

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. October 24, 2019 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-63

403 E. 4th Street (Greater Restaurant Row Historic District)

Petitioner: Dave Harstad

Installation of 35 ½" x 61 ½" double hung vinyl window in gable on west elevation.

B. COA 19-65

701 W. Dodds Street (McDoel Historic District)

Petitioner: Roy Miller

Replacement of lower exterior door (unoriginal) on east elevation with an embossed steel, six-panel door.

Commission Review

A. COA 19-64

506 S. Ballantine Road (Elm Heights Historic District)

Petitioner: Matheu Architects

Extend rear porch 4' to the west and enclose Addition of master bathroom over the existing flat roof kitchen.

V. DEMOLITION DELAY

Commission Review

A. Demo-Delay 19-21

829 E. Cottage Grove Avenue

Petitioner: Keenyn Smith

Partial demolition: Moving original basement window located on south elevation 32" to the east to meet egress requirements.

B. Demo-Delay 19-20

1508 W. 11th Street

Petitioner: Thomas Excavating

Full demolition of primary and accessory structures.

VI. NEW BUSINESS

A. HPC Consulting Grant Application: 213 S. Rogers Street (Frosted Foods Building)

VII. OLD BUSINESS

A. Kohr Hospital Building Historic Designation

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 December 12, 2019 at 5:00 P.M. in the McCloskey Room. **Posted:** 11/7/2019

Bloomington Historic Preservation Commission

Showers City Hall, McCloskey Room

Thursday October 24, 2019

MINUTES

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

ROLL CALL

Commissioners

Present

Leslie Abshier
Susan Dyer
Jeff Goldin
Lee Sandweiss
John Saunders
Chris Sturbaum

Absent

Doug Bruce
Sam DeSollar
Deb Hutton

Advisory members

Present

Duncan Campbell
Jenny Southern

Absent

Ernesto Casteneda
Derek Richey

Staff

Eric Sader, HAND
Angela Van Rooy, HAND
Philippa Guthrie, Legal

Mary Catherine Carmichael,
Office of the Mayor

Guests

Mary Ann Valenta, IU Health
Jamie Morris, D-D 19-18
Becky Holzman, Prospect Hill

Jeff Goldin has received several requests to delay the Commission’s discussion of the Kohr Hospital Building until IU Health completes its assessments and research of the site. Therefore, he suggested that the Commission table this item until a future meeting.

John Saunders made a motion to table the discussion of item VI.A., “Historic Designation of the Kohr Hospital Building” to a future meeting. **Susan Dyer** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

APPROVAL OF MINUTES

John Saunders made a motion to approve October 4th, 2019 Special Meeting Minutes, **Susan Dyer** seconded. **Motion carried 3-0-2** (Yes-No-Abstain)

John Saunders made a motion to approve October 10th, 2019 Minutes, **Susan Dyer** seconded. **Motion carried 3-0-2** (Yes-No-Abstain)

DEMOLITION DELAY

A. Demo-Delay 19-18

119 S Clark Street
Petitioner: Casey Peck
Full demolition of accessory building

Eric Sader gave presentation, see packet for details. Staff recommends release of the Demo-Delay 19-18, as accessory structure does not meet criteria for historic designation.

Jamie Morris, Petitioner’s Representative—structure has a dirt floor

Commissioner Questions

John Saunders—Is the structure in decay? **Jamie Morris**—Yes, there’s wood rot, chipping paint, not well-maintained.

Lee Sandweiss—Are they going to build another garage? **Jamie Morris**—Property is for sale. There may be a request to demo the house sometime in the future, as its foundation is compromised.

Commissioner Comments

Duncan Campbell—Accessory structures are historic too, but we would not designate it without the house.

Chris Sturbaum—I have fixed many like this. It can be repaired and a slab added underneath. Often lose the setback if taken down. This structure has value.

Jeff Goldin—I have fixed a structure just like this one

Jenny Southern: Surprised that it will be demolished when house is for sale?

John Saunders made a motion to waive the demolition delay waiting period for Demo Delay 19-18.

Susan Dyer seconded. **Motion carried 5-0-1** (Yes-No-Abstain).

Chris Sturbaum commented that releasing the Demo Delay does not mean that the owner has to tear down the structure, only that they have permission to do so.

B. Demo-Delay 19-19

3620 E 3rd Street

Petitioner: Jay Cherry

Full demolition of house

Eric Sader gave presentation, see packet for details. Staff recommends release of the Demo-Delay 19-19, as structure does not meet criteria for historic designation.

Commissioner Questions

Chris Sturbaum—What surrounds it? **Jeff Goldin/Eric Sader**—a mix of new and older homes on large lots, with large setbacks.

Jenny Southern—Will they have to build 15 feet from the road? **Eric Sader**—There are minimum setbacks, don’t think there are maximum setbacks.

Lee Sandweiss—Why do they want to tear it down?

Leslie Abshier—Does it meet criteria for designation? **Jeff Goldin**—not according to Conor’s research.

Commissioner Comments

Duncan Campbell—What information does Staff have? I would like to have all of the information so I can decide if it meets criteria for designation. I don’t want Staff giving recommendations based upon information they’re not giving us or haven’t found **Eric Sader**—Conor and I did visit the property and do a walk-around.

John Saunders—What is property class “commercial housing”? **Jeff Goldin**—It means it was a rental, what is zoning? Residential Single-family.

Leslie Abshier—Agree with Duncan. **Duncan Campbell**—It’s on the (SHAARD) Survey, so at least give us the survey information.

Jeff Goldin—We can table until Conor is here and can do more research. My personal opinion is that we’re not going to designate this property.

Chris Sturbaum—I think we should just go ahead and release it.

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

Susan Dyer seconded. **Motion carried 4-2-0** (Yes-No-Abstain).

NEW BUSINESS

A. Historic Designation of the Kohr Hospital Building (tabled to future meeting)

Chris Sturbaum—Does the fact that the building might have asbestos in it relate to its historic value?

Jeff Goldin—It's an economic discussion too. The estimate to rehab the building is \$12,000,000.

Chris Sturbaum—Our job is only to decide if it deserves historic protection. The Council can decide based upon other criteria.

Jeff Goldin—I would still like to wait until we have all of the information.

Leslie Abshier—I agree it's fair to wait, we have been asked to wait.

Chris Sturbaum—How long will it take?

John Saunders—First quarter of 2020.

Philippa Guthrie—IU Health is doing a complete analysis of the building in the event they have to demolish it.

Chris Sturbaum—It would be more informative to the City and the Hospital, if they knew that we considered it an historic building.

Jeff Goldin—I agree with Chris.

COMMISSIONER COMMENTS

Jenny Southern—I attended the special Council meeting during which there was a lot of discussion of building duplexes/triplexes/quads in historic districts. One Council member mentioned that homes that are *contributing* must be brought before the HPC before they can be torn down. People were content with this. But this worries me because HPC does not designate many Demo-Delays. Council doesn't understand how many we release for demolition. I think we will have many more Demo-Delays in the future if the UDO goes through.

Chris Sturbaum—I told the Council that Conservation Districts don't review additions (only demolition or new construction). In an Historic District we would review it as an addition. Preservation will not stop duplexes/triplexes; it can only stop demolition. Up to 50% demolition does not come to HPC (whether it's the front half or the back half). Height of a new building is restricted within 50 feet of an *outstanding* or *significant* building, but not for a *contributing* building (which are 90% of an historic district).

Philippa Guthrie—50% demolition is not changing in the new UDO. That is the current definition of "substantial demolition".

Eric Sader—On all of the newest surveys *contributing* properties require Staff review.

Jeff Goldin—If we can alter historic houses into a duplexes/triplexes, is that bad? How does the Commission feel about increasing density in historic districts?

Chris Sturbaum—That's not our purview. Our job is to focus on historic compatibility.

Jenny Southern—It doesn't matter how the building is used. It could be a restaurant.

Duncan Campbell—Easiest way the think about it is that HPC doesn't evaluate use (under the law).

Chris Sturbaum—Are we going to consider the Kohr building at our next meeting?

Jeff Goldin—I think based upon what Chris said earlier, we should alter our previous motion to specify discussion will be at the next meeting.

John Saunders made a motion to table the discussion of item VI.A., "Historic Designation of the Kohr Hospital Building" to the next HPC meeting on November 14, 2019. **Chris Sturbaum** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

ADJOURNMENT

Meeting adjourned by Jeff Goldin at 5.39 p.m.

END OF MINUTES

COA: 19-63

Staff Decision

Address: 403 E. 4th Street

Petitioner: Dave Harstad

Parcel #: 53-05-33-310-178.000-005

Rating: Non-Contributing

Structure; Cross Gable c. 2006



Background: This building is non-contributing structure in the Greater Restaurant Row Historic District.

Request:

1. Installation of 35 ½” x 61 ½” double hung vinyl window in the gable located on the west elevation.

Guidelines: None currently available for the district. SOI Standards for Rehabilitation not applicable to non-historic buildings.

Staff Decision: Staff approves COA 19-63 due to the following reasons:

1. The building is not historic and was built in 2006.
2. The size and material of the new window will match the second story windows.
3. The new window will allow the attic space to be utilized as a studio.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 19-63

Date Filed: 10/29/19

Scheduled for Hearing: 11/14/19

Address of Historic Property: 403 E 4th ST

Petitioner's Name: HARSTAD REALTY GROUP (DAVE HARSTAD)

Petitioner's Address: 2685 S. TWIN OAKS VALLEY, BLOOMINGTON

Phone Number/e-mail: 812-361-1230 DAVE.HARSTAD@COLLECTRS.COM

Owner's Name: DAVE HARSTAD

Owner's Address: SAME

Phone Number/e-mail: SAME

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. ORIGINAL PART PT 105

2. A description of the nature of the proposed modifications or new construction:
INSTALLATION OF 35'2" x 61'2" WINDOW IN ATTIC,
SIZE WILL MATCH THE SECOND STORY WINDOWS.
BUILDING WAS CONSTRUCTED IN 2006.
ATTIC WILL BE USED FOR STORAGE / STUDIO.
ALL EXISTING WINDOWS ARE VINYL / SINGLE
HUNG.

3. A description of the materials used.
SEE ATTACHED

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.

[Back to Quote](#)

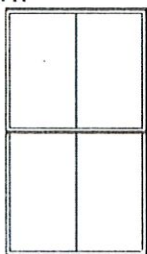


LOWE'S HOME CENTERS, LLC #634
 350 NORTH GATES DR.
 BLOOMINGTON, IN 47404-4821
 USA
 (812) 323-0899



Project #: 594501334 Description: Window (rh2)
 Customer Name: DAVE HARSTAD
 Customer Phone: (812) 361-1230
 Customer Address: 125 S GRANT ST
 BLOOMINGTON, IN 47403
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001 Size = 35 1/2-in W x 61 1/2-in H	<p>Manufacturer: ThermaStar by Pella (R)</p> <p>Double Hung NFRC: U-Factor: 0.30, SHGC: 0.25, VLT: 47, CR: 55 Double Hung DP35: Size Tested 36-in x 72-in ***Performance values only valid for a single window and do not apply to mullions***</p> <hr/> <p>Product: Windows Type: Double Hungs Manufacturer: ThermaStar by Pella (R) Energy Star(R) Qualified Products Only: No - I would like to view all available product offering. Room Location: Other 1 Material: Vinyl Actual Frame Type(Overall Width): Replacement Frame (3 1/4-in OAW - No Fin) Sloped Sill Adaptor: Yes - Included Head Expander: Yes - Included Configuration: One Wide Actual Frame Size Width: 35 1/2-in Actual Frame Size Height: 61 1/2-in Fits Opening Width: 35 3/4-in Fits Opening Height: 61 3/4-in Actual Vent Size: 1/2 Vent Exterior Finish: Almond Interior Finish: Almond Glazing: Advanced Low-E Argon Gas Filled IG: Yes - Argon Gas Tempered Glass: Annealed Grilles Between Glass Type: 3/4-in Contour Grille Pattern: Colonial (Customer Specified Pattern) Top Sash Lite Pattern: 2w1h Bottom Sash Lite Pattern: 2w1h Hardware: 2 Cam/Keeper Lock Sets Hardware Color: Almond</p>			
			\$353.651	\$353.65





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Village Weathouse

LOWE'S

COA: 19-65

Staff Decision

Address: 701 W. Dodds Street

Petitioner: Robyn Miller

Parcel #: 53-08-05-402-062.000-009

Rating: Contributing

Structure; California Bungalow c. 1930



Background: This building is contributing structure in the McDoel Historic District.

Request: Replacement of lower exterior door (unoriginal) on east elevation with an embossed steel, six-panel door. Size of door will not change.

Guidelines: McDoel Historic District Design Guidelines pgs 7-8

- Doors: Original doors on houses classified as notable should be preserved. Doors may be widened to accommodate wheelchairs.
- Preferable: Keep doors that are original to the house and add storm doors for weatherization. Replacement doors should closely match design of original doors.
- Acceptable: Replacement doors should be the same style and size as the originals.

Staff Decision: Staff approves COA 19-65 due to the following reasons:

1. Staff finds that the door to be replaced is Mid-Century in style and is therefore not original to the house as the home was constructed in 1930.
2. The district guidelines state that original doors on notable houses should be preserved. This is neither a notable house nor an original door.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-65

Date Filed: 11/1/19

Scheduled for Hearing: 11/14/19

Address of Historic Property: 701 W. Dodds Street

Petitioner's Name: Robyn Miller

Petitioner's Address: 701 W. Dodds

Phone Number/e-mail: 574-298-3113

Owner's Name: Robyn Miller

Owner's Address: 701 W. Dodds

Phone Number/e-mail: 574-298-3113

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

A **“Complete Application”** consists of the following:

1. A legal description of the lot. 015-58580-00 Dixie Highway Lot 92

2. A description of the nature of the proposed modifications or new construction:
Replace exterior lower level door located on east elevation of the building. (Facing Fairview Street) with

3. A description of the materials used.
36" W x 84" H, Mastercraft embossed six-panel steel door.

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.



Replace Door
701 W Dodds St

Dimensions: Rough Opening: 38-1/4" W x 86" H and Brick Opening: 40" W x 86-3/4" H; Frame Width: 4-9/16"

Brand Name: Mastercraft

· M A S T E R C R A F T ·

Find more information about this product on the [Manufacturer's website](#)

Features

- Right inswing
- Constructed from 24-gauge steel that is primed white and ready to finish with a 1-3/4" thick energy-saving insulated foam core
- Prehung with a 4-9/16" primed wood frame (interior trim not included) and high-performance weatherstripping
- Includes an adjustable inswing aluminum no-rot sill and 3 satin nickel hinges
- Prebored with a 2-3/4" backset for easy handle installation and double-bored and prepped for deadbolt (handleset and deadbolt purchased separately)
- Energy-saving, insulating, foam-in-place polyurethane core provides energy savings, security, and reduced sound transfer
- Nominal size of 36" W x 84" H with right inswing
 - ENERGY STAR® qualified

Replace basement Exterior Door

Pg 1 of 2

701 W Dodds St.



Six-panel door from Mastercraft's Embossed Collection. The Embossed Collection features a wide variety of door styles, and this model's energy-saving core stands up to the most extreme temperatures. This door has a right inswing, which means the knob is on the right side when you pull the door toward you.

COA: 19-64

Address: 506 S. Ballantine Road

Petitioner: Kris Floyd (Matheu Architects)

Parcel #: 53-01-54-892-000.000-009

Rating: Contributing

Structure; American Foursquare c. 1925



Background: This is a limestone American Foursquare or Prairie Box style home located in the Elm heights Historic District. Alterations will be to the rear of the home but will be visible from an alleyway that runs north/south behind the property.

Request: Several alterations to the rear of the home.

1. Rebuild rear porch foundation using block or concrete, extend the porch 4” to the west and enclose the porch.
2. Addition of master bathroom on second story. Will be located on the rear of the home, above the existing flat roof kitchen.

Guidelines: Elm Heights Historic District Design Guidelines, pg. 28-29 (Following page)

Recommendation: Staff recommends **APPROVAL** of COA 19-64 with the following comments:

1. The addition is to the rear and integrates well with the existing roofline. The only concern staff has is with the addition’s siding material (cement board w/ stile and rail trim). This is a stark contrast to the existing ashlar limestone siding on the house. SOI Standards for Rehabilitation state that additions should be **differentiated yet compatible**.
2. Staff supports the extension and enclosure of the porch. The original limestone columns will be reused, and refurbished multi-lite steel windows will be utilized to ensure harmony with the existing steel casement windows on the structure. The porch is also obscured from view by a 6’ limestone wall.

5.0 Additions, Retrofits, and New Construction

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

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

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



5.1 Additions and New Construction

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

Preservation Goals for Additions and New Construction

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

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



Guidelines for Additions and New Construction

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

I. Construction of new buildings and structures.

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

II. Construction of additions.

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

Things to Consider as You Plan

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

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

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

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-64

Date Filed: 10/25/19

Scheduled for Hearing: _____

Address of Historic Property: 506 S. Ballantine

Petitioner's Name: Matheu Architects, PC

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

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

Owner's Name: Nandini Gupta & Rick Harbaugh

Owner's Address: 506 S. Ballantine

Phone Number/e-mail: rick.harbaugh@gmail.com

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-48920-00 Elm Heights Pt Lots 50 & 49 Plat 50B

2. A description of the nature of the proposed modifications or new construction:
The original porch foundation is in poor condition and in need of replacement. The proposal includes extending the porch an additional 4'-0" to the west to make the porch area more usable. The porch will be enclosed as a 3 season room.
The project also includes the addition on a master bathroom over the existing flat roof kitchen.

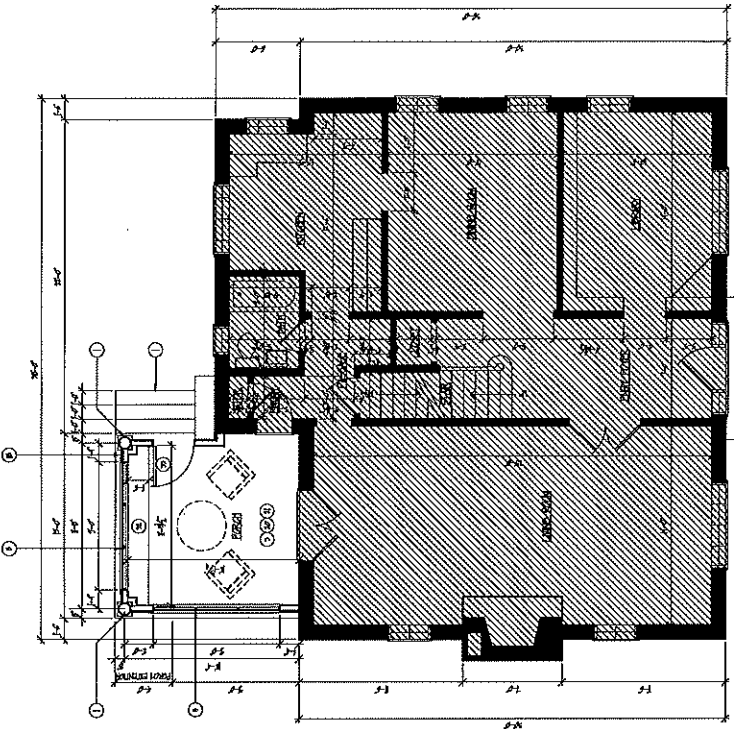
3. A description of the materials used.
The first floor porch will be reconstructed with a block or concrete foundation and limestone veneer to match the existing. A new concrete slab will be installed. The original limestone columns will be reused and placed on the new foundation. The original pergola beams will be reused and the decorative joist ends will be replicated to match the existing. The roof will be asphalt shingles over (2) layers of ice-dam material. The walls of the 1st floor porch will be wood framed and sheathed in painted wood panels with stile & rail trim. The new windows will be refurbished Fenestra steel windows to match the existing or metal clad wood. The entrance will be located to the north side of the porch extension and will either be steel French doors matching the windows or a metal clad full glass door. The new master bath will be wood framed walls with painted wood panels with stile & rail wood trim. The window will be a refurbished Fenestra steel window or metal clad wood. The roof will be hipped asphalt shingle to match the existing with metal gutters and downspouts.
metal clad wood. The roof will be hipped asphalt shingle to match the existing with metal gutters and downspouts.

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.

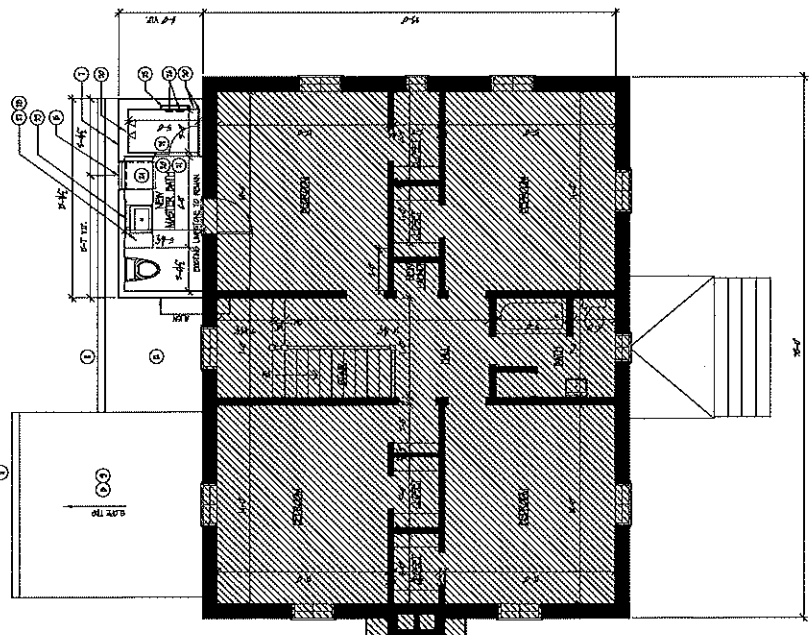
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



NOTES:

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



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



Mathew Architects, PC
203 N. College Ave.
Suite 010
Bloomington
IN 47404
Tel: 812.339.1235
Fax: 812.339.1238

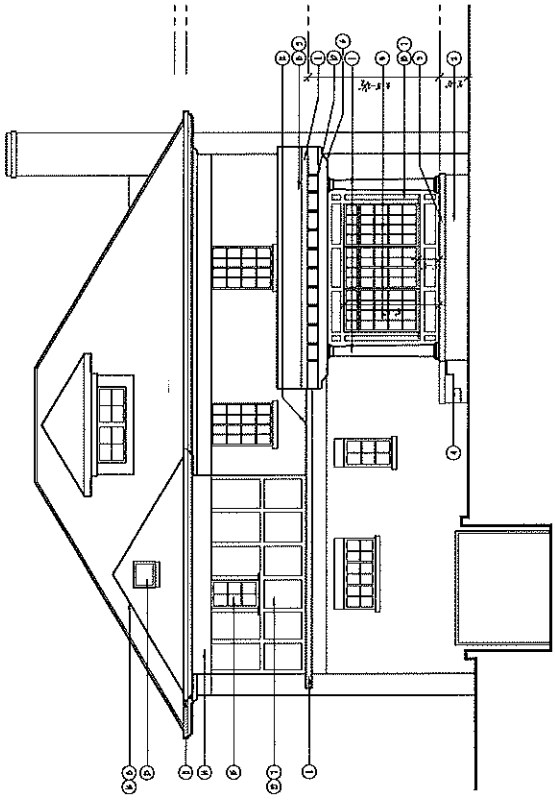
GUPTA-HARBAUGH HOUSE
ADDITION & RENOVATION
506 S. BALLANTINE ROAD
BLOOMINGTON - INDIANA

ARCHITECT PROJECT NO.: 18111
DATE: OCTOBER 31, 2019
FIRST FLOOR PLAN
SECOND FLOOR PLAN

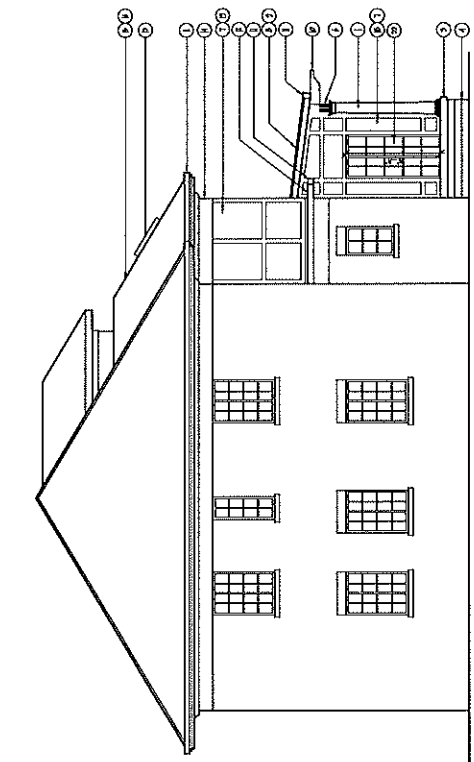
SHEET NO. A201

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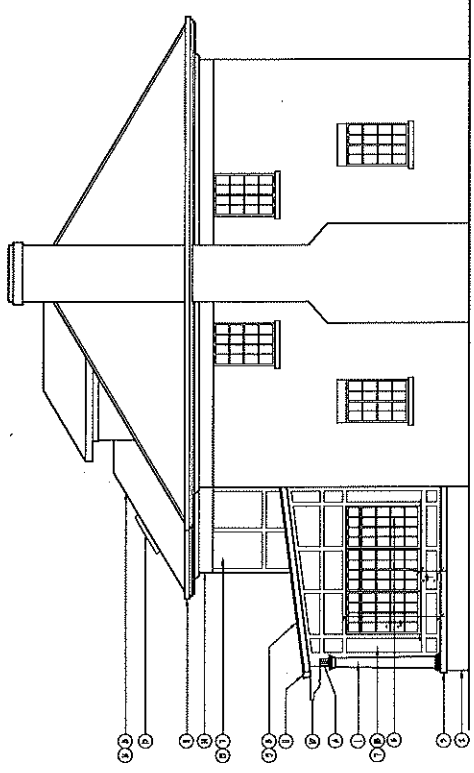
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1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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

GUPTA-HARBAUGH HOUSE
ADDITION & RENOVATION
506 S. BALLANTINE ROAD
BLOOMINGTON - INDIANA

Mathew Architects, PC

205 N. College Ave.
Bloomington
IN 47404
Tel: 812.339.1258
Fax: 812.339.1258

ARCHITECT PROJECT NO. 1811
DATE OCTOBER 31, 2019

WEST SOUTH & NORTH ELEVATIONS

SHEET NO. **A301**

CENTRED

Demo Delay: 19-21

Commission Decision

Address: 829 E. Cottage Grove Avenue

Petitioner: Keenyn Smith

Parcel Number: 53-05-33-106-012.000-005

Property is Notable

Circa. 1920



Background: Front Dormer Bungalow style home. The home owner is facing the loss of insurance coverage because the basement window does not meet egress.

Request: Partial demolition: Moving a basement window laterally several feet and enlarging it. The current window is 18” H x 30” W. The new window will be 40” H x 32” W.

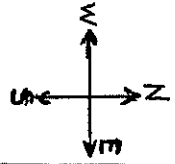
Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 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 19-21**. Staff does not find that moving and enlarging a small basement window located on a secondary façade to meet fire egress justifies a recommendation of historic designation.

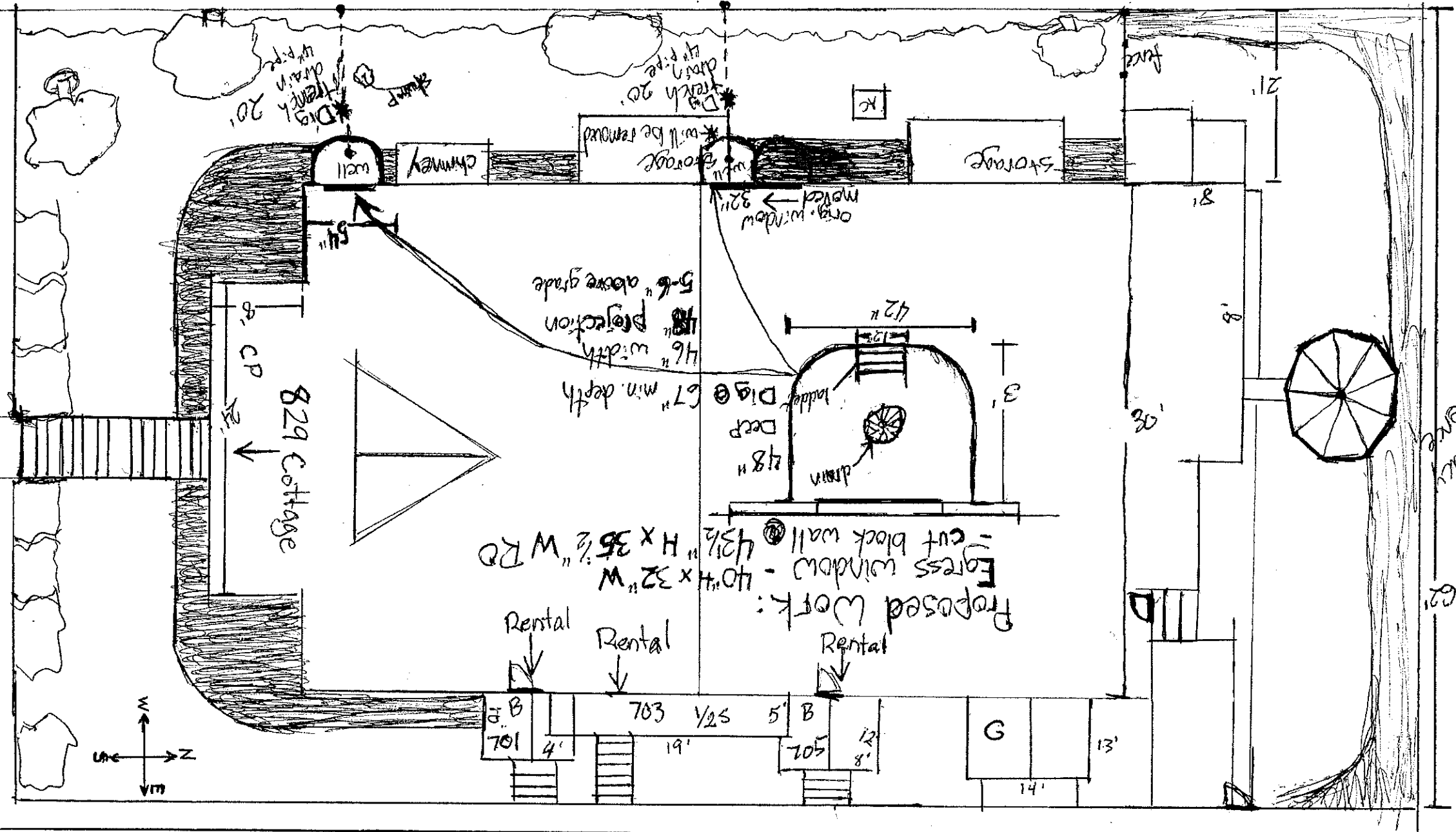
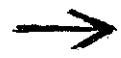
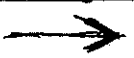
E. Cottage Grove Ave.

49'

21'



S. Woodlawn



Dig trench 20' drain pipe

Storage *will be removed

Storage

Org. window moved 32"

5-6" above grade
48" projection
46" width
67" min. depth

48" Deep
ladder
42"

Proposed Work:
Egress window - 40" x 32" W
= cut block wall @ 43 1/2" H x 35 1/2" W RD

829 Cottage

S. CP

Rental

Rental

Rental

701 B 4'

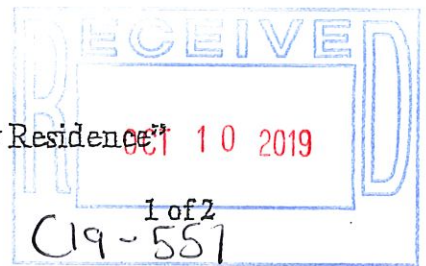
703 1/2 S 5' B 12' 8'

G 13' 14'

P. G. Private

G. 1

67142
BC
10-11-19



RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"
MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-05-33-106-012.000 ⁻⁰⁰⁵ Subdivision _____ Lot No. 013-09870-00 ANDREWS Lot 18
Project Address 829 E. Cottage Grove Ave City Bloomington Zip Code 47408
Township Bloomington Section No. _____

Property Owners Name Sarajane Costas Phone No. _____
Property Owners Address 829 E. Cottage Grove Ave City Bloomington Zip Code 47408

Applicants Name Keenyn Smith Phone No. 317-341-2838
Applicants Address 1220 Chateaugay Ln. City Indianapolis Zip Code 46217

General Contractor Keenyn Smith Phone No. 317-341-2838

Please check applicable boxes and fill in blanks as required:

Proposed Work: New Construction Addition Remodel (area) _____ Other (explain) 2 egress windows
Rental: Yes No Flood Plain: Yes No Sink Holes: Yes No Watershed: Yes No + wells
Building use (i.e. personal residence, duplex, storage bldg., barn, garage, etc., (explain) Personal residence
with 3 rental units, 2 in basement, 1 in 1/2 s - windows will be in rental units 701
Total number of bedrooms _____ Number of residential units 4 Estimated construction cost (census) _____ +705
Total Square Footage of proposed structure _____
First floor square footage 1733 Garage/Carport square footage 182 Attached Detached
Second floor square footage 1470 Covered Deck(s)/Porch(s) square footage 192
Third floor square footage _____ Other Floor square footage (explain) _____
Basement square footage 1470 Grading area (area of soil disruption) 60
Elevated deck (>30") square footage _____

Driveway Permit No. _____ State of Indiana Monroe County City of Bloomington
Wastewater system to be connected to: City of Bloomington Sewer Other sanitary system
Septic System: Permit no. _____ Number of bedrooms on permit _____

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Signature of Applicant: _____ Date: 10/8/19

Email address keenynsmith@gmail.com

08/26/2016/Bldg/Reviews/Forms

Demo
Delay to
add windows

Rental

N-'01, '14 ('18)



PERSONAL REPRESENTATIVE'S DEED

Magda Chalhoub Costas, as Personal Representative of the Estate of Alexander Peter Costas, by virtue of and pursuant to the Last Will and Testament of Alexander Peter Costas dated December 14, 2015, and by virtue of Letters Testamentary issued and certified by the Clerk, Probate Court of Gwinnett County, State of Georgia, which Letters Testamentary are attached hereto as Exhibit A, for good and sufficient consideration, conveys to Magda Chalhoub Costas, individually, of Gwinnett County, Georgia, as tenant in common with Philip Peter Costas, an undivided fifty percent (50%) interest in the following described real estate in Monroe County, State of Indiana, to-wit:

Lot Number Eighteen (18) in Andrew's Addition to the City of
Bloomington, Indiana, as shown by the recorded plat thereof.

Tax Parcel 53-05-33-106-012.000-005
Commonly known as 829 East Cottage Grove, Bloomington, IN
47408

Subject to all rights-of-way apparent or of record.

Subject to a Life Estate in Sarajane Correll of Monroe County. IN.

IN WITNESS WHEREOF, Magda Chalhoub Costas, as Personal Representative of the
Estate of Alexander Peter Costas, has hereunto set her hand and seal this 18 day of April, 2018.

Magda Chalhoub Costas
Personal Representative of the Estate
of Alexander Peter Costas

DULY ENTERED
FOR TAXATION

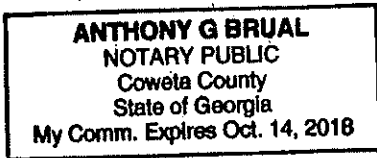
APR 27 2018

Auditor Monroe County, Indiana

STATE OF Georgia.)
)
COUNTY OF Coweta.) SS:

I, the undersigned, a Notary Public duly commissioned to take acknowledgments and administer oaths in the State of Georgia, certify that Magda Chalhoub Costas, Personal Representative of the estate of Alexander Peter Costas, personally appeared before me and acknowledged the execution of the foregoing *Personal Representative's Deed*.

WITNESS MY HAND AND SEAL this 18 day of April, 2018.



Anthony G. Brual
Anthony G. Brual, Notary Public
Resident of Coweta County, GA.
My Commission Expires: 10/14/18.

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Garry F. Founds

Send Tax Statements To:

Philip P. Costas
829 E. Cottage Grove Ave
Bloomington, IN 47408

This instrument was prepared by: Garry L. Founds, Mallor | Grodner LLP, 511 Woodcrest Drive, Bloomington, Indiana 47401. (812) 332-5000.

EXHIBIT A

Letters Testamentary

11

IN THE PROBATE COURT OF GWINNETT COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF)

ALEXANDER PETER COSTAS,)
DECEASED)

ESTATE NO. 18-E-000100

LETTERS TESTAMENTARY
[Relieved of Filing Returns]

At a regular term of Probate Court, the Last Will and Testament dated December 14, 2015 of the above-named Decedent, who was domiciled in this County at the time of his death or was domiciled in another state but owned property in this County at the time of his death, was legally proven in Solemn Form to be the Decedent's Will and was admitted to record by order, and it was further ordered that Magda Chalhoub Costas, named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

THEREFORE, the Executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of Executor under the Will of said Decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, the 6 day of February, 2018.



Judge of the Probate Court

NOTE: The following must be signed if the Judge does not sign the original of this document:

Issued by:

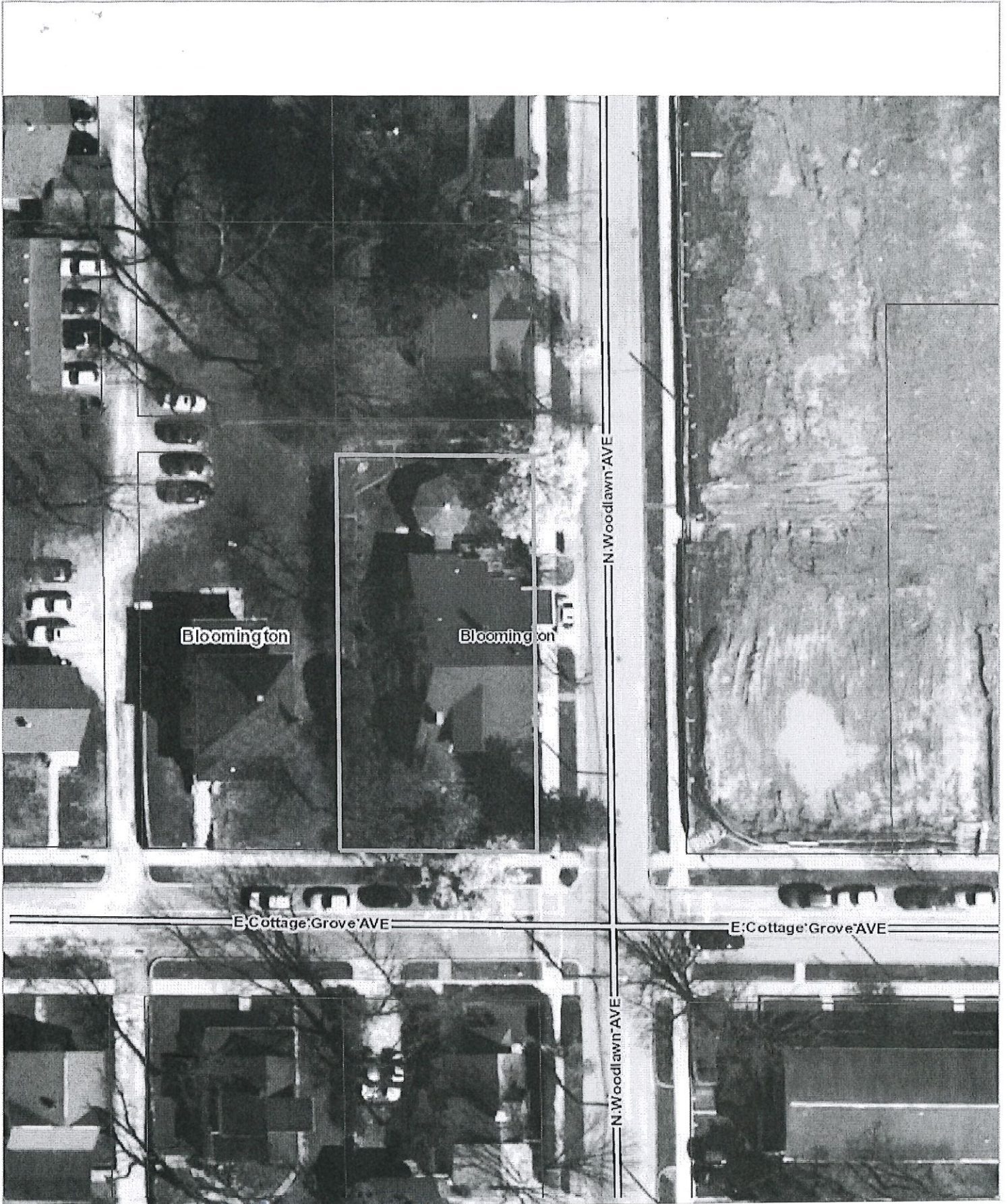
[Seal]

Chief Clerk, acting pursuant to the authority of Official Code of Georgia Annotated 15-9-36(c)

Clerk of the Probate Court

STATE OF GEORGIA
GWINNETT COUNTY
I, THE UNDERSIGNED, Clerk of the Probate Court of Gwinnett County, Georgia, DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on the record and filed in the office of the Probate Court of Gwinnett County, Georgia, and that the same is in full force and effect. Witness my hand and seal of the Probate Court of Gwinnett County, Georgia this 7 day of February, 2018.
Martha Wade

Clerk, Probate Court of Gwinnett County



Bloomington

Bloomington

N. Woodlawn Ave

E. Cottage Grove Ave

E. Cottage Grove Ave

N. Woodlawn Ave

OCT 11 2019

COSTASM SARAJANE

Project - COSTAS-RES REM-829

Address - 829 COTTAGE GROVE AVE E

Parcel - 53-05-33-106-012.000-005

App # - 67142 Twp - BL-33

Demo Delay: 19-20
Commission Decision

Address: 1508 W. 11th Street
Petitioner: Thomas Excavating
Parcel Number: 53-05-32-201-107.048-005

Property is Contributing

Circa. 1965



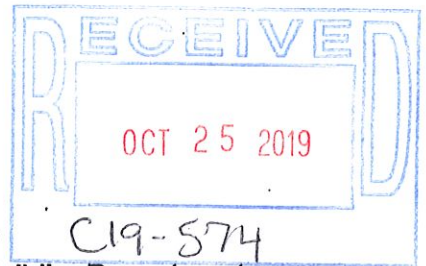
Background: Slightly altered Minimal Ranch style home in fair condition.

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 19-20**. Staff does not find that the building meets the architectural or historical criteria for historic designation.

67222
BL
10/25/19



Demolition Application
Monroe County Building Department
501 N. Morton St Rm 220, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967
<http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx>

Date: 10/20/2019

Project Address: 1508 W. 11th St. Bloomington, IN 47404
Street City, State Zip

Township: Bloomington Section #: _____

Parcel Number 53-05-32-201-107.048-005

Subdivision: Forest Homes Addition Lot #: 48 and 49
Applicant Name: Larry, Doris, & Anthony Eller Phone #: 812-339-1995

Property Owner Name: Larry, Doris, & Anthony Eller
Address: 547 N. Plymouth Rd. Bloomington, IN 47408 Phone #: 812-339-1995
Street City, State & Zip

Contractor: (if applicable) Thomas Excavating
Phone #: 812-322-1834

Type of Utilities Connected to this Structure
 Gas Electricity Septic/Sewer Water Other

WORK BEING PERFORMED:
House Demolition, Shed demolition, Yard cleanup

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature Anthony Eller, Doris Eller, Larry K. Eller
Owner/Applicant

14-C Demo Delay

Monroe County, IN

1508 W 11th ST, Bloomington, IN 47404-2902
53-05-32-201-107.048-005

RECEIVED
OCT 24 2019



Parcel Information

Parcel Number: 53-05-32-201-107.048-005
Alt Parcel Number: 013-17820-48
Property Address: 1508 W 11th ST
Bloomington, IN 47404-2902
Neighborhood: Bloomington - Zone 3 Forest2 - F
Property Class: 1 Family Dwell - Platted Lot
Owner Name: ~~Ray, Joseph E~~ Larry, Doris, Anthony Eller
Owner Address: 1508 W 11th St
Bloomington, IN 47404
Legal Description: 013-17820-48 Forest Homes Lots 48 &
49

Taxing District

Township: BLOOMINGTON TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description


<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
F	None	132x132

DULY ENTERED
FOR TAXATION

OCT 24 2019

Catherine Smith

Auditor Monroe County, Indiana

2019015576 SHERIFF \$25.00
10/24/2019 02:21:23P 2 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented


SHERIFF'S DEED

THIS INDENTURE WITNESSETH, that Bradley A. Swain, as Sheriff of Monroe County, State of Indiana, conveys to Larry Eller, Doris Eller and Anthony Eller, in consideration of the sum of Sixty Thousand Six Hundred Dollars and 00/100 (\$60,600.00), the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from the Circuit Court of Monroe County, in the State of Indiana, pursuant to the laws of said State on the July 24, 2019, in Cause No. 53C01-1903-MF-000661, wherein Branch Banking and Trust Company was Plaintiff, and The Unknown Heirs at Law of Joseph E. Day, Deceased was/were Defendant(s), in consideration of said sum aforesaid, the following described real estate in Monroe County, Indiana, to-wit:

Lots Numbered 48 and 49 in Forest Homes Addition, being a part of the Northwest quarter of Section Thirty-two (32), Township Nine (9) North, Range One (1) West, in Monroe County, Indiana, as shown by the plat thereof, recorded at page 72, of Plat Book 3, in the office of the Recorder of Monroe County, Indiana.

And commonly known as 1508 W 11th St, Bloomington, IN 47404
Parcel Number: 53-05-32-201-107.048-005

Subject to all liens, encumbrances, rights of redemption, easements and restrictions of record not otherwise foreclosed and extinguished in the proceedings known as Cause # 53C01-1903-MF-000661 in the Circuit Court of the County of Monroe Indiana, and subject to all real estate taxes, and assessments currently due, delinquent or which are to become a lien.

To have and to hold the premises aforesaid with the privileges and appurtenances to said purchaser, their grantees and assigns, forever, in full and ample manner with all rights, title and interest held or claimed by the aforesaid Defendants.

IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, this 18th day of October, 2019.

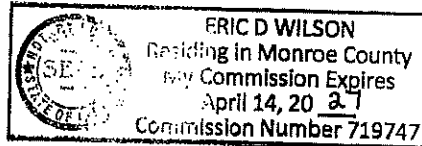
SHERIFF OF MONROE COUNTY, INDIANA

Bradley A. Swain
Bradley A. Swain

STATE OF INDIANA)

COUNTY OF MONROE)

SS:



On the 18th day of October, 2019, personally appeared Bradley A. Swain, in the capacity of Sheriff of said County, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires:

4/14/27

Eric D Wilson
Notary Public

My County of Residence:

MONROE

ERIC D WILSON
Printed Name

Grantee's street or rural route address: 547 Plymouth Rd., Bloomington, IN 47404

Return Deed to: Larry Eller, Doris Eller and Anthony Eller, 547 Plymouth Rd., Bloomington, IN 47404

Send Tax Statements to: Larry Eller, Doris Eller and Anthony Eller, 547 Plymouth Rd., Bloomington, IN 47404

Property Address: 1508 W 11th St, Bloomington, IN 47404

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Renee Leatherbury).

This instrument prepared by: Matthew L. Foutty (20886-49), DOYLE & FOUTTY, P.C., 41 E Washington St, Suite 400, Indianapolis, IN 46204 (317) 264-5000.

APPLICATION

BLOOMINGTON HISTORIC PRESERVATION COMMISSION CONSULTING GRANT

GRANT BACKGROUND AND REQUIREMENTS

The Bloomington Historic Preservation Commission Consulting Grant is a reimbursement grant for up to four hundred dollars ("\$400.00") that is available to historic property owners or tenants in order to pay for consulting work for the rehabilitation of their historic property. The grant money is to be used for consulting fees associated with the rehabilitation of the exterior of a historic building only.

The owner/tenant must be contemplating building rehabilitation within the next year and the building must be listed in areas covered by the 2004 *Bloomington Historic Sites and Structures Report*. This survey information is available on-line at the city web site www.bloomington.in.gov or by calling Rachel Ellenson, Historic Preservation Program Manager at (812) 349-3507.

The Consultant must be on the Indiana Division of Historic Preservation and Archaeology Qualified Professional list, which is available in the HAND office of City Hall, or recommended by city staff as appropriate to the description of the job. The consultant must be allowed access to the building. A copy of the final consultation report should be given to the owner and to the Bloomington Historic Preservation Commission.

Applicant

Ben Swanson / Bellwether Properties, LLC

Phone Number

812-606-2977

Property Address

213 S. Rogers Bloomington, IN 47401

Owner

Bellwether Properties, LLC

Preferred Consultant or Firm

Springpoint

Briefly describe the work you are contemplating (including any adaptive reuse of the space) and the extent of the work proposed (i.e. facade, storefront, living space conversion).

Facade work of 213 S. Rogers that will include:

- replacing or removing Canopy (whichever is most historically accurate; we will research this)
- tuck pointing / fixing limestone
- painting facade trim / entry way