entrance has had several modifications. The faux ticket booth was added in the 1980s.
2. Staff finds the simplest solution is to remove the ticket booth and leave the entryway alone, however, the proposed work is compatible with all five of the Courthouse Square guidelines for the rehabilitation and maintenance of the primary façade.
3. If HPC finds the current plans are compatible, staff would recommend the proposed vestibule cover be excluded so the central transom is not blocked.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-60

Date Filed: 9 / 30 / 2019

Scheduled for Hearing: 10 / 10 / 2019

\*\*\*\*\*

Address of Historic Property: 206 N. Walnut St, Bloomington, IN. 47404

Petitioner's Name: Bret Pafford

Petitioner's Address: 1420 E. Rhorer Rd. Bloomington. IN. 47401

Phone Number/e-mail: (808) 419 8774 / bretpafford@gmail.com

Owner's Name: David Howard

Owner's Address: 1414 E. Rhorer Rd. Bloomington, IN. 47401

Phone Number/e-mail: (514) 532 9587 / davidhowardconstruction@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. Princess Theatre Building
2. A description of the nature of the proposed modifications or new construction:
  - Move / Bring the existing egress doors located on both sides of the ticket booths to be flush with the sidewalk.
  - Having the same / similar visual appearance as the "Evansville Historic Movie Theater" (please see attachment)
  - Utilizing same / similar materials that are already present
3. A description of the materials used.
  - Utilizing same / similar materials that are already present.
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.



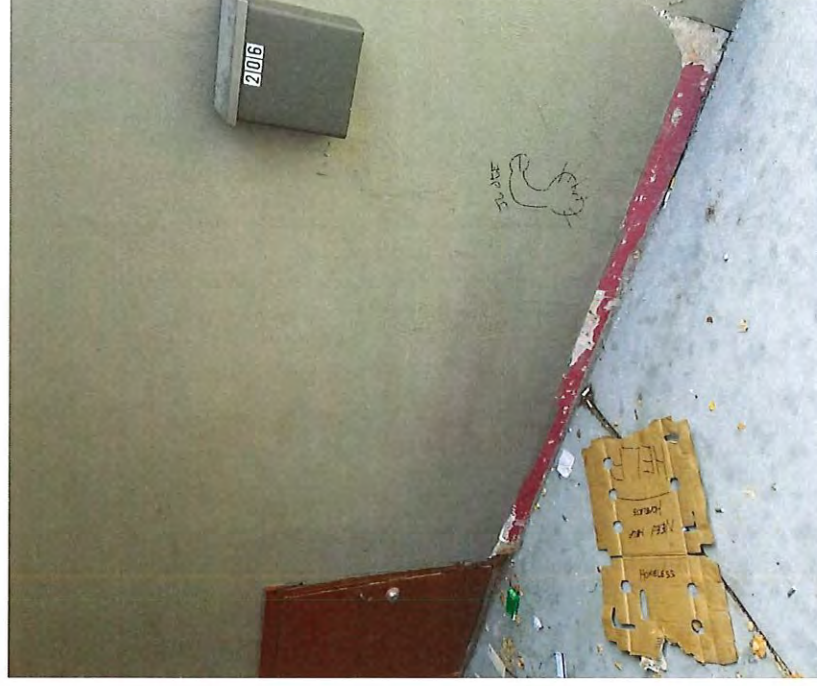
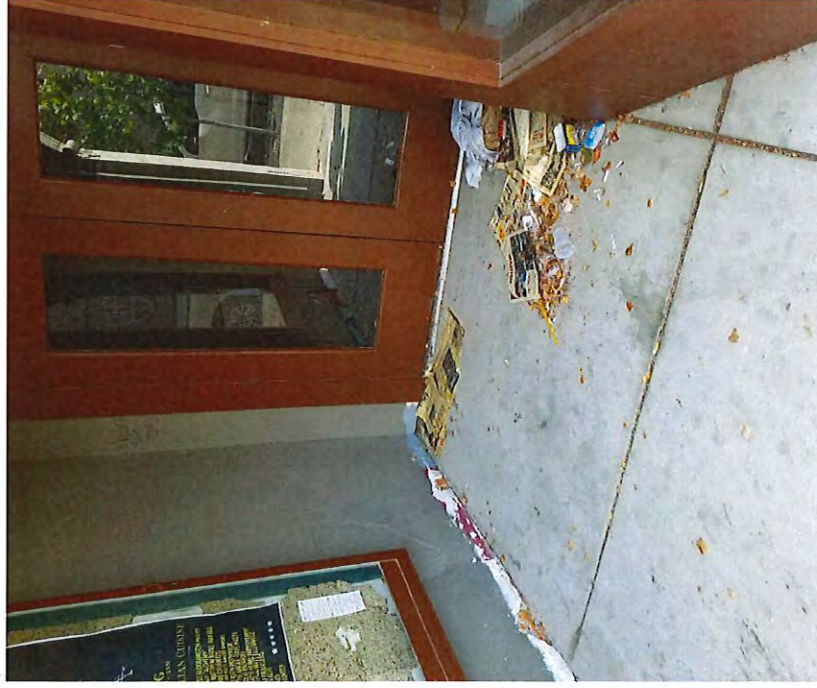
Princess Theatre: 206 N. Walnut St. Bloomington, IN. 47404

Current



Princess Theatre: 206 N. Walnut St. Bloomington, IN. 47404

Current



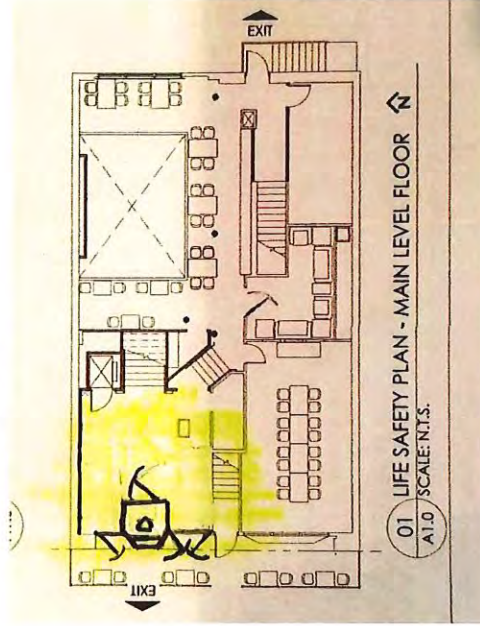
evansville historic movie theater



## Suggestion

- Move the existing egress doors that are located on both sides of the ticket booths to be flush with the sidewalk
- Having the same visual appearance as the “Evansville historic movie theater”
- Utilizing similar/same materials that are already present;

Wood / Glass



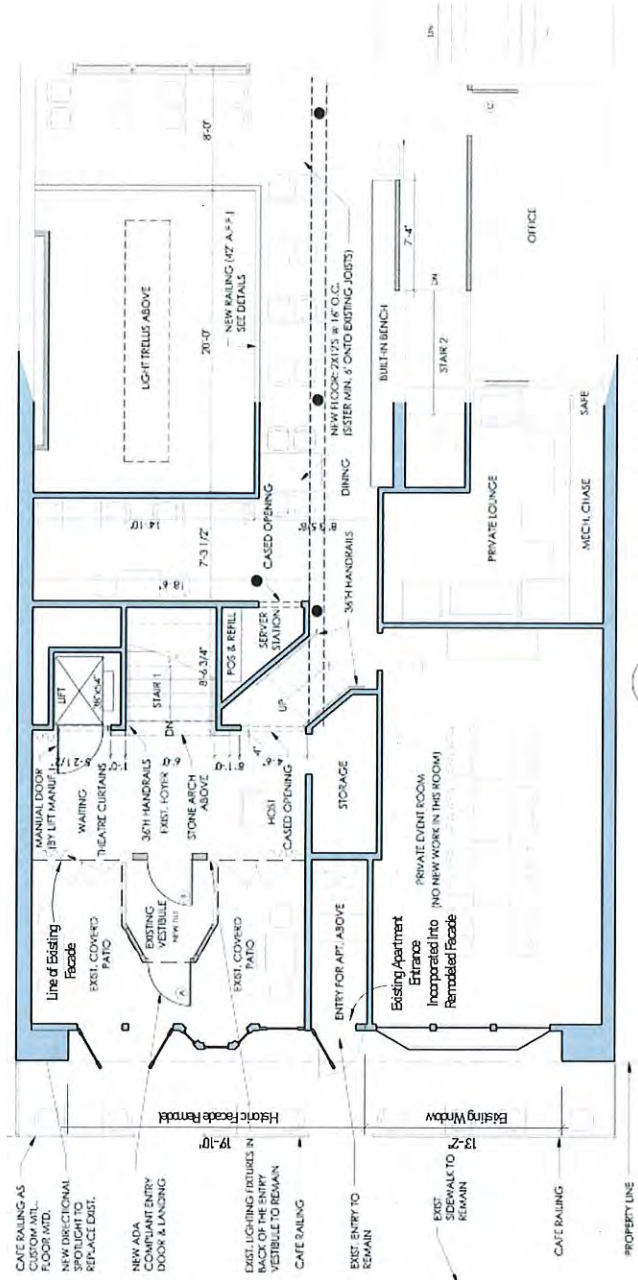
- Updated CAD is in progress. Please see the hand-drafted proposal

VILLAGE PUB ENTRY REMODEL  
206 N WALNUT STREET BLOOMINGTON, IN

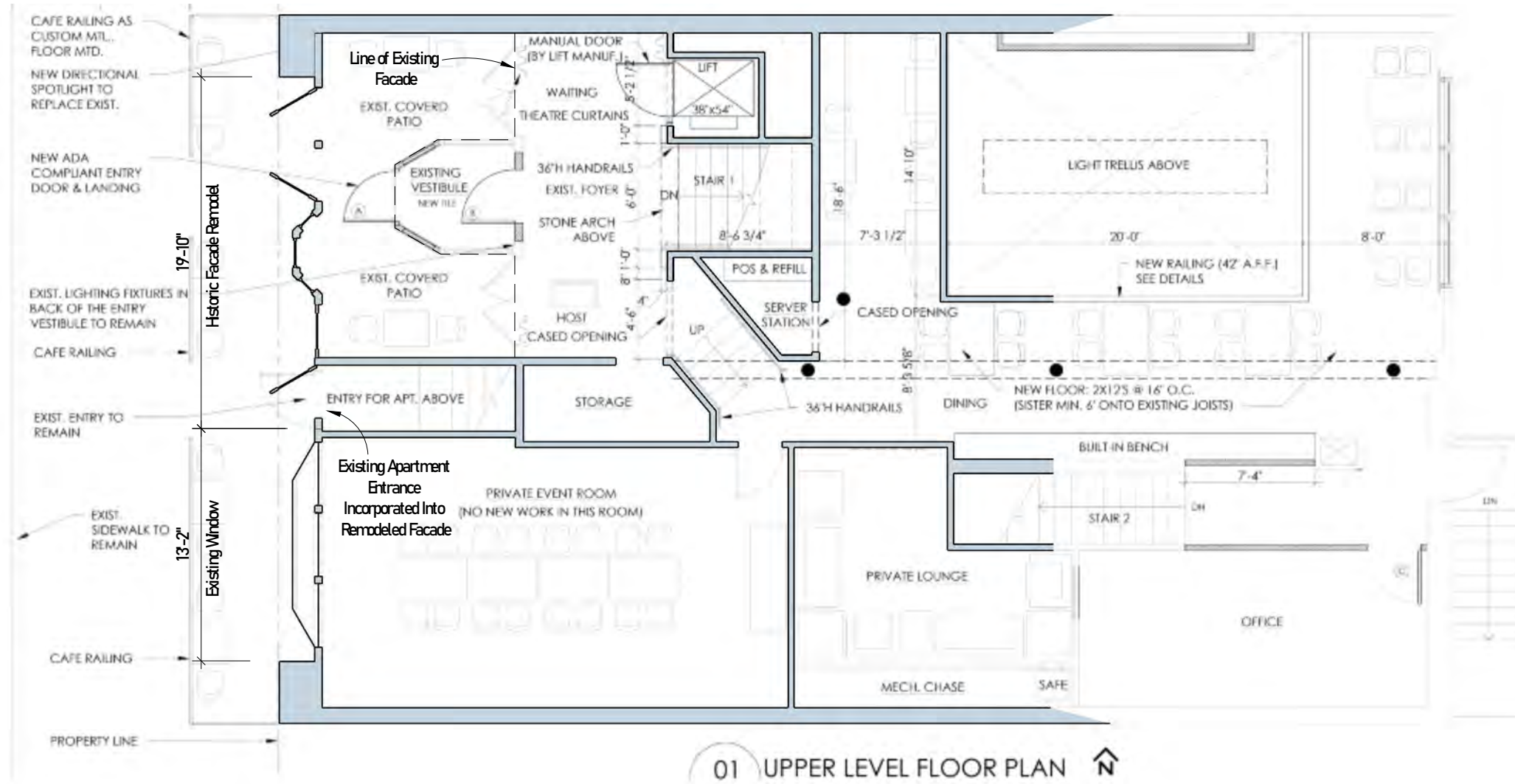
1

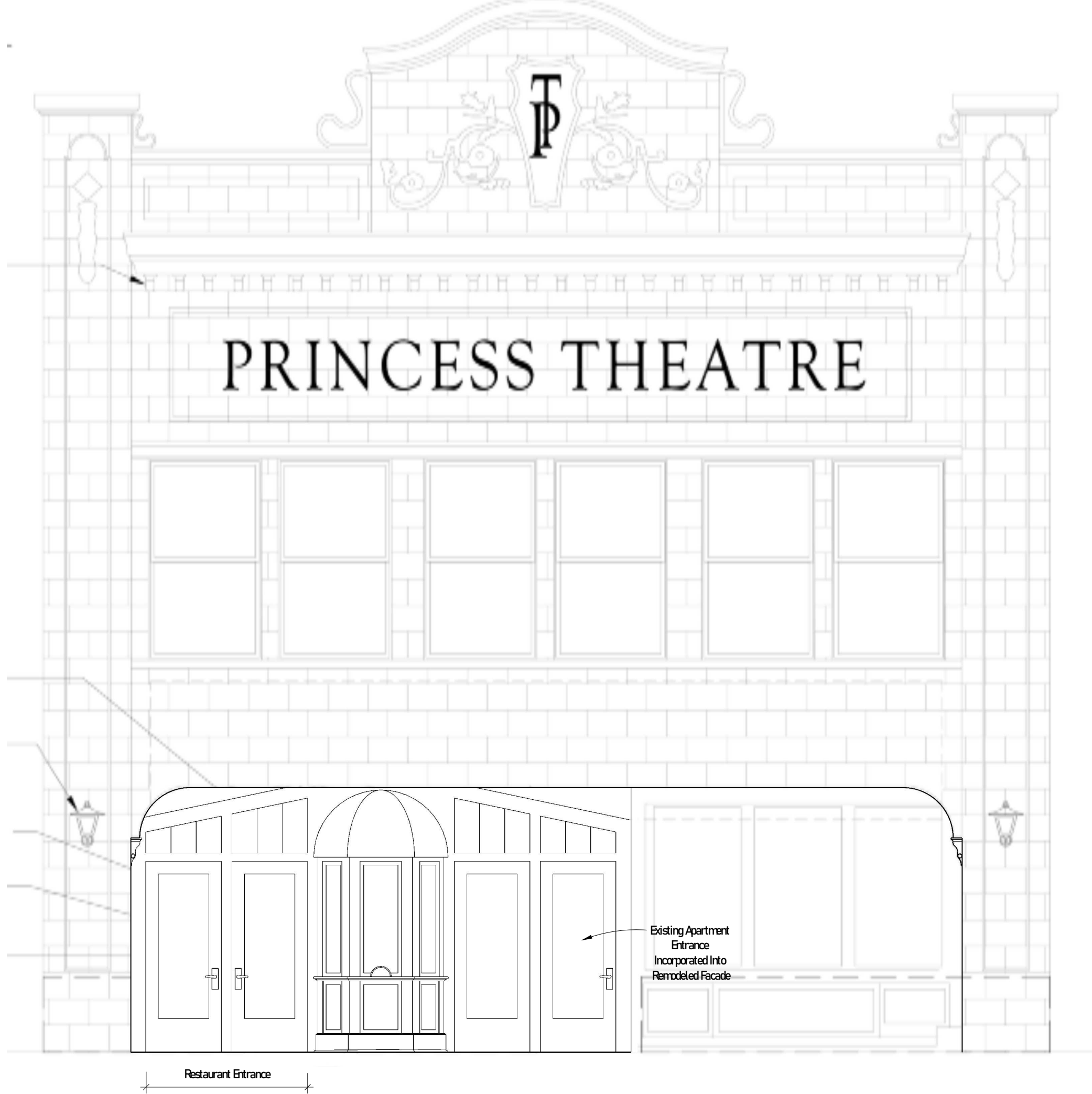
FLOOR PLAN

SCALE 1/4" = 1'-0"  
10.01.19



01 UPPER LEVEL FLOOR PLAN





VILLIAGE PUB ENTRY REMODEL  
206 N WALNUT STREET BLOOMINGTON, IN

**2**  
ELEVATION

SCALE 1/4" = 1'-0"

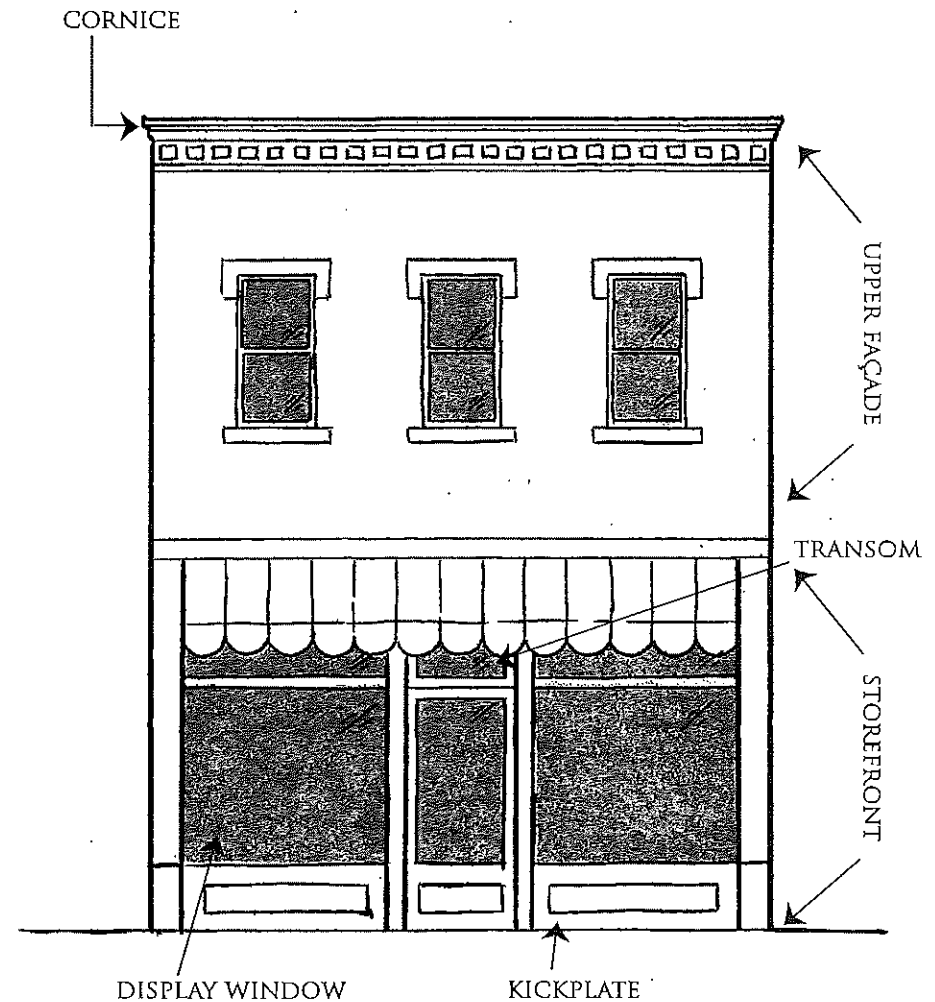
10.01.19

## 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.











ALHAMBRA

ALHAMBRA

ALHAMBRA

**COA: 19-61**

Address: 1313 S. Madison

Petitioner: Kevin Stearns-Bruner

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

**Rating:** Non-Contributing

**Structure;** Front Gable House c. 1952



**Background:** Non-contributing, front gable home located in McDoel Gardens local historic district.

**Request:** Addition of a 228 square foot room on the north elevation of the home.

**Guidelines:** McDoel Gardens Historic District Design Guidelines, pgs 11-12 (See next page)

**Recommendation:** Staff recommends **APPROVAL** of COA 19-61 with the following conclusions:

1. The guidelines state that additions to non-contributing structures are reviewed under the guidelines that pertain to contributing buildings.
2. The proposed addition meets the guidelines standards for “acceptable” because its massing and style is similar to other nearby contributing structures., and the addition is appropriately scaled.

## ***Materials***

There are no material restrictions for accessory structures within these guidelines.

### **1. GARAGES AND CARPORTS:**

#### **Preferable**

An added garage should be no larger than 25% of the size of the house and should be compatible with the design and materials.

A carport should be set back 1/3 or more from the front façade of the house.

#### **Acceptable**

A garage holding no more than two cars.

### **2. OUTBUILDINGS:**

#### **Preferable**

Outbuildings should be placed to the rear of the house where there is little visual access.

#### **Acceptable**

Storage buildings that meet zoning requirements and are smaller than 10x16' and not on a permanent foundation, are acceptable.

## **VI. Additions (New)**

*This section is reviewed by the Commission*

The ability to expand on the lot is important to the changing needs of families and predicts the longevity of ownership in the neighborhood. In McDoel the modest sizes of the houses are valued, but the owners are encouraged to seek ways to adapt the property for current uses while maintaining footprints in keeping with the neighborhood.

#### **Preferable**

Additions should be scaled to the size of the existing house. The larger McDoel houses are roughly 1500 square feet on the first floor. Additions should be placed where visibility from the street is minimized. The roof slope should be compatible with the existing house and the peak should be equal in height or lower than the peak of the house gable. Windows should reflect the number, placement and pattern of windows on the house elevations. Materials should closely match those on the existing structure.

#### **Acceptable**

Additions should maintain the style and massing of contributing property in the area. Where no other expansion is possible and nearby contributing structures have second floors, a second floor addition may be considered. An addition should be scaled to the existing structure and integral to the design of the original structure.

## **VII. Non- Contributing Principle Structures and Additions**

*This section is reviewed by staff*

Non-contributing principal structures are reviewed by staff for minor exterior changes. Additions to non-contributing structures and new accessory buildings are reviewed under the guidelines that pertain to contributing buildings. This is to maintain consistent size and massing generally of buildings that are added to the neighborhood.

## **VIII. Appendix**

**\*The following are survey classifications that assist in determining the significance of your home to the district. Information about your property is available on the city website:**

**Outstanding (O)** The "O" rating means that the property has enough historic or architectural significance that it is already listed, or should be considered for individual listing in the National Register of Historic Places. Outstanding resources can be of local, state, or national importance.

**Notable (N)** A rating of "N" means that the property did not quite merit an Outstanding rating, but is still above average in its importance. Further research or investigation may reveal that the property could be eligible for National Register listing.

**Contributing (C)** A "C" rating was given to any properties meeting the basic inventory criterion of being pre-1960, but that are not important enough to stand on their own as individually outstanding or notable. Such resources are important to the density or continuity of the area's historic fabric. Contributing properties can be listed on the National Register of Historic Places if they are part of an historic district, but would not usually qualify individually.

**Non-Contributing (NC)** Properties rated "NC" were not included in the inventory unless they were located within an historic district. Such properties are usually either post-1960 or they are older structures that have been badly altered and have lost their historic character or they are otherwise incompatible with their historic surroundings. These properties are not eligible for the National Register.

## **IX. Procedures for Changing the Guidelines**

- 1) Changes to the guidelines, if desired, shall be initiated from and drafted by the McDoel Gardens neighborhood organization.
- 2) The neighborhood organization shall inform the Historic Preservation Commission of the proposed changes to the guidelines.
- 3) All property owners in the Conservation District shall be notified of the proposed changes to the guidelines. They will be given copies of the proposed changes and notice of the time and place of the public hearing on the proposal.
- 4) The neighborhood organization shall provide a system whereby all property owners have the opportunity to cast a vote on the proposal.
- 5) If 51% of the property owners who cast a vote approve the changes, the new guidelines are forwarded to the Historic Preservation Commission for ratification.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

Case Number: 19-61

Date Filed: 10-4-19

Scheduled for Hearing: 10-10-19

\*\*\*\*\*

Address of Historic Property: 1313 S. Madison St

Petitioner's Name: Kevin Stearns-Bruner

Petitioner's Address: 1313 S. Madison St. Bloomington IN 47403

Phone Number/e-mail: 812-322-9271 / Kevinbruner4@gmail.com

Owner's Name: Kevin and Gloria Stearns-Bruner

Owner's Address: 1313 S. Madison St

Phone Number/e-mail: 812-322-9271 / Kevinbruner4@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:

1313 S. Madison St.

1. A legal description of the lot. 015-54980-00 Dodds Lot 47 + Vac. St.

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

An addition of 228 sqft on the north side of the residence

3. A description of the materials used.

Standard stick frame with exterior siding of stucco and 1x trim

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.

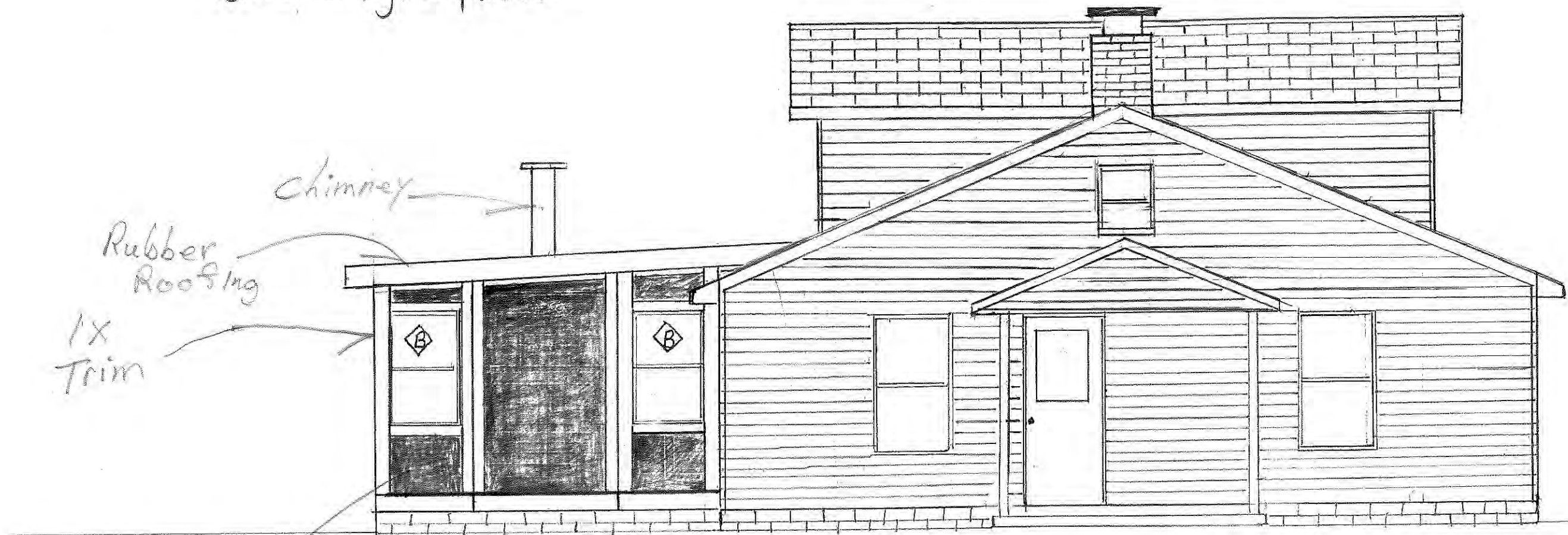
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

\*\*\*\*\*

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.

# Stearns-Brunner Addition

1313 S. Madison St.  
Bloomington, IN



1x  
Trim

Rubber  
Roofing

Chimney

Stucco  
Panels

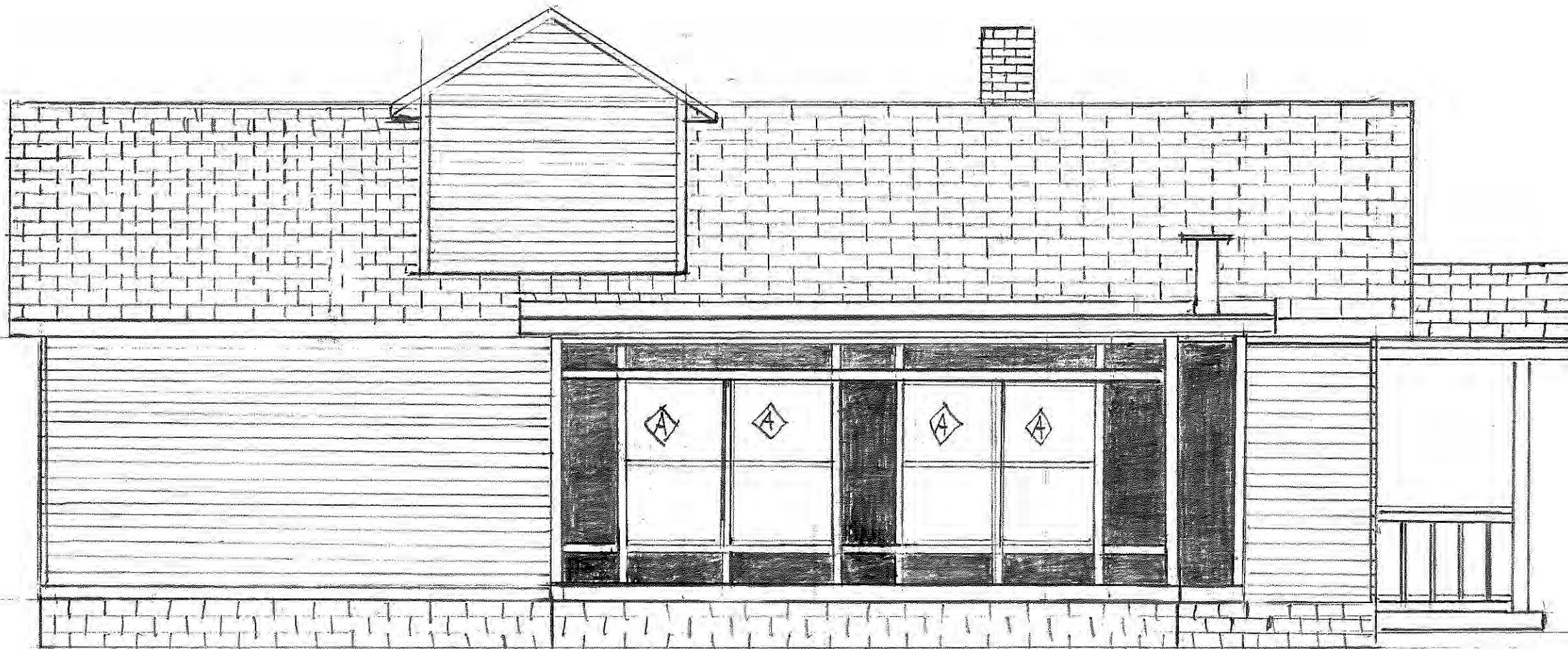
A

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  
 $\frac{1}{4}'' = 1'-0''$



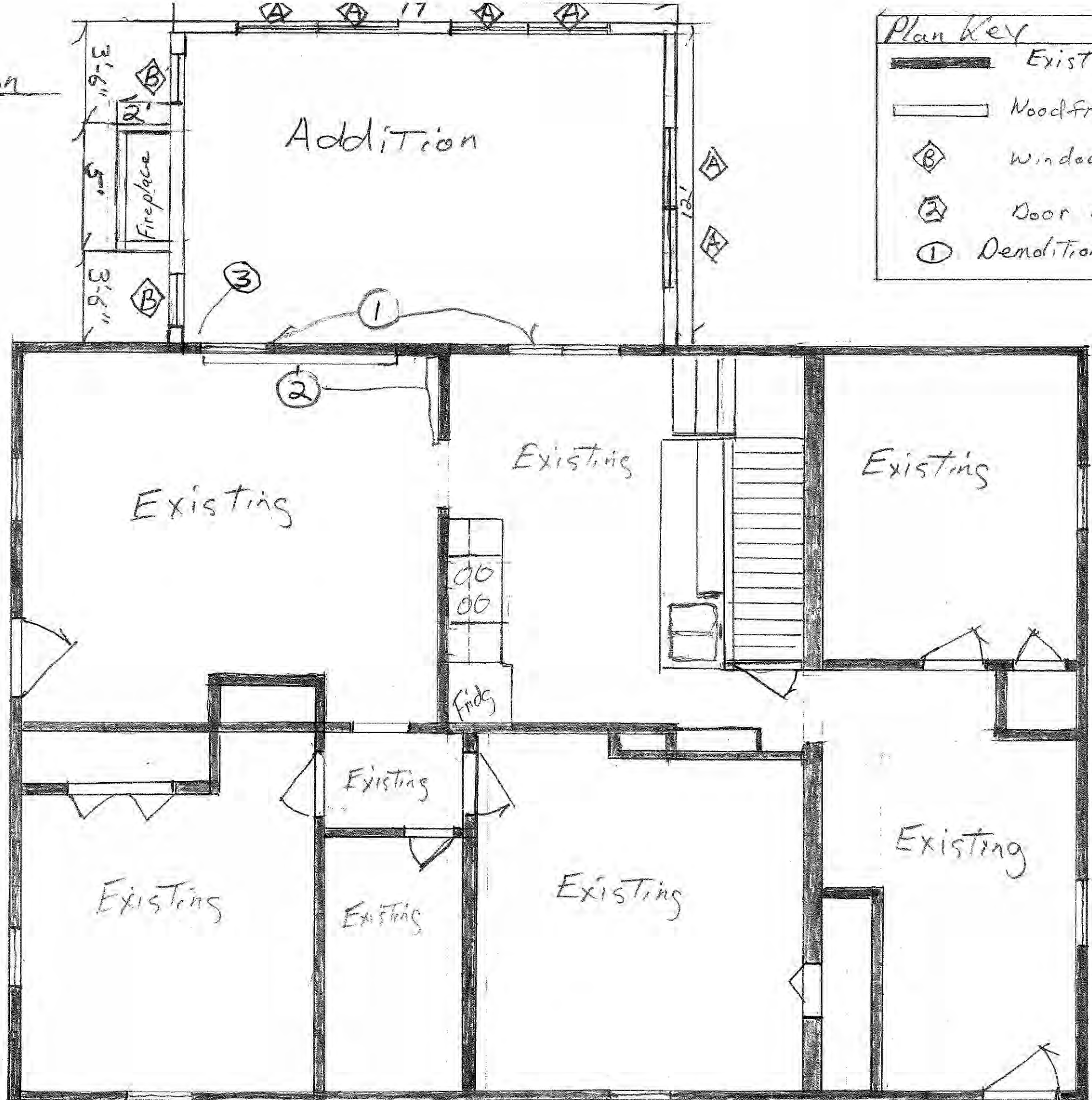
Plan Key	
	Existing Wall
	Wood Framed Wall
	Window Number
	Door Number
	Demolition Number

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

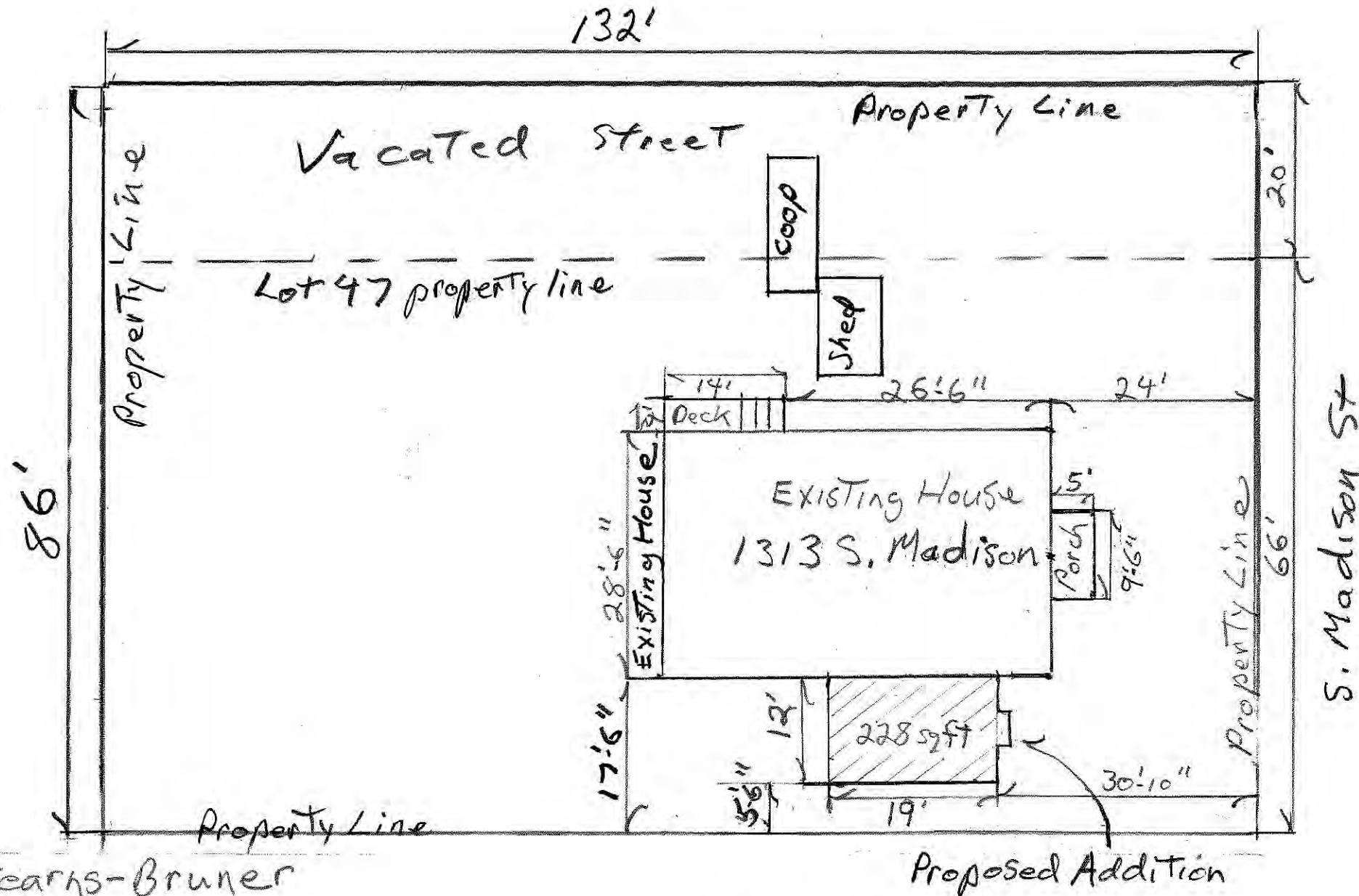
- 1. Remove existing windows
- 2. Remove existing walls
- 3. Remove existing siding



# Stearns - Bruner Addition

1313 S. Madison St.  
Bloomington, IN

September 4, 2019



Kevin and Gloria Stearns-Bruner

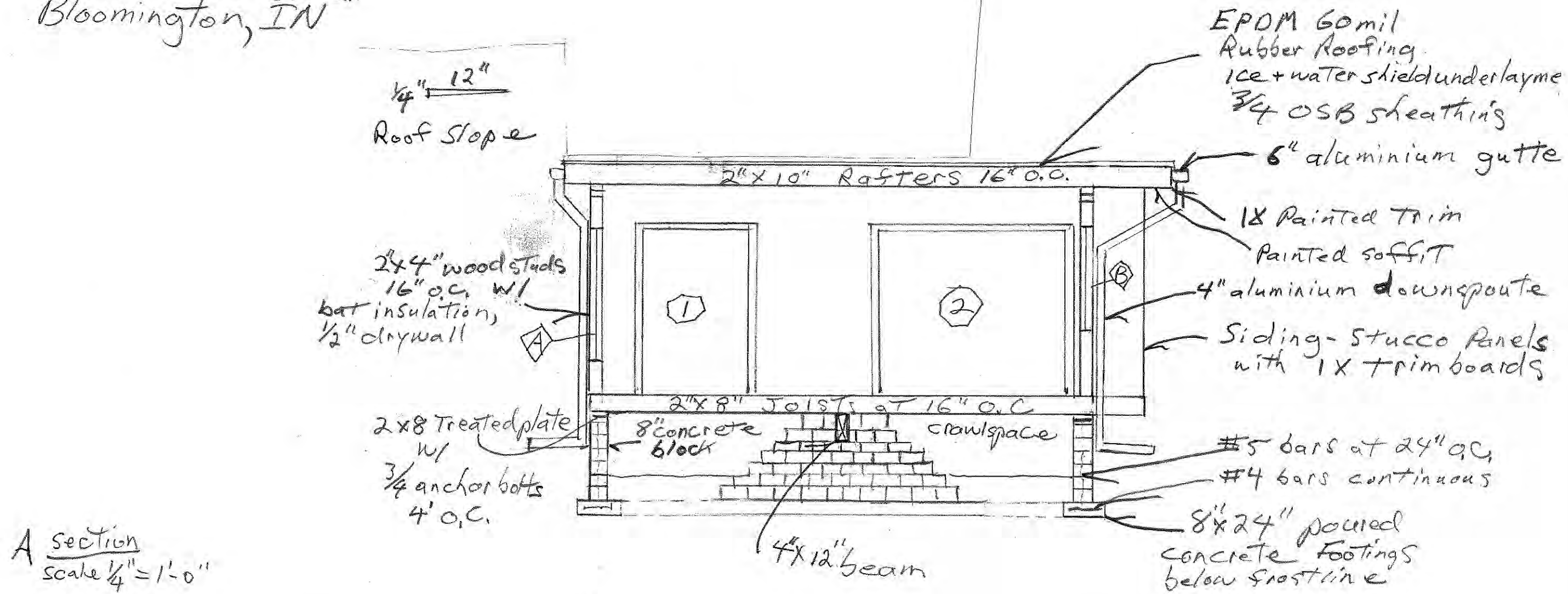
PH 812-322-9271

Kevinbruner4@gmail.com

A Site Plan  
Scale 1/16" = 1'-0"

# 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