

**Bloomington Historic Preservation Commission- Showers City
Hall McCloskey Room, Thursday, January 23, 2020: 5:00 P.M.
AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. January 9, 2019 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 20-4

703 S. Woodlawn Avenue (Elm Heights Historic District)

Petitioner: Lyndsi Brown

Build deck between porch stoops and replace iron guard rails on stair step with cedar wood.

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-23

1109 N. College Avenue

Petitioner: NKS Development LLC

Full demolition

B. Demo Delay 19-24

1116 N. College Avenue

Petitioner: N College 1116 LLC

Full demolition. (Structure burned on 1/10/2020)

C. Demo Delay 19-25

414 E. 9th Street

Petitioner: David Kebber

VI. NEW BUSINESS

A. Restaurant Row Design Guidelines

B. Design Guidelines Committee for Near West Side Conservation District.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call
812-349-3429 or email, human.rights@bloomington.in.gov.*

Next meeting date is February 13, 2020 at 5:00 P.M. in the McCloskey Room. **Posted:** 1/16/2020

Bloomington Historic Preservation Commission
Showers City Hall, McCloskey Room
Thursday January 9, 2020
MINUTES

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

ROLL CALL

Commissioners

Present

Doug Bruce
Sam DeSollar
Susan Dyer
Jeff Goldin
Deb Hutton
John Saunders
Lee Sandweiss
Chris Sturbaum

Absent
none

Advisory members

Present

Jenny Southern
Derek Richey

Absent

Duncan Campbell
Ernesto Casteneda

Staff

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

Philippa Guthrie, Legal

Guests

Carl Salzmann, DD 19-23&24
Andrea Havill, DD 19-22
Del & Holly Backs, COA 20-1
Olivia Dorfman, NWSCD
Karen Duffy, NWSCD
Nicholas Carder, Stasny & Horn
Steve Wyatt, BRI
Marc Cornett, COA 20-2&3
David Kebber, DD 19-25

APPROVAL OF MINUTES

John Saunders made a motion to approve November 14th, 2019 Minutes, **Deb Hutton** seconded. **Motion carried 5-0-2** (Yes-No-Abstain)

CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-66

1101 E. Hunter Avenue (Elm Heights Historic District)

Petitioner: Johannes Turk

Removal of mature silver maple from front yard.

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

B. COA 19-68

606 W. Dodds Street (McDoel Historic District)

Petitioner: Loren Kimsey

Removal of damaged masonry chimney and patch roof.

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

C. COA 19-69

710/712 E. 9th Street (University Courts Historic District)

Petitioner: Tariq Khan

Replacement of four original widows on front façade with vinyl windows that will maintain the same size, shape, and style as the originals.

Conor Herterich gave a presentation. See packet for details. After a site inspection staff found that the windows are not in deteriorated condition and vinyl windows are incompatible with design guidelines. As a result he petition was denied by staff.

D. COA 19-70

812 S. Morton Street (McDoel Historic District)

Petitioner: JT Forbes & Martha Louise Shedd

Several alterations to the home. See packet for details.

Conor Herterich gave a presentation. See packet for details. Staff approved with condition that siding be replaced with clapboard style siding (5 to 5-3/8 or 3 to 3-3/8 exposure). Petitioner agreed.

Commission Review

A. COA 20-1

1016 W. Kirkwood Avenue (Near West Side Conservation District)

Petitioner: Del Backs

Full demolition of principle structure.

Conor Herterich gave a presentation. See packet for details. Staff recommends approval.

No Commissioner questions or discussion.

John Saunders made a motion to approve **COA 20-1**, 1016 W. Kirkwood Avenue. **Sam DeSollar** seconded. **Motion carried 8-0-0** (Yes-No-Abstain).

B. COA 20-2

1009 W. 9th Street

Petitioner: Marc Cornett

Full demolition of principal structure.

Conor Herterich gave a presentation. See packet for details. Staff recommends approval, due to lack of salvageable material, major structural issues, substantial interior water damage, lack of remaining original materials and features, lack of historical context on this street.

Amendment to Staff Report: Individuals serving on the Near West Side Neighborhood Association at one time supported demolition, however since the staff report was written they have changed their minds and members are here to present the official Association position.

Mark Cornett, Petitioner: Structural engineer's report indicates extensive damage. Replacement structures would be single-family homes for ownership, of a type/form complimentary to existing neighborhood.

Olivia Dorfman (NWSNA Representative) read the following letter:

As members of the committee that worked on the Near West Side designation effort, we have been asked to comment on three applications for complete demolition within the new Near West Side Conservation District (COA 20-1, COA 20-2, COA 20-3). We met last

night and discussed these applications.

First, we noted that the staff report we were sent on Monday stated that the Near West Side Neighborhood Association (NWSNA) supported demolition, which was inaccurate. The property owner had informal individual conversations with several members of the Neighborhood Association, but the NWSNA did not formally review or take action on the proposals. Our association's standard practice when consulted on similar proposals has been to: (1) notify the neighborhood that the matter will be discussed at an upcoming association meeting, (2) at the meeting hear from the petitioners and view their supporting documents, (3) discuss the matter as a group, and then (4) decide whether to issue a statement of support or denial.

Second, as a brand new conservation district, we have not yet formed our design review or design guidelines committees. We have been committed to creating this conservation district in an open, transparent, and inclusive manner, and would like the opportunity to form our committees in the same open manner.

Third, we support moving slowly on demolition of vernacular buildings in particular. These are increasingly rare in our community and deserve special consideration. Following from these comments, we have several requests. We would urge the Commissioners to conduct site visits of the two vernacular buildings on W 9th St, to confirm or reevaluate the appropriateness of their demolition, as you did with the property at 723 W 7th St. We would also appreciate being able to participate in these site visits, if possible, for our education going forward. Finally, we would hope that you would postpone a decision on these applications until we've had the opportunity to inform and involve our community at our January 21st neighborhood association meeting.

Thank you, Alan Balthama, William Baus, Sandra Clovier, Olivia Dorfman, Peter Dorfman, and Karen Duffy

Commissioner Questions

Chris Sturbaum: Sympathetic to neighborhood's process. How could we give them more time?

Jeff Goldin: HPC would vote to deny the petition and petitioner would have to reapply.

Chris Sturbaum: Is property on BRI Survey? **Derek Richey:** Contributing

Jenny Southern: Do you know history of these properties? **Conor Herterich:** Style of structure indicates it could be older than 1900. No reason to believe anyone of local historic importance lived there.

Derek Richey: Question for Steve Wyatt, BRI: Is this property salvageable? **Steve Wyatt:** We could do a lot of restoration, if sale price is low enough. **Derek Richey:** Steve, why in your opinion is this Contributing? **Steve Wyatt:** Exterior is not altered considerably.

Commissioner Comments

Chris Sturbaum: Out of respect for NWSNA, maybe we should deny for now with invitation to reapply.

John Saunders: We visited this house. It is too far gone. Original integrity is lost.

Deb Hutton: Agree with Chris. We should support NWSNA however we can.

Jenny Southern: Have sympathy for new district, but would encourage them to take a closer look at this house. It is in very poor condition.

Doug Bruce: Have not seen a structure in worse shape in my time on the HPC. This application includes a structural report. Trust Mark's judgement (he served on HPC). He will do a good job for the neighborhood with what will replace this home. Even if district guidelines were in place, I believe that we would not save this home unless it were rated higher than Contributing, or unless something of local importance had taken place there.

Derek Richey: Demo thru neglect: how do we address this issue? There will be more and more of

these. Agree with Chris that we should give NWSNA more time.

Jeff Goldin: Walked through, read structural report. Trust Mark's judgement and agree with Doug's assessment that this the worst house we've seen. Respect NWSNA, but it is prudent to release demo delay.

Conor Herterich: Call everyone's attention to document outlining BMC Title 8.12.010—criteria for demolition. **Jeff Goldin:** Conor, please read this into the record.

Conor Herterich:

(c) Criteria for the commission to consider in the case of a proposed demolition include the following:

- (1) Effect of the demolition on the character of the historic district;*
- (2) State of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition;*
- (3) Balance of the public interest in preserving the structure or the integrity of the district with the interest of the owner of the building or structure in the use and utilization of the property; and*
- (4) Possible alternatives to demolition.*

Chris Sturbaum made a motion to deny **COA 20-2**, 1009 W. 9th Street. **Deb Hutton** seconded. **Motion failed 2-4-2 (Yes-No-Abstain).**

Jeff Goldin made a motion to approve **COA 20-2**, 1009 W. 9th Street. **Doug Bruce** seconded. **Motion carried 5-2-1 (Yes-No-Abstain).**

C. COA 20-3

1017 W. 9th Street

Petitioner: Marc Cornett

Full demolition of principal structure.

Conor Herterich gave a presentation. See packet for details. Staff recommends approval, as alterations have been significant enough to change original form and features such that it no longer possesses historical integrity. 2001 Interim Report lists this as Contributing; 2015 SHAARD surveyors changed it to Non-Contributing; 2018 Re-Survey again rated it as Contributing. Staff considered this Non-Contributing.

Olivia Dorfman (NWSNA Representative): Our letter was in reference to both COA 20-2 and COA 20-3.

Commissioner Questions

Deb Hutton: Conor, why would you rate this differently from the 2018 BRI Re-Survey? **Conor Herterich:** Ratings are subjective. In my professional opinion it has been altered so significantly as to no longer communicate the "double pen" form, so I would rate it Non-Contributing.

Jenny Southern: Does demolition remove this property from the district? **Conor Herterich:** No.

Commissioner Comments

Chris Sturbaum: We need to be in close communication with neighborhoods so they can be involved in these decisions, but I agree with Staff that this house needs to go. The neighborhood will gain from this in that they will be able to weigh in on the design of the new structure.

John Saunders: I went through this house. For safety reasons it should be torn down.

Sam DeSollar: Encourage owner to let neighborhood see these houses before demo, so they can see

the condition and begin to understand what HPC looks for. This will help inform their decisions as they develop design review and design guidelines committees.

Doug Bruce: This house is in a condition similar to COA 20-2. Unfortunate that the new NWSCD had these two homes come up so soon after the district was formed.

Derek Richey: Going forward NWSCD neighbors need to keep an eye on vacant homes being neglected in the district. Contact the City with concerns, maybe we can avoid future demolitions through neglect.

Jeff Goldin: I'm concerned about safety. It appears that someone has been living in the house recently. Something needs to be done to prevent anyone living there.

Mark Cornett, Petitioner: I'm excited about NWSCD. These homes wouldn't have had historically inappropriate additions if the district had been in place in the past. Moving forward, with design guidelines in place, such remodels will not be allowed. We would like to build a couple of houses that will look like they've always been there.

John Saunders made a motion to approve **COA 20-3**, 1017 W. 9th Street. **Susan Dyer** seconded. **Motion carried 7-0-1 (Yes-No-Abstain).**

DEMOLITION DELAY

Staff Review

A. Demo Delay 20-1

312 E. 12th Street

Petitioner: Brian Marren

Partial demolition

Conor Herterich gave a presentation. See packet for details. Staff releases **Demo Delay 20-1**, as alteration does not endanger the structure's status as "contributing".

Commission Review

A. Demo-Delay 19-22

800 S. Pleasant Ridge Road

Petitioner: May Brothers Builders

Partial demolition: Construction of two additions to home.

Conor Herterich gave a presentation outlining updated design (initial and updated designs were both included in packet). Staff recommends releasing **Demo Delay 19-22**

Andrea Havill, Petitioner: When we submitted the original design, we did not realize that the house had an Outstanding rating. We did more research, and changed the design so as not to interfere with the original form of the house.

Commissioner Questions

Deb Hutton: If we release the Demo Delay, could we still apply local designation? **Jeff Goldin:** We can ask the owner to do so voluntarily.

Sam DeSollar: Which elevations can be seen from right-of-way? **Conor Herterich:** Google map—large setback, not much visible. **Sam DeSollar:** Has petitioner considered matching the pitch of the roof slope? I recommend doing so.

Doug Bruce: Any replacement of windows? **Conor Herterich:** No.

Commissioner Comments

Chris Sturbaum: This review is the same as what we would do if this was a locally designated property. I second the suggestion that the owners consider local historic designation.

Doug Bruce: This is a fantastic house. I was relieved to see the updated design. I second Sam's suggestion about matching the slope of the roof on the addition to the original.

Jeff Goldin: Appreciate owners' recognition of the importance of this house. Suggest the owners pursue voluntary local designation.

John Saunders made a motion to waive the demolition delay waiting period for **Demo Delay 19-22**. **Deb Hutton** seconded. **Motion carried 8-0-0 (Yes-No-Abstain).**

B. Demo-Delay 19-23--TABLED

1109 N. College Avenue

Petitioner: NKS Development LLC

Full demolition

C. Demo-Delay 19-24--TABLED

1116 N. College Avenue

Petitioner: N College 1116 LLC

Full demolition

D. Demo-Delay 19-25

414 E. 9th Street

Petitioner: David Kebber

Full demolition

Conor Herterich gave a presentation. See packet for details. Staff recommends release of demolition delay.

David Kebber, Petitioner: Structure is in very bad shape, neglected over the years.

Commissioner Questions

Chris Sturbaum: Looks older than 1927, due to distinctive architectural characteristics. There may have been African American owner. We should take more time, may have more history than we know. **Derek Richey:** Chris, it may be a few years older, but it was built as part of an addition in this area on Bloomington in the 1920s. 1st black fraternity was across the street

Deb Hutton: Was it originally two stories? **Conor Herterich:** Yes.

Sam DeSollar: Question for Steve Wyatt, BRI: Would this house be moveable? **Steve Wyatt:** Anything is moveable, but 2 stories is more difficult. Couldn't find a lot nearby that's affordable.

Jeff Goldin: Is it a rental? **Petitioner:** Previous owner didn't know who lived there.

Commissioner Comments

Chris Sturbaum: I suggest a continuation, to give this more thought.

John Saunders: I would like to tour the property before making a final decision.

Deb Hutton: Agree we should do more research on the architectural and human history.

Jenny Southern: Agree

Lee Sandweiss: Agree

Sam DeSollar: Would like to walk through. We don't have structural engineer report.

Conor Herterich: Condition of the structure is not a criterion for demolition. Why do we need

to do a walk-through to determine condition?

Chris Sturbaum: I think there are unique features.

Doug Bruce: We need more information. Cannot designate without more info.

Derek Richey: This in part of Kenwood Additions built in 1920s. I've seen old newspaper ads. Rumors are that this was designed by one of JL Nichols' sons. Agree we need more time. Bill Coulter is an expert who may be able to tell us more about this architectural structure.

Susan Dyer: Agree

Jeff Goldin: Agree. We need a site visit and more research.

Commission agreed to continue discussion until the next meeting of the HPC, January 23, 2020.

E. Demo Delay 20-2

426 E. 10th Street

Petitioner: Robert Frielman

Partial demolition: Addition on east elevation and replace door with window.

Conor Herterich gave a presentation. See packet for details. Staff recommends release of demolition delay.

John Saunders made a motion to waive the demolition delay waiting period for **Demo Delay 20-2**. **Chris Sturbaum** seconded. **Motion carried 8-0-0** (Yes-No-Abstain).

G. Demo Delay 20-3

116 N. Grant

Petitioner: Doug Bruce

Partial demolition: Remove two windows on side of the house and install entrance door.

Conor Herterich gave a presentation. See packet for details. Staff recommends release of demolition delay.

Doug Bruce, Petitioner: Side window will be salvaged and replaced with a period style door.

John Saunders made a motion to waive the demolition delay waiting period for **Demo Delay 20-3**. **Jeff Goldin** seconded. **Motion carried 7-0-1** (Yes-No-Abstain).

NEW BUSINESS

A. Select 2020 HPC Chair and Vice Chair

Slate: John Saunders, Chair; Deb Hutton, Vice Chair

Slate was adopted 8-0-0 (Yes-No-Abstain).

OLD BUSINESS

COMMISSIONER COMMENTS

Chris Sturbaum: Thank you to Jeff for being chair

Conor Herterich: We still have one vacant Commissioner position. We are waiting on the Common

Council for reappointment of Advisory members.

PUBLIC COMMENTS

Carl Salzman (owner of 1114 N College): Regarding Demo Delay 19-24, 1116 N College. For the past three years homeless people have been using property as a drug house. Syringes and other trash litter the area. They have been stealing electricity and water from law office next door. Needs to be sealed until demo. Holes in floor. Can smell black mold from outside.

Conor Herterich: HAND can issue an order to seal.

ANNOUNCEMENTS

ADJOURNMENT

Meeting adjourned by Jeff Goldin at 6:28 p.m.

END OF MINUTES

COA: 20-4

Address: 703 S. Woodlawn

Petitioner: Lyndsi Brown

Parcel #: 53-08-04-110-002.000-009

Rating: Contributing

Structure; Arts & Crafts Foursquare, c. 1920



Background: The petitioner completed the work without obtaining a COA which was brought to the attention of staff by neighborhood residents.

Request: Rebuild deck between porch stoops and replace iron guard rails on the stair step with wood.

Guidelines: Elm Heights Historic District Design Guidelines, pg. 22

1. Guard Rails: Guidelines for architectural metals state that the removal or replacement of the metal elements requires a COA and that substitute materials should only be considered if using the original material is not technically feasible.

Recommendation: Staff recommends partial approval of COA 20-4 with the following recommendations:

1. Staff recommends approval of the replacement of the wooden platform between the stoops. The guidelines do not address this kind of feature, it does not impact the historic character or materials of the building, and it can be removed in the future.
2. Staff recommends that the metal railings be reinstalled. Metal guardrails are a feature of the streetscape in this area. The guidelines state that the metal should be retained and repaired and if they have to be replaced they should be replaced in kind.

4.3 Architectural Metals

Architectural metals hold a significant place in the history of Elm Heights. Metals have been an integral part of the detailing and the surfacing of homes, street elements, and site features since the original development of the neighborhood. The shapes, textures, and detailing of these metals reflect the nature of their manufacture, whether wrought, cast, pressed, rolled, or extruded. Traditional architectural metals, as well as more contemporary metals, are found throughout Elm Heights. These include copper, tin, terneplate, cast iron, wrought iron, lead, brass, and aluminum.

Metals are commonly used for roofing and guttering applications, such as standing-seam roofs, flashing, gutters, downspouts, finials, cornices, copings, and crestings. Original copper guttering and steel windows retain the charm and maintain the historical character of our area. Other architectural elements, including storm doors, vents and grates, casement windows and industrial sash, railings, hardware, decorative features, and trim work, are often crafted or detailed in metal. These details make Elm Heights not only spectacular to look at but also unique in appearance. Architectural metals also appear throughout Elm Heights in the form of fences, gates, streetlights, signs, site lighting, statuary, fountains, and grates.

Our neighborhood is also home to three Lustron houses. These prefabricated, enameled steel homes were produced following World War II in an effort to reduce housing shortages due to the return of service personnel.

Preservation Goals for Architectural Metals

To retain and restore the original architectural metals of buildings and sites through repair, coating, and routine maintenance.

Things to Consider as You Plan

Preserving architectural metal surfaces and details requires routine maintenance and regular inspection to prevent their deterioration due to the elements or structural fatigue. Early detection of corrosion in metal surfaces is therefore essential to reduce costs. Maintaining a watertight paint film is critical to the life of metal details. The removal of all rust, followed by priming with a zinc-based primer or other rust inhibitor is an important first step. Copper and bronze surfaces should never be painted as they develop a characteristic patina over time. When corroded metals become fragile, coating with a rust converter may be the best solution to halting further damage. Unpainted soft metal elements like brass or bronze hardware may be protected from corrosion with a clear lacquer following a proper cleaning.

If a feature of a painted metal element, such as a decorative cornice, is missing or deteriorated, replacement in kind may not be feasible. In such a case, the replication of the detail in fiberglass, wood, or aluminum may be appropriate.

Asphalt products such as roofing tar can corrode metals and should never be used to patch flashing or other metal surfaces.

The care of metals can be a complicated and complex task. Consult with a specialist or the Historic Preservation Commission to best restore or maintain all metal features.



Guidelines for Architectural Metals

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

- I. Removal, replacement, or restoration of existing architectural metal elements including roofing and gutter applications, steel windows, casement windows and industrial sash, storm doors, vents, grates, railings, fencing, and all decorative features of architectural metal elements that are integral components of the building or site and visible from the right-of-way.**
 - Replace missing elements based on accurate documentation of the original or use a compatible new design. Consider compatible substitute materials only if using the original material is not technically feasible.
- II. Addition of permanent metal features including but not restricted to: buildings, roofs, doors, windows, trim, fencing, and other architectural elements.**
 - The installation of new metal garden artwork or decorative item(s) does not require a COA.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20-4

Date Filed: 1-9-2020

Scheduled for Hearing: 1-23-2020

Address of Historic Property: _____

Petitioner's Name: _____

Petitioner's Address: _____

Phone Number/e-mail: _____

Owner's Name: _____

Owner's Address: _____

Phone Number/e-mail: _____

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. _____

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

3. A description of the materials used.

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

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

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

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

Demo Delay: 19-23
Commission Decision

Address: 1109 N. College Avenue

Petitioner: NKS Development

Parcel Number: 53-05-33-204-013.000-005

Property is Contributing

Structure; Craftsman, 1927



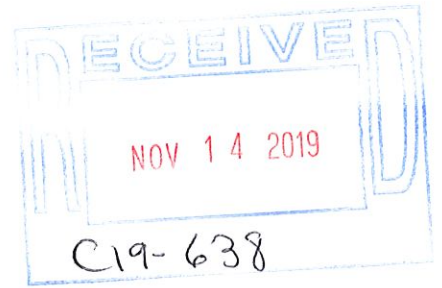
Background: Built by Fred Bunger in 1927 as his residence, Bunger co-owned Bunger Brothers Overland Agency, a car dealership that sold Willys-Knight automobiles (produced between 1914 and 1933 by the Willys-Overland Company of Toledo, Ohio). This building was most recently being used as office space.

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 19-23**. The property does not meet the architectural criteria for local designation, and staff does not have any information that would support designation based on historic criteria.

67344
BL
11/14/19



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

Date: 11/13/19

Project Address: 1109 N College Ave Bloomington, IN 47404
Street City, State Zip

Township: Bloomington Section #: _____

Parcel Number 53-05-33-204-013.000-005

Subdivision: KENWOOD Lot #: 83
Applicant Name: NKS DEVELOPMENT LLC Phone #: 812-360-1518

Property Owner Name: NKS DEVELOPMENT LLC
Address: 1447 W. ESTATE DR. Bloomington Phone #: 812-360-1518
Street City, State & Zip IN 47403

Contractor: (if applicable) _____
Phone #: _____

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

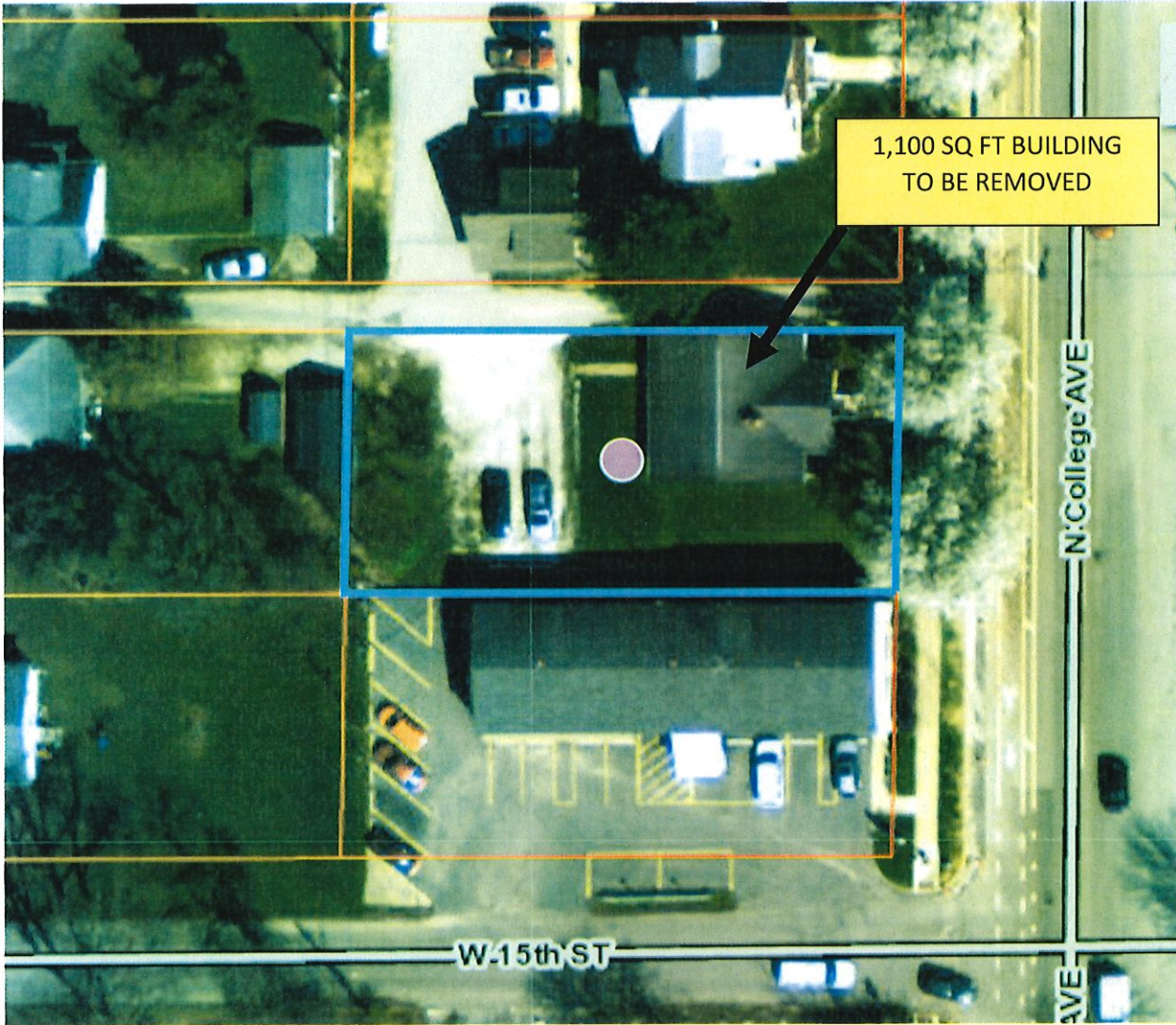
WORK BEING PERFORMED:
DEMOLITION, FILL, COMPACT

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 D. Michael Surpp
Owner/Applicant

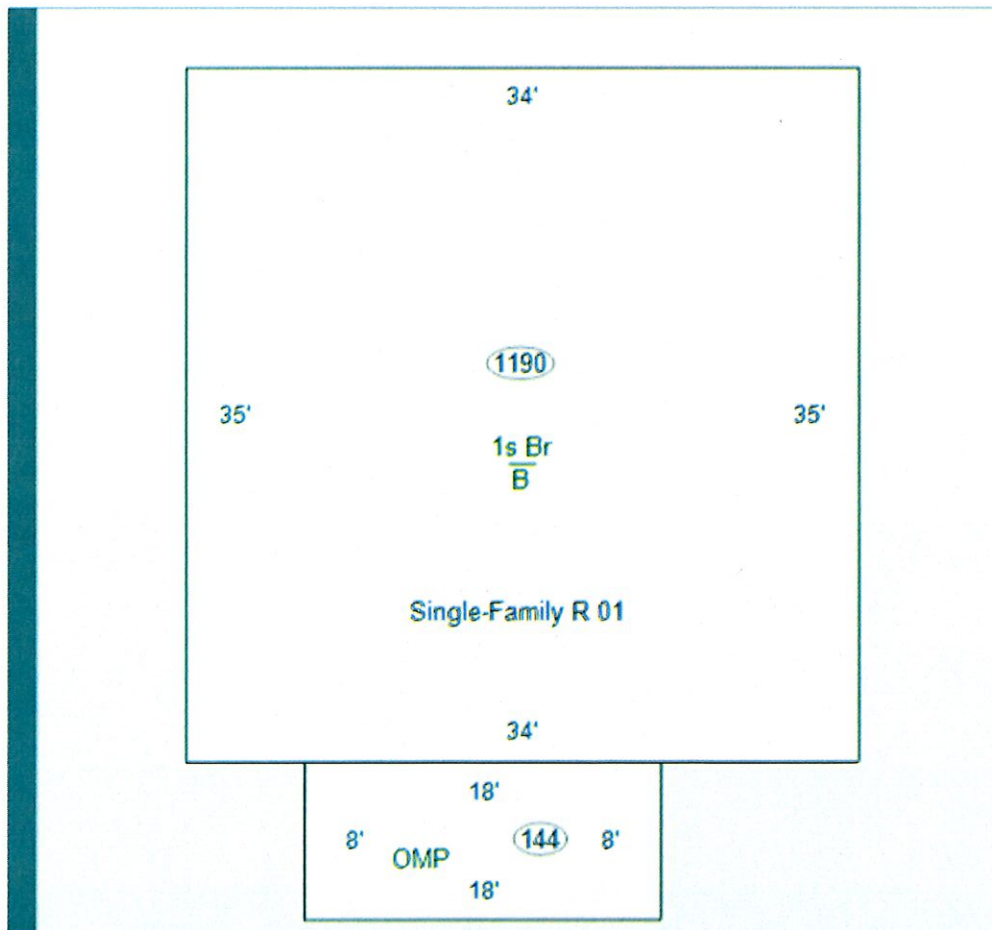
C-01
(but missing from table)
C-14

1109 N COLLEGE AVE DEMOLITION PLAN



RECEIVED
NOV 13 2010

NKS DEVELOPMENT LLC
Project - NKS DEV-RES DEMO-1109
Address - 1109 COLLEGE AVE N
Parcel - 53-05-33-204-013.000-005
App # - 67344 Twp - BL-33



DULY ENTERED
FOR TAXATION

MAY 06 2019

Catherine Smith

Auditor Monroe County, Indiana

Re-record correct buyers name

* 2019006515 RREC \$25.00
05/16/2019 08:40:22A 4 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented



2019006071 WAR \$25.00
05/08/2019 02:13:47P 4 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Mark R. Sovinski and Patricia M. Sovinski, as husband and wife, an undivided 1/2 interest and Jeffrey S. Gustaitis and Patricia M. Gustaitis, as husband and wife, an undivided 1/2 interest

Grantor(s), of Monroe County, in the State of Indiana **CONVEYS AND WARRANTS** to

~~D. Michael Snapp, of legal age~~
NKS Development, LLC

Grantee(s), of Monroe County, in the State of Indiana, for the sum of \$1.00 and other valuable consideration, the following described real estate in Monroe County, Indiana:

The Northeast quarter of Lot Number Eighty-three (83) in Kenwood Addition to the City of Bloomington, Indiana, as shown by the plat thereof recorded in Plat Cabinet B, Envelope 23, in the Office of the Recorder of Monroe County, Indiana.

Tax ID No.: 53-05-33-204-013.000-005

The address of the real estate described herein is 1109 N. College Ave., Bloomington, IN 47404.

Subject to Taxes for the year 2018 payable 2019 and thereafter, and, subject to Covenants, Conditions, Restrictions, and Easements of record.

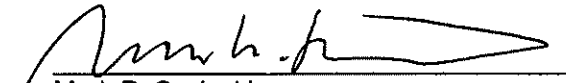

DULY ENTERED
FOR TAXATION

MAY 14 2019

Catherine Smith

Auditor Monroe County, Indiana

IN WITNESS WHEREOF, Grantor(s) has/have executed this Deed this 30th day of April, 2019.



Mark R. Sovinski

Patricia M. Sovinski

STATE OF Indiana

County OF Monroe

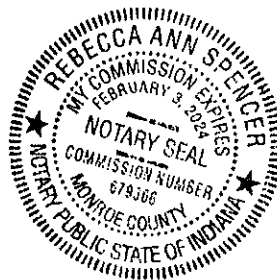
Before me, the undersigned, a Notary Public in and for said county and state, do hereby certify that Mark R. Sovinski and Patricia M. Sovinski personally appeared this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of April, 2019.


Notary Public

My Commission Expires: 2/3/2021

(SEAL)



IN WITNESS WHEREOF, Grantor(s) has/have executed this Deed this 30 th day of April, 2019.

Jeffrey S. Gustaitis
Jeffrey S. Gustaitis

Patricia M. Gustaitis
Patricia M. Gustaitis

STATE OF Indiana

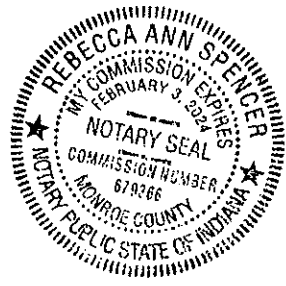
County OF Monroe

Before me, the undersigned, a Notary Public in and for said county and state, do hereby certify that Jeffrey S. Gustaitis and Patricia M. Gustaitis personally appeared this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30 th of April, 2019.

Rebecca Ann Spencer
Notary Public

My Commission Expires: 2/3/2024
(SEAL)



Prepared By: Vincent S. Taylor, Attorney At Law

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

Grantee's address/ mailing address to which tax statements should be mailed is:

1 North Illinois St. Apt 1901 Indianapolis IN
46207

Grantee's address if the above mailing address is not a street address or rural route address:

53-62994

Demo Delay: 19-24

Commission Decision

Address: 1116 N. College Avenue

Petitioner: N College 1116 LLC

Parcel Number: 53-05-33-204-120.000-005

Property is Contributing

Structure; Pyramid Roof Cottage c. 1915



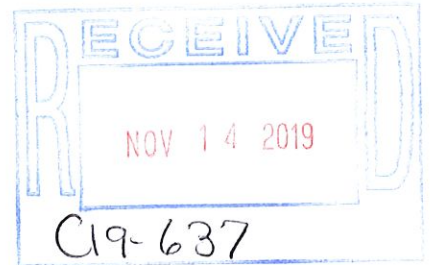
Background: The property is currently vacant and the front porch steps have been removed. The surrounding buildings which are mostly commercial in nature and newer infill.

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 19-24**. The property does not meet the architectural criteria for local designation, and due to significant changes in the surrounding area, which have seen this section of North College street become commercially oriented, the potential for a historic district does not exist.

67345
BL
11/14/19



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

Date: 11/13/19

Project Address: 1116 N. College Ave Bloomington IN 47404
Street City, State Zip

Township: Bloomington Section #: _____

Parcel Number 53-05-33-204-120.000-005

Subdivision: KENWOOD Lot #: 85
Applicant Name: N College 1116 LLC Phone #: 812-360-1518

Property Owner Name: N College 1116 LLC
Address: 3802 E 3rd St Bloomington IN 47401 Phone #: 812-360-1518
Street City, State & Zip

Contractor: (if applicable) _____
Phone #: _____

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other
NONE

WORK BEING PERFORMED:

DEMOLITION, FILL, COMPACT

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 D. Michael Snapp
Owner/Applicant

C-14 Needs Demo Delay

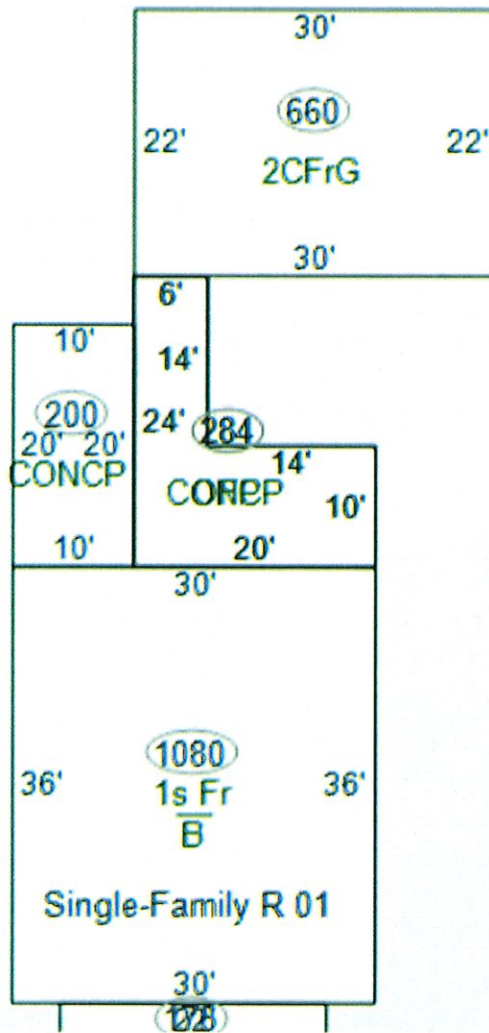
1116 N COLLEGE AVE DEMOLITION PLAN

RECEIVED
NOV 13 2019
BY: _____

N COLLEGE 1116 LLC
Project - N COLLEGE 1116- RES DEMO-1116
Address - 1116 COLLEGE AVE N
Parcel - 013-47830-00
App # - 67345 Twp - BL 33

1,080 SQ FT BUILDING +
GREENHOUSE TO BE
REMOVED





DULY ENTERED
FOR TAXATION

NOV 09 2018

Catherine Smith

Auditor Monroe County, Indiana

Mail Tax Bills to:

*3802 E 3rd Street
Bloomington IN 47404*

2018015214 TRUST \$25.00
11/09/2018 02:02:44P 3 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented



TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that Robert Wayne Grabbe Revocable Trust dated 27 September 2007, of Monroe County, in the State of Indiana, CONVEYS AND WARRANTS to N COLLEGE 1116 LLC, an Indiana limited liability company, of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Monroe County, in the State of Indiana, to-wit:

Forty-four (44) feet off the north side of Lot Number 85 in Kenwood Addition as shown by the plat recorded thereof, recorded in Plat Cabinet "B", Envelope "23", in the office of the Recorder of Monroe County, Indiana.

Also, a part of the Northwest quarter of Section 33, Township 9 North, Range 1 West described as follows: Beginning on the North line of said Lot Number 85 in Kenwood Addition intersects the same, thence North 2 feet, thence East 132 feet, thence South 2 feet, thence West to the place of beginning.

Parcel No. 013-47830-00 (53-05-33-204-120.000-005)

Commonly known as: 1116 North College Avenue, Bloomington, Indiana 47404

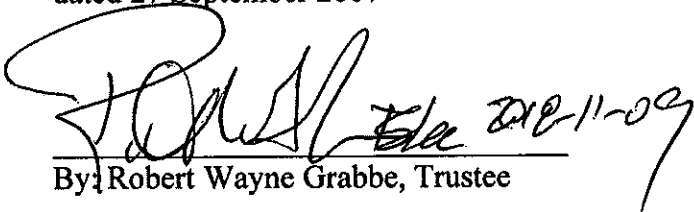
SUBJECT TO THE FOLLOWING:

1. All covenants, conditions, restrictions, easements, and encumbrances in the plat of Kenwood Addition, as shown by the recorded plat thereof recorded in Plat Cabinet "B", Envelope 23, in the office of the Recorder of Monroe County, Indiana, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

2. Water main easement as set forth in that certain Warranty Deed dated October 1, 2007 and recorded October 2, 2007, at Instrument No. 2007018310, in the office of the Recorder of Monroe County, Indiana.
3. Gas main easement as set forth in that certain Warranty Deed dated October 1, 2007 and recorded October 2, 2007, at Instrument No. 2007018310, in the office of the Recorder of Monroe County, Indiana.
4. Taxes for the year 2018 due and payable in 2019 and all subsequent taxes and assessments.

Dated this 09th day of November, 2018

Robert Wayne Grabbe Revocable Trust
dated 27 September 2007


By: Robert Wayne Grabbe, Trustee

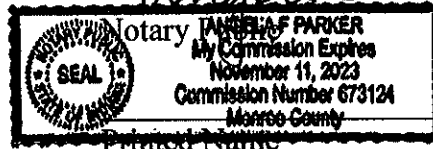
STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, a Notary Public in and for said County and State, personally appeared Robert Wayne Grabbe, Trustee for the Robert Wayne Grabbe Revocable Trust dated 27 September 2007, who acknowledged execution of the above and foregoing Trustee's Deed this 9th day of November, 2018.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: _____

Residing in Monroe County



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. Michael L. Carmin

This instrument prepared by Michael L. Carmin, Attorney at Law, CarminParker, PC, A Professional Corporation, 116 W. 6th Street, Suite 200, P.O. Box 2639, Bloomington, IN 47402-2639

411550/56167-01AT

Demo Delay: 19-25
Commission Decision

Address: 414 E. 9th Street

Petitioner: David Kerber

Parcel Number: 53-05-33-302-020.000-005

Property is Contributing

Structure; Colonial Revival c. 1927



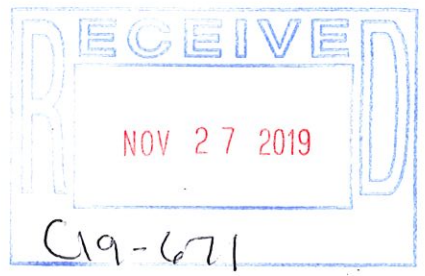
Background: This property is in the Old Showers Furniture Factory study area. Initial address was 414 Harold Avenue. H.H. Hudson (stonecutter) lived there from 1927-1938.

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 19-25**. The property does not meet the architectural or historical criteria for local designation.

67446
BL
11/26/19



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

Date: 11/26/19

Project Address: 414 E 9TH ST Bloomington, IN 47408
Street City, State Zip

Township: Bloomington Section #: 33

Parcel Number 53-05-33-302-020.000-005

Subdivision: 013-10040-00 Acres Creek Lot #: 10

Applicant Name: DAVID KATZ Phone #: 812-287-9977

Property Owner Name: 5703 LLC
Address: 925 E 9TH ST, SUITE 235 Phone #: 317-295-7000
Street City, State & Zip
INDIANAPOLIS, IN 46250

Contractor: (if applicable) TRD
Phone #: _____

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other
Lid Already Disconnected By Arbores Crew

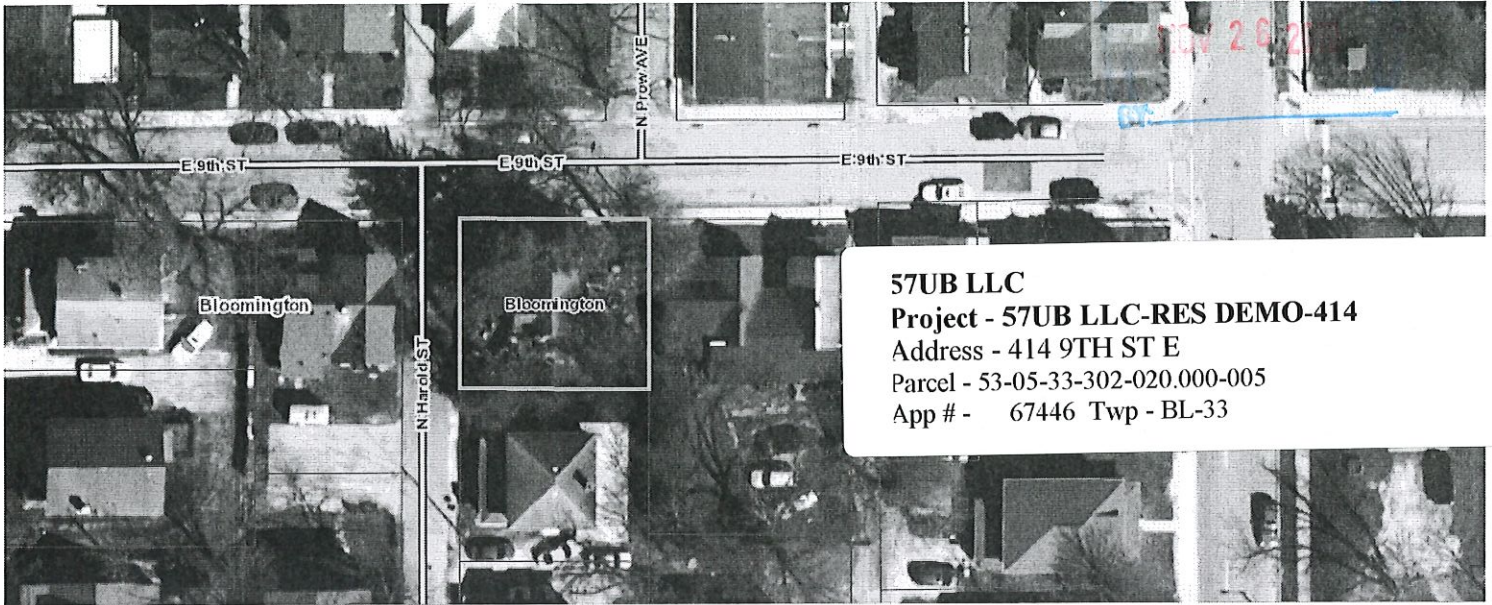
WORK BEING PERFORMED:

COMPLETE DEMO (STRUCTURE & FOUNDATION)
HOUSE

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 [Signature]
Owner/Applicant

C-01 NC-14 Owner-Occ



57UB LLC
Project - 57UB LLC-RES DEMO-414
 Address - 414 9TH ST E
 Parcel - 53-05-33-302-020.000-005
 App # - 67446 Twp - BL-33

Tax Bill

Parcel Information

Parcel Number	53-05-33-302-020.000-005
Tax ID	013-10040-00
Owner Name	57UB Llc
Owner Address	6925 E 96th Street, Ste 255 Indianapolis, In 46250
Legal Description	013-10040-00 PROWS GARDEN LOT 10

2018 PAY 2019

Deductions

Type	Amount
Supplemental Hsc	\$14,420.00
Standard Hmst	\$45,000.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Bloomington Twp	Spring Installment	\$712.18	\$1,424.36	\$-712.18
Bloomington City Bloomington Twp	Fall Installment	\$712.18	\$0	\$0
Bloomington City Bloomington Twp	Year Total	\$1,424.36	\$1,424.36	\$0

Overlay Report

**DULY ENTERED
FOR TAXATION**

NOV 21 2019

Catherine Smith

Auditor Monroe County, Indiana

2019017154 WAR \$25.00
11/22/2019 02:08:08P 2 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH That

Keith Craddock, of legal age

Grantor(s), of Monroe County, in the State of Indiana **CONVEYS AND WARRANTS** to

57UB LLC, an Indiana limited liability company

Grantee(s), of Monroe County, in the State of Indiana, for the sum of \$1.00 and other valuable consideration, the following described real estate in Monroe County, Indiana:

Lot Number Ten (10) in Prow's Gardens, a sub-division of part of Young's Sub-division of Out Lot Number 27 in the City of Bloomington, Indiana, as shown by the plat thereof recorded in Plat Cabinet B, Envelope 56, in the Office of the Recorder of Monroe County, Indiana.

Tax ID No.: 53-05-33-302-020.000-005

The address of the real estate described herein is 414 E. 9th Street, Bloomington, IN 47408.

Subject to Taxes for the year 2019 due and payable 2020 and thereafter, and, subject to Covenants, Conditions, Restrictions, and Easements of record.

IN WITNESS WHEREOF, Grantor(s) has/have executed this Deed this 20th day of November, 2019.

Keith Craddock
Keith Craddock

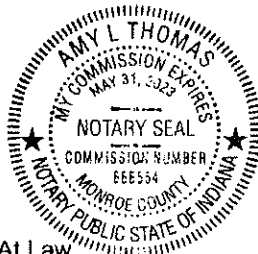
STATE OF Indiana

County OF Monroe

Before me, the undersigned, a Notary Public in and for said county and state, do hereby certify that Keith Craddock personally appeared this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of November, 2019.

Amy L Thomas
Notary Public



My Commission Expires:

(SEAL)

Prepared By: Vincent S. Taylor, Attorney At Law

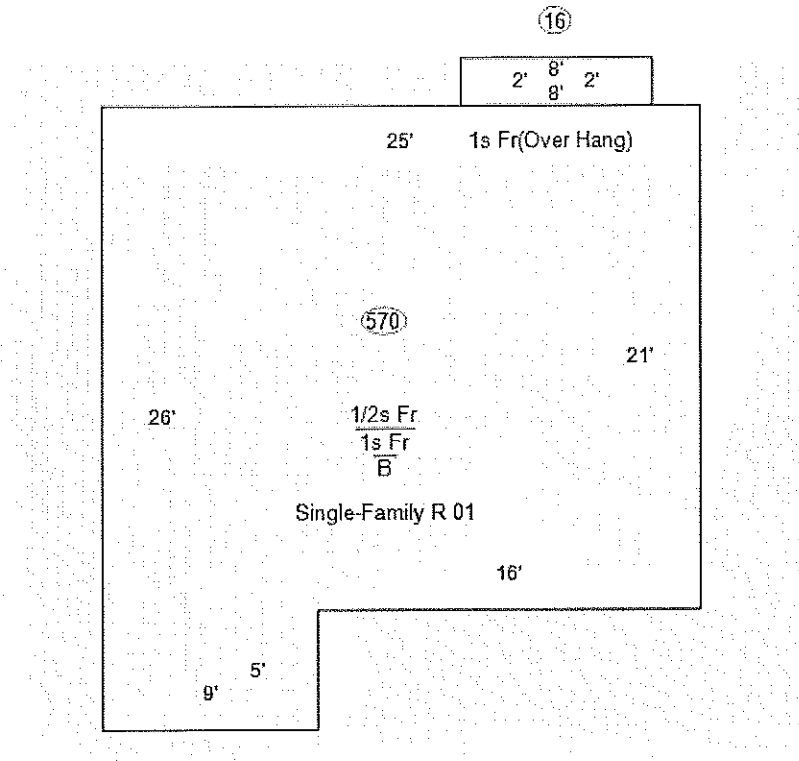
I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: John Bethell

Grantee's address/mailling address to which tax statements should be mailed is:

6925 E. 96th Street, Suite 255 Indianapolis, IN 46250

Grantee's address if the above mailing address is not a street address or rural route address:

53-64958



REMOVED
ALL
STRUCTURE
FOUNDATION
RATIO DRIVE?

Parcel Information

Owner Name 57UB Llc
 Owner Address 6925 E 96th Street, Ste 255 Indianapolis, In 46250
 Parcel Number 53-05-33-302-020.000-005
 Alt Parcel Number 013-10040-00
 Property Address 414 E 9th St, Bloomington, In 47408-3685
 Property Class Code 530
 Property Class 3 Family Dwell - Platted Lot
 Neighborhood 1310 Trending 2006 - A, 53005059-005
 Legal Description 013-10040-00 PROWS GARDEN LOT 10

Taxing District

Township Bloomington Township
 Corporation Monroe County Community

Land Description

Land Type	Acreage	Dimensions
9	0.08	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1900-01-01	Roberts, Lottie B		0	Mi	
1973-08-09	Craddock, Keith		0	Mi	

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2019-03-12	Annual Adjustment	\$65,400.00	\$65,200.00	\$130,600.00
2018-03-21	Annual Adjustment	\$65,800.00	\$61,900.00	\$127,700.00
2017-03-30	Annual Adjustment	\$65,800.00	\$61,400.00	\$127,200.00
2016-05-02	Annual Adjustment	\$65,800.00	\$68,300.00	\$134,100.00
2015-05-27	General Revaluation	\$65,800.00	\$65,900.00	\$131,700.00
2014-05-15	Annual Adjustment	\$65,800.00	\$64,800.00	\$130,600.00
2013-06-03	Annual Adjustment	\$65,800.00	\$59,700.00	\$125,500.00
2012-06-27	Annual Adjustment	\$65,800.00	\$59,900.00	\$125,700.00
2011-06-08	Annual Adjustment	\$65,800.00	\$75,200.00	\$141,000.00
2010-03-01	Annual Adjustment	\$65,800.00	\$75,200.00	\$141,000.00
2009-03-01	Miscellaneous	\$65,800.00	\$71,600.00	\$137,400.00
2008-03-01	Miscellaneous	\$65,800.00	\$65,900.00	\$131,700.00
2007-03-01	Miscellaneous	\$52,800.00	\$71,600.00	\$124,400.00
2006-03-01	Miscellaneous	\$35,300.00	\$89,400.00	\$124,700.00
2005-03-01	Miscellaneous	\$10,100.00	\$77,000.00	\$87,100.00
2002-03-01	General Revaluation	\$10,100.00	\$77,000.00	\$87,100.00
1995-03-01	General Revaluation	\$0	\$0	\$0
1994-03-01	General Revaluation	\$0	\$0	\$0

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
-----------	------------	------------	-------------

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

Exterior Features

Exterior Feature	Size/Area
------------------	-----------

Special Features

Description	Size/Area
-------------	-----------

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Single-family R 01	D+2	F	1899	1950	1,156

Single-Family R 01

Accommodations

Bed Rooms	3
Finished Rooms	9

Plumbing

Full Baths	3
Full Baths Fixtures	
Half Baths	
Half Baths Fixtures	
Kitchen Sinks	3

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	1
Attached Garages	

Floors

Floor	Construction	Base	Finished
1	Wood Frame	586	586
1/2	Wood Frame	570	570
B		570	

Overlay by Landuse and Soil

PIN 18 53-05-33-302-020.000-005
 Total Acreage 0.078
 Total Adj. Acreage 0.080

Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Ctb	5	Non-tillable Land	0.078	0.080

Overlay by Landuse

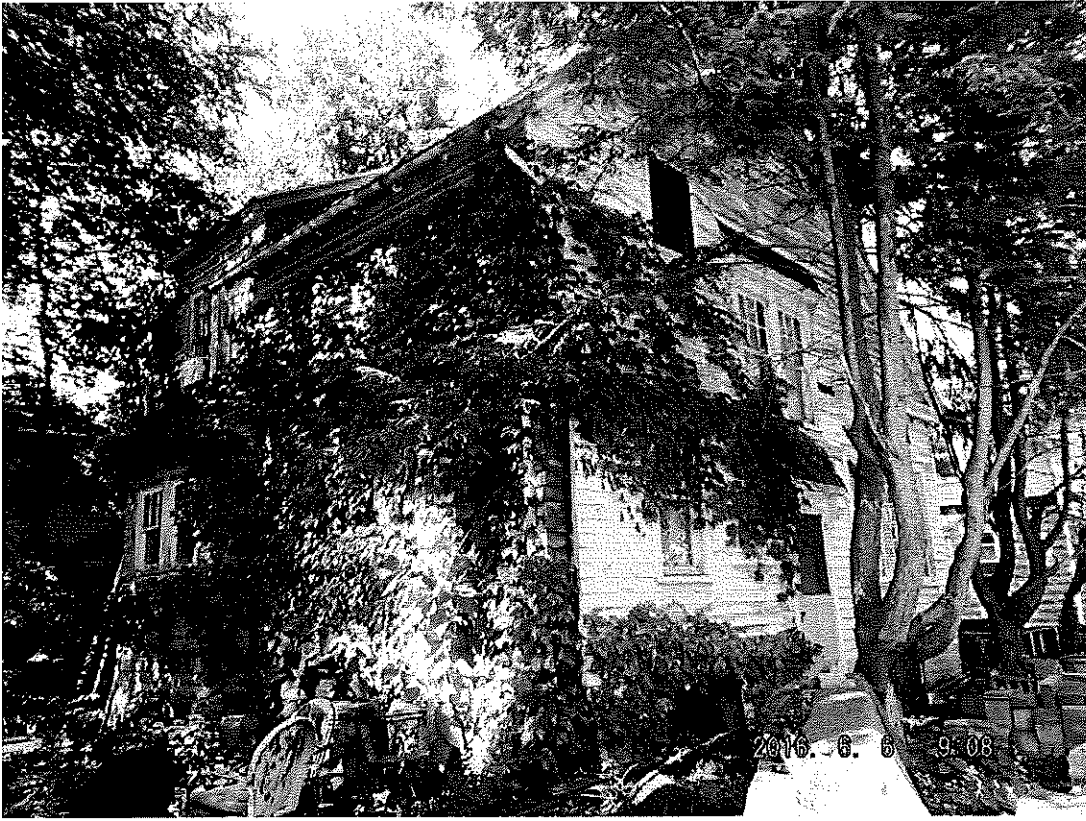
PIN 18 53-05-33-302-020.000-005
 Total Acreage 0.078
 Total Adj. Acreage 0.080

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	0.078	0.080
Unk		0.000	0.000

Monroe County, IN

414 E 9th ST

39 DEGREES NORTH (855) GIS-3939



Restaurant Row Historic District



Bloomington, Indiana

CREDITS

PREPARED BY

Conor Herterich, Historic Preservation Program Manager, City of Bloomington

Spencer Eudy, Graduate Student, Indiana University J. Irwin Miller Architecture

PHOTOS

Unless otherwise stated photos are credited to Conor Herterich and Spencer Eudy.

ILLUSTRATIONS

Spencer Eudy, Indiana University J. Irwin Miller Architecture Graduate Student

TABLE OF CONTENTS

1. Introduction and Guiding Principles

1.1 Purpose and Intent of Design Guidelines ..	5-6
1.2 Historic Background and Development	7-8
1.3 Explanation of Design Review Process	9
1.4 Sanborn Map	10
1.5 Historic District Map	11

2. Alterations

2.1 Alterations	13
2.2 Roofs	14-15
2.3 Siding	16-17
2.4 Windows	18
2.5 Doors	19
2.6 Signage	20
2.7 Other Architectural Features	21-22
Common to the District	

3. New Construction

3.1 New Construction	24
3.2 Building Orientation and Entry	25
3.2 Setback	36
3.3 Massing	27
3.4 Roof Shape	28
3.5 Height	29
3.6 Fenestration	30
3.7 Materials	31

4. Additions

4.1 Location	33
4.2 Differentiated but Compatible	34-35
4.3 Addition Guidelines	36

5. Demolition

5.1 Guidelines	38
5.2 Removal of Additions	39

1. INTRODUCTION



413 E. 4th Street. Date unknown.

Picture courtesy of the Monroe County History Center

1.1 Purpose and Intent of Design Guidelines

1.2 Historic Background and Development

1.3 Explanation of Design Review Process

1.4 Sanborn Map of Restaurant Row 1913

1.5 Site Map of Historic District

1.1 PURPOSE AND INTENT OF DESIGN GUIDELINES

Design guidelines are a locally created document that use photographs, illustrations, and written content to outline the best practices for the preservation and rehabilitation of a community's historic resources. They are used to facilitate design review conducted by The Bloomington Historic Preservation Commission (BHPC) who are responsible for administering the City's Historic Preservation Code, Title 8. In doing so, they rely on several sources of information.

1. The Secretary of the Interior's Standards for the Treatment of Historic Properties provides general guidance and best practices developed, over the past 50 years, throughout the United States. This document is used by federal and state government agencies, as well as local historic preservation commissions. Developed and updated by the National Park Service, the Secretary's Standards includes four types of projects: Preservation, Rehabilitation, Restoration and Reconstruction. The most common approach is Rehabilitation, defined as "the process of making possible a compatible use for a property through repair, changes and additions while preserving those portions or features which convey its historical, cultural or architectural values." The Secretary's Standards are available online at <http://www.nps.gov/tps/standards.thm>.
2. Housing and Neighborhood Development staff and BHPC Commissioners apply those standards and practices within the framework of the City's own guiding criteria, which are established by Title 8.
3. These Guidelines are tailored specifically for the Greater Restaurant Row Historic District. They are designed to be used in conjunction with the Secretary's Standards and the City's established criteria for historic preservation.

1.1 PURPOSE AND INTENT CONTINUED

These design guidelines are intended to assist property owners in making informed decisions about their historic properties. Conformance to these Guidelines alone does not necessarily ensure approval, nor are these standards absolute. The Bloomington Historic Preservation Commission has the authority to allow variation from any of the Guidelines on a case-by-case basis provided the variation is still compliant with Title 8 of the Bloomington Municipal Code (“BMC”). In many decisions, issues on practical utility will be weighed against these preservation standards. However, any request to vary from the Guidelines must demonstrate the reasons for and advantages gained by such variation.

These guidelines apply to all exterior building alterations that are visible from any public way. A Certificate of Appropriateness must be issued by the Commission before a permit is issued for, or work is begun on, any of the following:

1. The demolition of any building.
2. The moving of any building
3. A conspicuous change in the exterior appearance of any historic structure or any part of or appurtenance to a building, including walls, fences, light fixtures, steps, paving, and signs by additions, reconstruction, alteration, or maintenance involving exterior color change;
4. Any new construction of a principal structure or accessory structure or structure subject to view from a public way.

1.2 HISTORIC BACKGROUND AND DEVELOPMENT

Although Restaurant Row began as a single-family residential area, the buildings have been used for commercial purposes for the majority of their lifespan. The organic and individualistic adaptation of these buildings to serve commercial purposes has inspired a unique character profile which has made Restaurant Row a beloved and unmistakable part of Bloomington's rich architectural tapestry.

The buildings that make up the Greater Restaurant Row Historic District were originally built as large single-family residential homes during the late nineteenth and early twentieth centuries. During this period the Indiana University campus expanded westward and the area quickly became a service satellite to the university. The large Victorian homes along Fourth Street became ideal space for student housing and by the 1910's City directories indicate that a large number of transient residents lived in these homes-often seven or more students in one house. By the 1920's single owners again dominated, and one of the City's oldest beauty parlors, Bingham Beauty Parlor, occupied the structure at 401/403 East Fourth from 1922 to 1940.

After World War II medical professional offices increasingly occupied the block. Of eleven structures listed in the 1970 City directory, six housed physicians, a dentist, and an optometrist. Significantly, four structures are listed as "vacant," indicating a period of decline.



536 S. Washington Street. Date unknown.

A handful of homes were demolished along 4th Street to make way for parking lots. They likely looked similar to the home pictured above. Photograph courtesy of the Monroe County History Center

1.2 HISTORIC BACKGROUND AND DEVELOPMENT CONTINUED

Although the area experienced a brief economic downturn, low rental rates in the area contributed to a commercial revival that by 1980 saw the block occupied by a variety of businesses, including a restaurant, a music store, a beauty salon, yarn shops, and one physician. By 1990, the block was known locally as “Restaurant Row” due to the proliferation of new ethnic restaurants, and over the last thirty years it has become a unique part of local commerce.

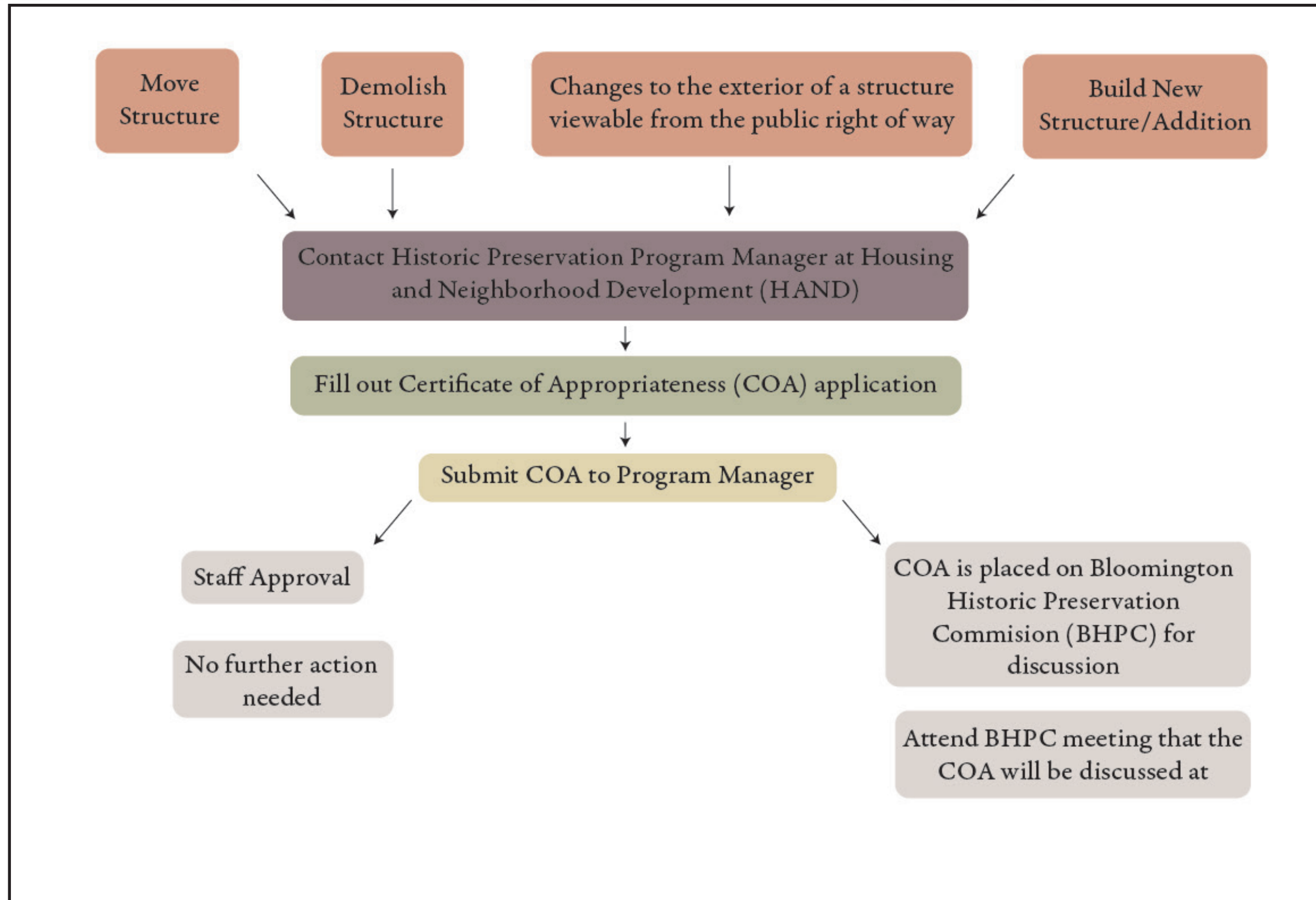


Possibly 315 E. 4th Street (since demolished). Date unknown.

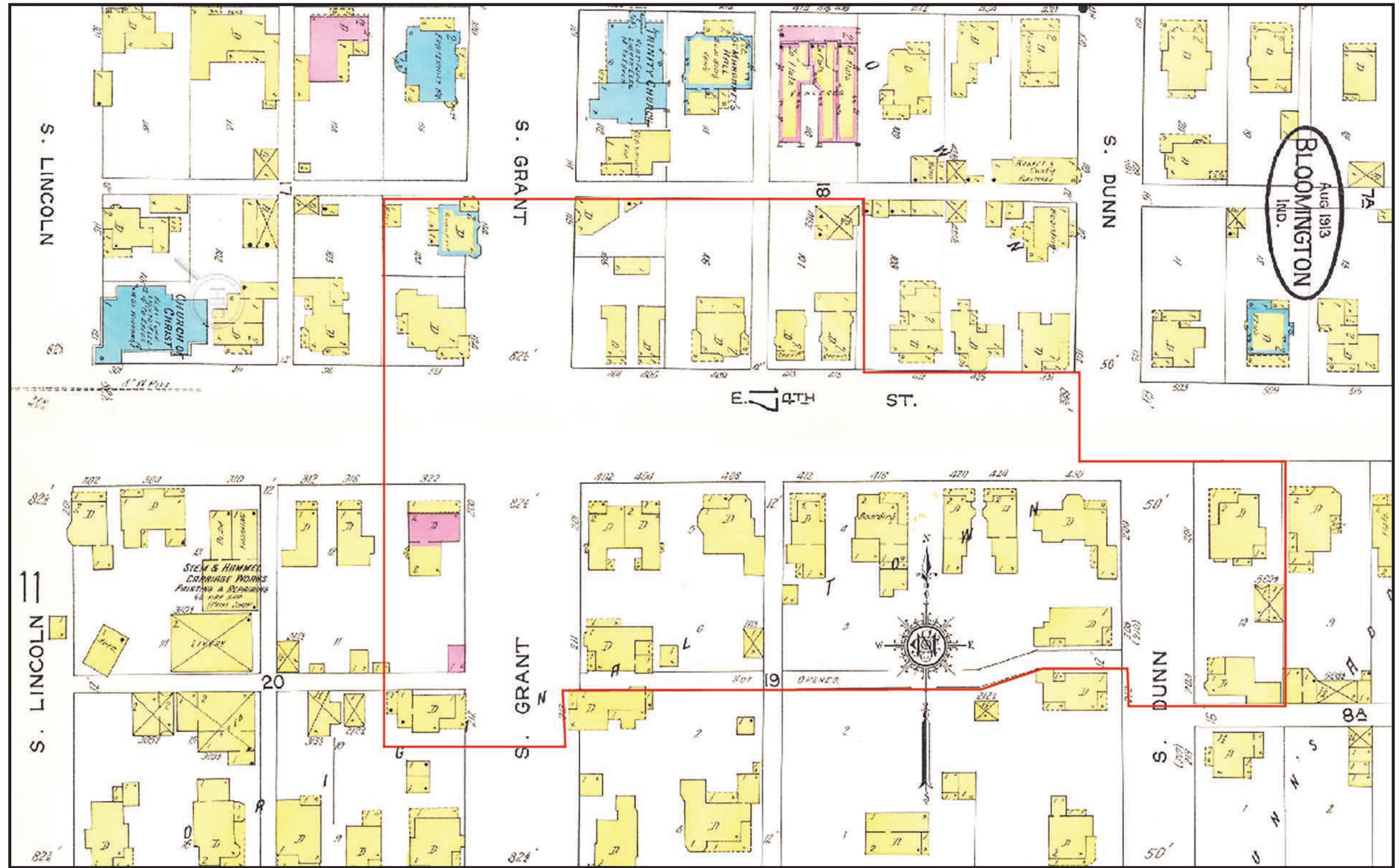
Photograph courtesy of Monroe County History Center

Despite the highly commercial nature of Restaurant Row, the architectural character is still recognizable as single-family residential and reflects the scale, massing, setbacks, and proximity of closely spaced urban housing. The smaller size and unique layout of the structures themselves permits flexibility and diversity which has allowed local startup businesses to thrive. The green space along the street, low vehicle traffic, and the districts location near the heart of the Indiana University campus cultivates a walkable, pedestrian friendly environment which is essential to the success of the district.

1.3 EXPLANATION OF DESIGN REVIEW PROCESS



1.4 SANBORN MAP OF RESTAURANT ROW 1913



Key

Historic District: 

1.5 HISTORIC DISTRICT MAP

Key

Outstanding:



Notable:



Contributing:



Non-contributing:



2. ALTERATIONS



2.1 Alterations

2.2 Roofs

2.3 Siding

2.4 Windows

2.5 Doors

2.6 Signage

2.7 Other Architectural Features

2.1 ALTERATIONS

Changes to the exterior of buildings or structures in the Greater Restaurant Row Historic District, other than ordinary maintenance and repair, require a Certificate of Appropriateness (COA). Some COA applications can be approved by the HAND staff; others must be reviewed by the Bloomington Historic Preservation Commission.

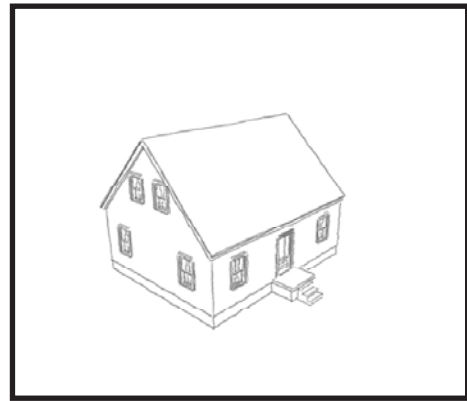
In general, historic building materials should be maintained and repaired, rather than replaced. When replacement is necessary, use the same or visually compatible materials to preserve the historic character of the building.

Actions That Do Not Require a COA

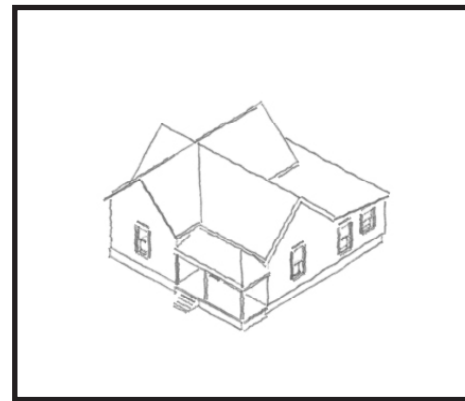
- Changes to the interior.
- Repair or general maintenance.
- Paint color.
- Replacement in kind (replacement is same material type, dimension, texture, detailing and compatibility).
- Landscaping.

2.2 ROOFS

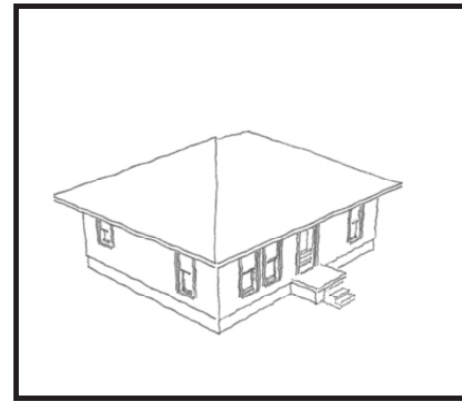
Several roof shapes can be found throughout Greater Restaurant Row that are indicative of residential architectural styles these include: side gable, hipped, gambrel, cross gable, complex and front gable. The preservation of these roof shapes and features is important to maintaining the residential character of the district.



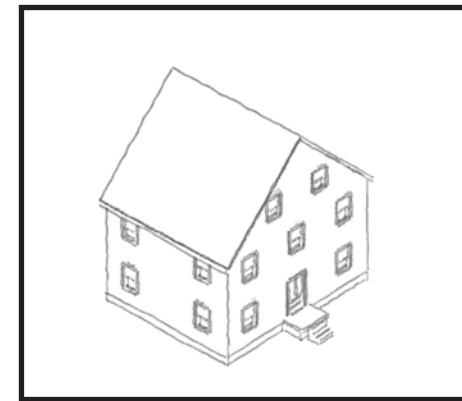
Side Gable



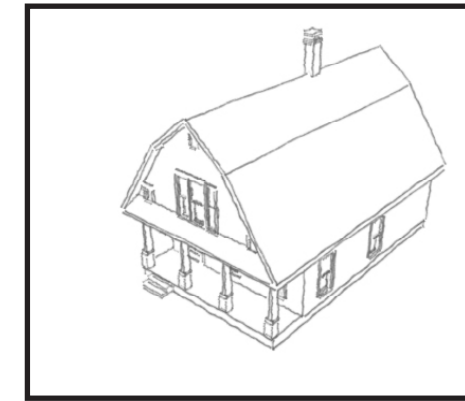
Cross Gable



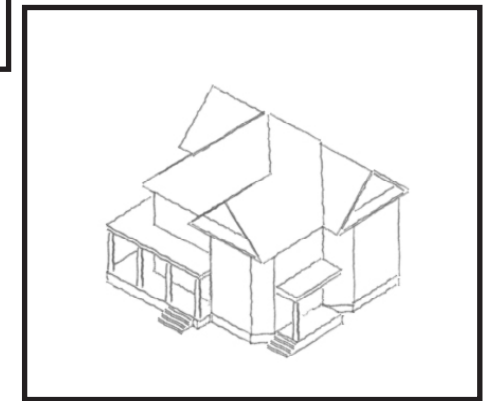
Hipped



Front Gable



Gambrel



Complex
(Queen Anne)

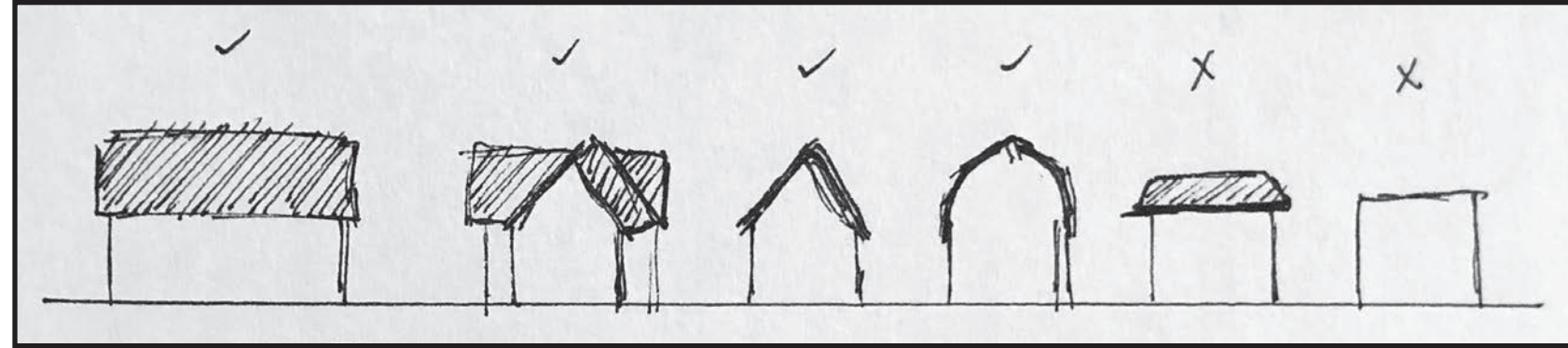
Compatible

- Maintaining the size, shape, and pitch of the historic roof (and dormers, where present).
- Maintaining openings in dormers.
- Using composition shingles for roofing material.

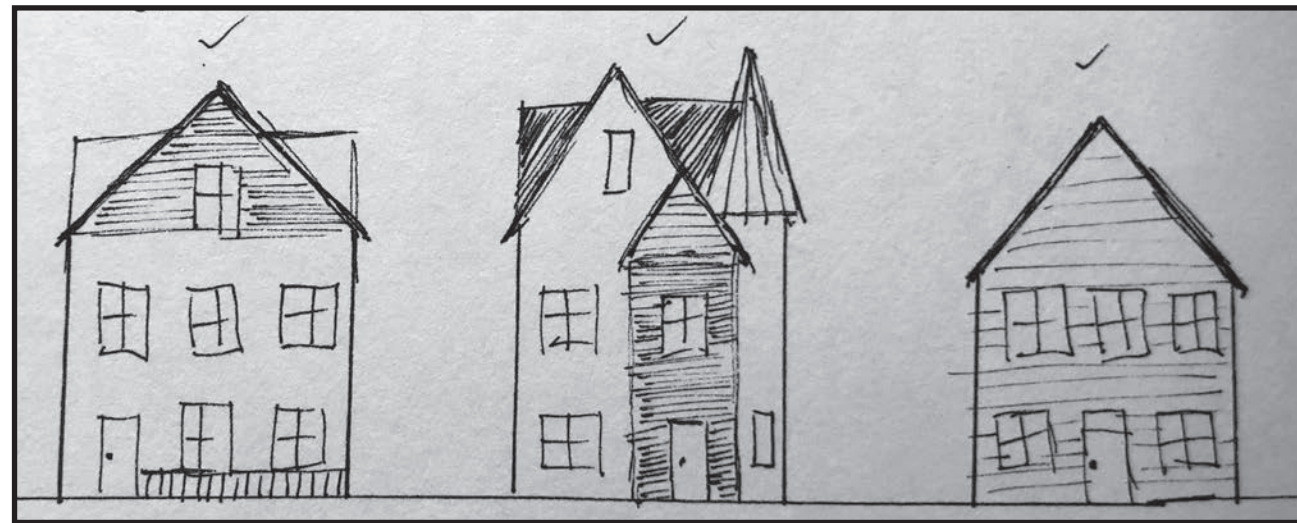
Incompatible

- Installing a flat roof or modifying the roof to become flat.
- Using metal, ceramic, or wood as roofing material.
- Removing roof feature such as dormer or chimney.

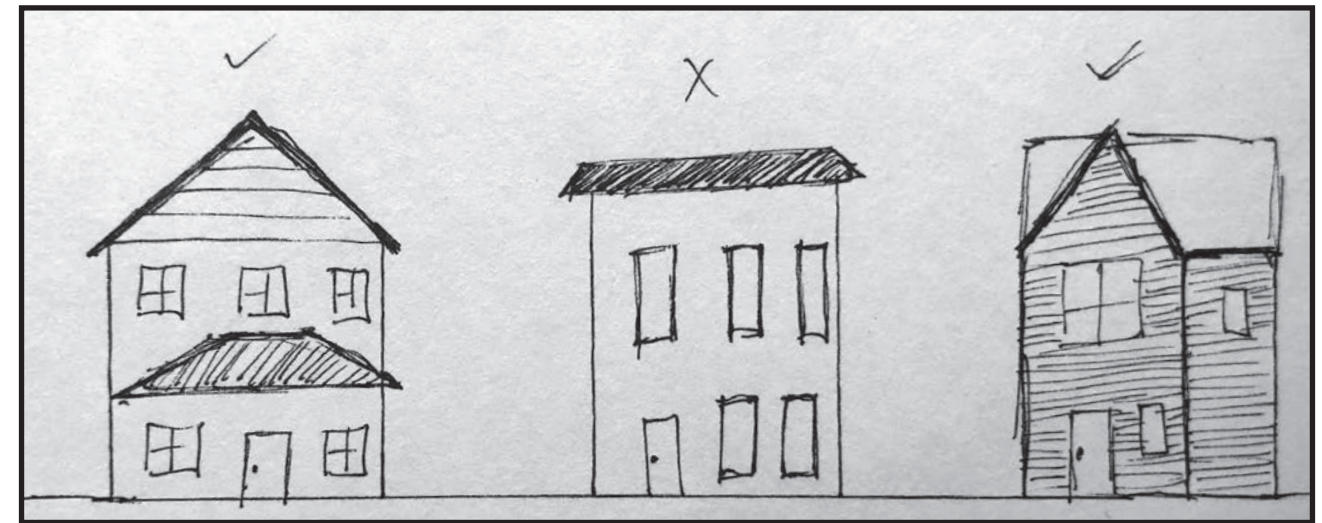
2.2 ROOFS



Compatible and Incompatible Roof Types



Compatible Roof Pitch



Incompatible Roof Pitch

2.3 SIDING

Buildings in Greater Restaurant Row are typically clad with wood, vinyl, or aluminum siding that maintains a horizontal orientation. Exceptions to this are the brick Holzman-Dill House (322 E. 4th Street) and the limestone clad Vos House (114 S. Grant St), both of which predate the other structures in the district. While the buildings in the district originally had wood clapboard siding, most of the buildings have been sided with cheaper modern materials (vinyl/aluminum) that feature a wider exposure compared to wood clapboard. Effort should be made to retain original wood siding where it exists but cheaper materials should still be available as an affordable option to the small business owners who occupy the majority of the district.

Compatible

- ☑ The use of wood, cementitious, or aluminum siding on structures other than 322 E. 4th St and 114 S. Grant St.
- ☑ Siding exposure less than 6”.



Wood Siding



Cementitious Siding



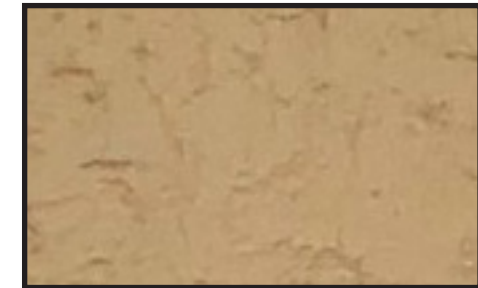
Aluminum Siding

Incompatible

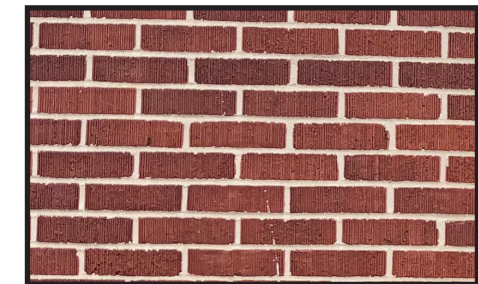
- ☒ The use of brick, stone, or stucco siding on structures other than 322 E. 4th Street and 114 S. Grant St.
- ☒ Exaggerated wood grain on cementitious or aluminum siding.
- ☒ Siding that is not horizontally oriented.



Exaggerated wood grain



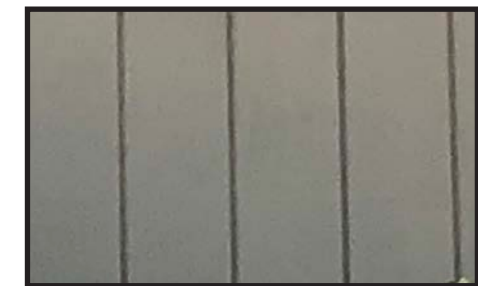
Stucco



Brick Siding



Limestone Siding



Vertical Siding



Diagonal Siding

2.3 SIDING

Another common visual characteristic of the district is the use of decorative shingles as siding material to create a textured wall surface, particularly (but not always) in front gables. These shingles are cut in a variety of shapes which are combined and painted to create different designs.

Compatible

- ☑ Maintaining and repairing wooden shingles used as wall treatments.
- ☑ If replacement is necessary due to damage or rot, replace the smallest number of shingles possible with new copies that match the size, shape, and thickness of the originals. Use an original shingle as a pattern or example when purchasing or creating new shingles.
- ☑ If siding has been placed over decorative shingles in the past, remove it carefully and restore the original materials rather than re-covering.

Incompatible

- ☒ Covering decorative shingles with other siding or materials.



Example of Decorative Shingles

2.4 WINDOWS

Windows and shutters are visually important, character-defining features of historic buildings, however, the adaptation of residential homes to meet commercial needs is a defining characteristic of the Restaurant Row Historic District. Some buildings still retain their original wood windows, however there are numerous examples of vinyl replacement windows and alterations of window size, shape, and location. Porches have been enclosed and large, fixed-glass windows installed to illuminate interior dining space or display commercial items. While most windows, principally on the second story, are double-hung with a one over one sash glazing pattern, several of the buildings have unique glazing patterns that should be maintained.

Compatible

- ☑ Maintaining the size, shape, and glazing pattern of window openings. Windows on the ground level may be altered on a case by case basis on non-contributing and contributing buildings.
- ☑ If replacing original historic windows, replacements should be as close as possible to the size of the original opening and should be a style as similar as possible to the original. True divided lites are encouraged, but snap-on or glue-on muntins are not precluded.
- ☑ Installing storm windows that match the color of the window frame and obscure the window as little as possible.

Incompatible

- ☒ Altering the size, shape, location, or glazing pattern of windows.
- ☒ Installing decorative shutters.
- ☒ Enclosing a window



Examples of Unique Glazing Patterns



Examples of Incompatible Windows

2.5 DOORS

Historic doors were constructed of wood, however in Restaurant Row most of the original front doors have been replaced. Those remaining are inset with one or more panes of glass and do not feature a transom or sidelights. The majority of doors are single entrance and are oriented to the street although a few of the building entrances have been altered to accommodate the commercial double entry door. In other cases an additional single entry door has been installed to facilitate the flow of traffic from the restaurant to outdoor seating areas.



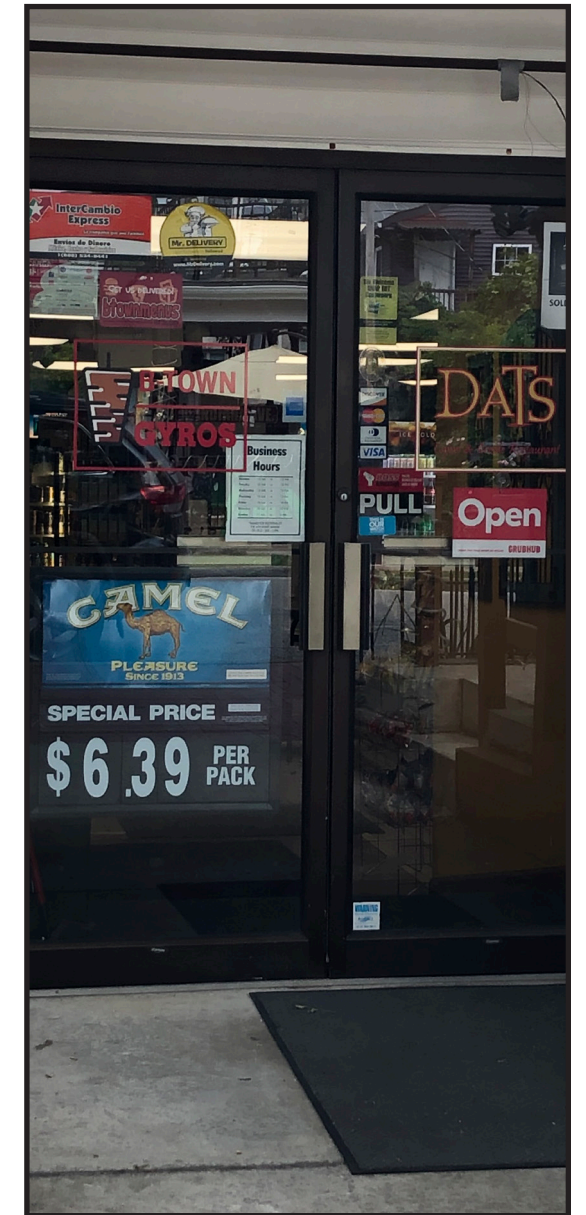
Compatible

Compatible

- ☑ Replacement doors reflect the character and style of the building and are paintable or stainable so that the finished door has a similar appearance as doors of wood construction.
- ☑ If an alteration to a front- or side-façade door opening must be made, it should be done with as little effect on the historic character of the house as possible.

Incompatible

- ☒ Full-glass doors, those with stained/leaded glass, and front entry doors with a modern design.
- ☒ Enclosing original entrances.
- ☒ Obscuring original entrances with additions such as porches or pergolas.



Incompatible

2.6 SIGNAGE

Signage is a vital to the success of brick and mortar businesses and are used to attract attention and convey information. Signs were displayed in every possible area and manner—in windows, over doors, painted on exterior walls, and hanging over or even across the street. The signage of Restaurant Row represents an admixture of approaches which combine to form a vibrant part of the district’s character. Most common throughout the district are wall, awning, window, freestanding, and projecting signs.

Compatible

- ☑ Signs that reflect the scale of the storefront and the building and do not obscure the building’s architectural features (windows, cornices, piers or ornamentation).
- ☑ Signs are concentrated at the street level close to the entrance of the building.
- ☑ A wall sign that is relatively flush with the building facade.



Freestanding



Projecting

Incompatible

- ☒ Internally lit signs.
- ☒ Freestanding signs taller than five feet.



Wall



Window

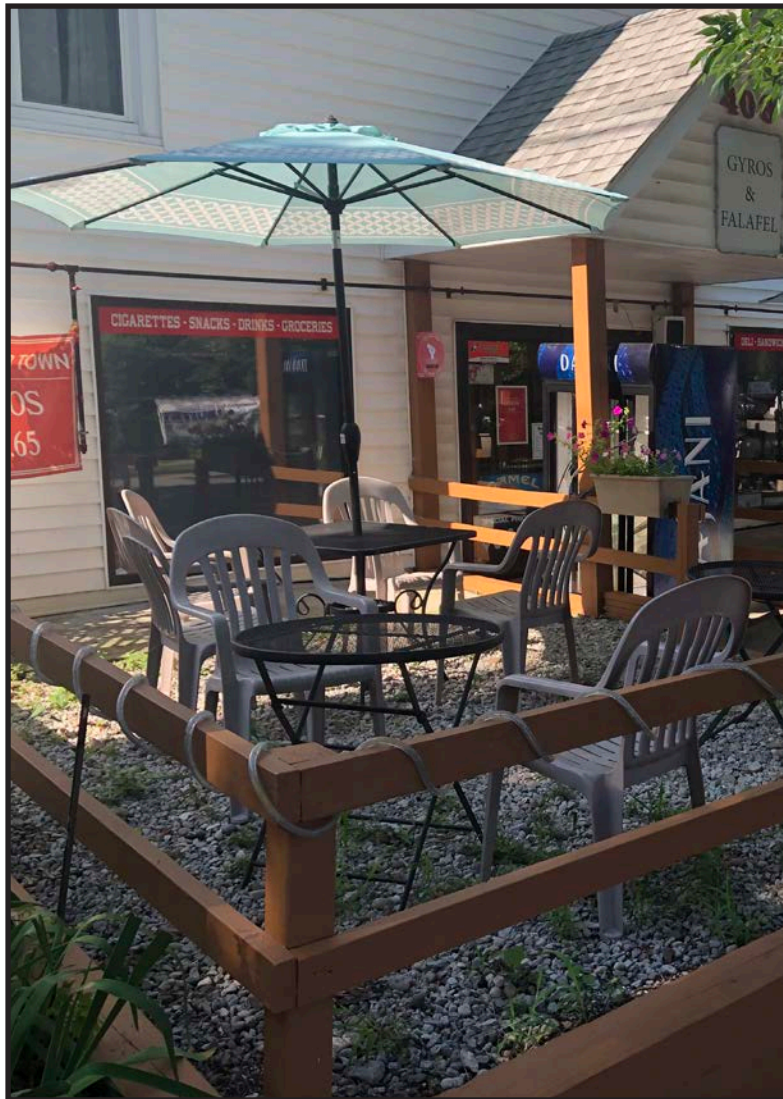


Awning

2.7 OTHER ARCHITECTURAL FEATURES

Outdoor Seating/Fencing

Outdoor seating gives a commercial district a sense of energy, with activity spilling out of a store or restaurant and onto the sidewalk. The cafés and eateries of Restaurant Row stimulate pedestrian activity and create a lively, dynamic atmosphere that strengthens neighborhood identity and enhances business activity.



Compatible

- ☑ The materials, finishes, colors and other character-defining elements of temporary fences and planters or plantings should complement the building.
- ☑ Outdoor seating areas are designed in ways that do not obstruct movement, create safety hazards, or restrict other public activities.
- ☑ Elements of an outdoor café in public space (including seating, tables, umbrellas, greeting and serving stations, and barriers) must be removable and should be made of durable materials that can withstand weather well.

Incompatible

- ☒ Fencing or any feature of the outdoor seating area that obstructs the street facing facade of a building.

2.7 OTHER ARCHITECTURE FEATURES

Porches

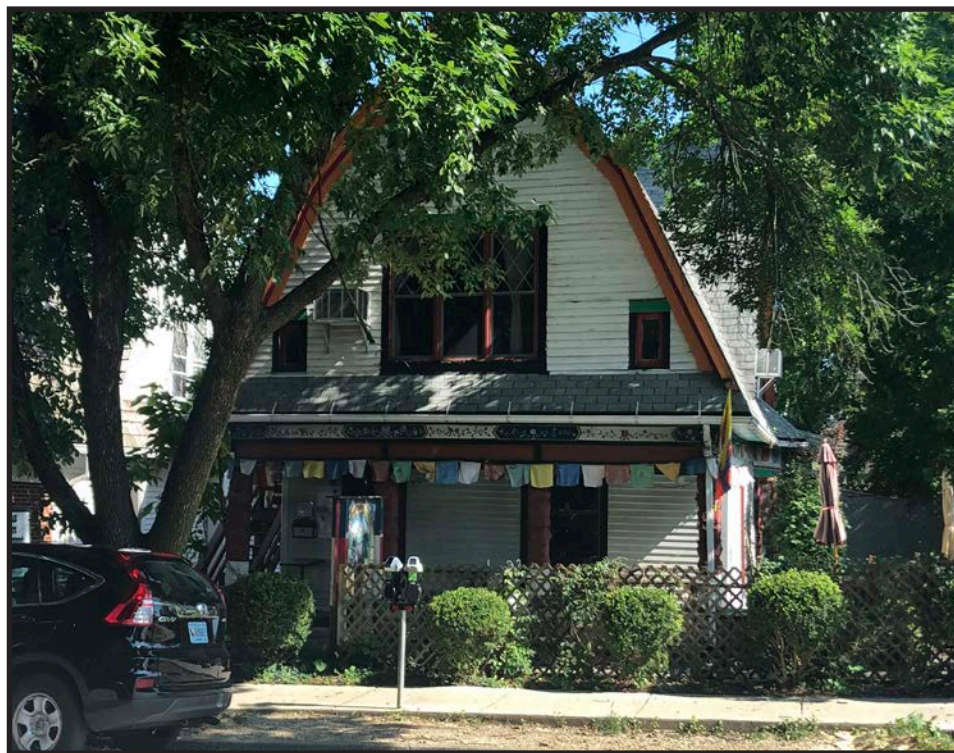
Porches are an important visual element of Restaurant Row and are an essential part of the residential character of the district. While many houses have a prominent front porch, other porches wrap around one side of the house. Over the years some property owners have chosen to enclose their porches to create additional indoor seating, however, these alterations are detrimental to the residential feel and historic character of the district.

Compatible

- Retaining existing porch materials and architectural elements.

Incompatible

- Replacing porch elements of one architectural style with elements from another architectural style.
- Replacing porch elements with mismatched modern parts.
- Enclosing porches to create additional living space.



Open Porch



Enclosed Porch

3. NEW CONSTRUCTION



3.1 New Construction

3.2 Building Orientation and Entry

3.3 Setback

3.4 Massing

3.5 Roof Shape

3.6 Height

3.7 Fenestration

3.8 Materials

3.1 NEW CONSTRUCTION

New construction should be appropriately scaled to be compatible with the existing fabric of the district. New construction may incorporate traditional materials and features found on historic homes but it should clearly be of its own time. New construction should be easily identified as being from its own period of construction, but it should not be so different from the other buildings in the district that it detracts from them or visually competes with them. Compatibility is more important than differentiation.

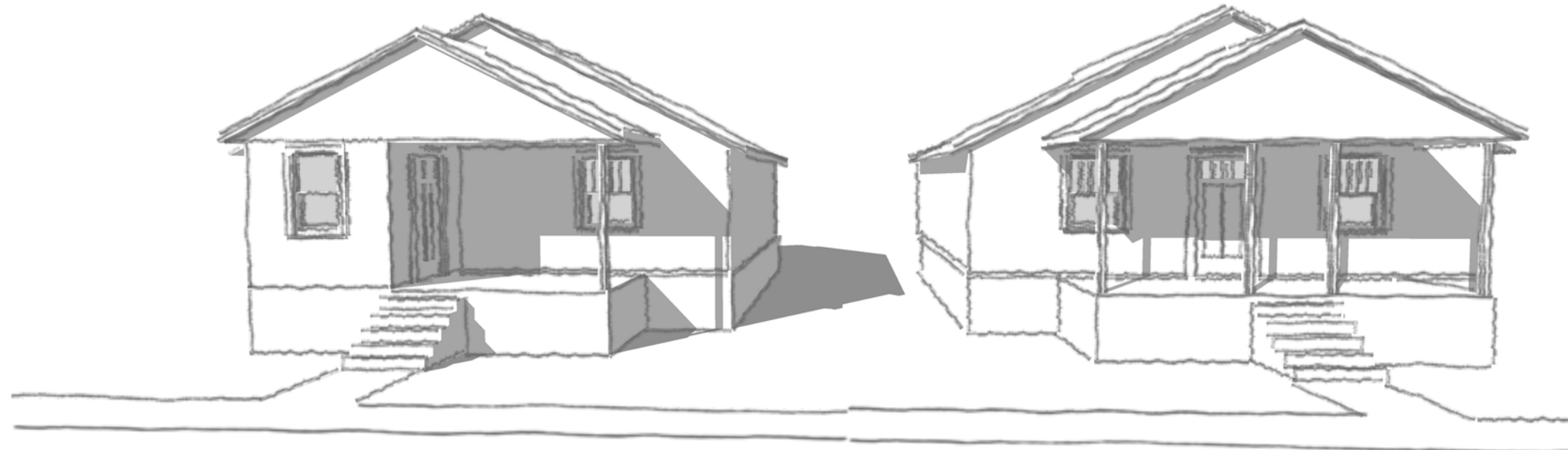
These guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions that may be appropriate.

Design review of New Construction in this district will focus on the following criteria to ensure compatibility:

- Building Orientation & Entry
- Setback
- Massing
- Roof shape
- Materials
- Height
- Fenestration

3.2 BUILDING ORIENTATION AND ENTRY

All buildings in Restaurant Row face the street with primary entrances on the street-facing façade. New buildings will incorporate front-facing primary facades and primary entry doors. The entrance shall incorporate a front porch, canopy, or awning. A minimum of one pedestrian entrance shall be provided for any primary facade which contains at least sixty-six feet of frontage facing a public street. No primary pedestrian entrance shall be located on a building facade adjacent to an alley.

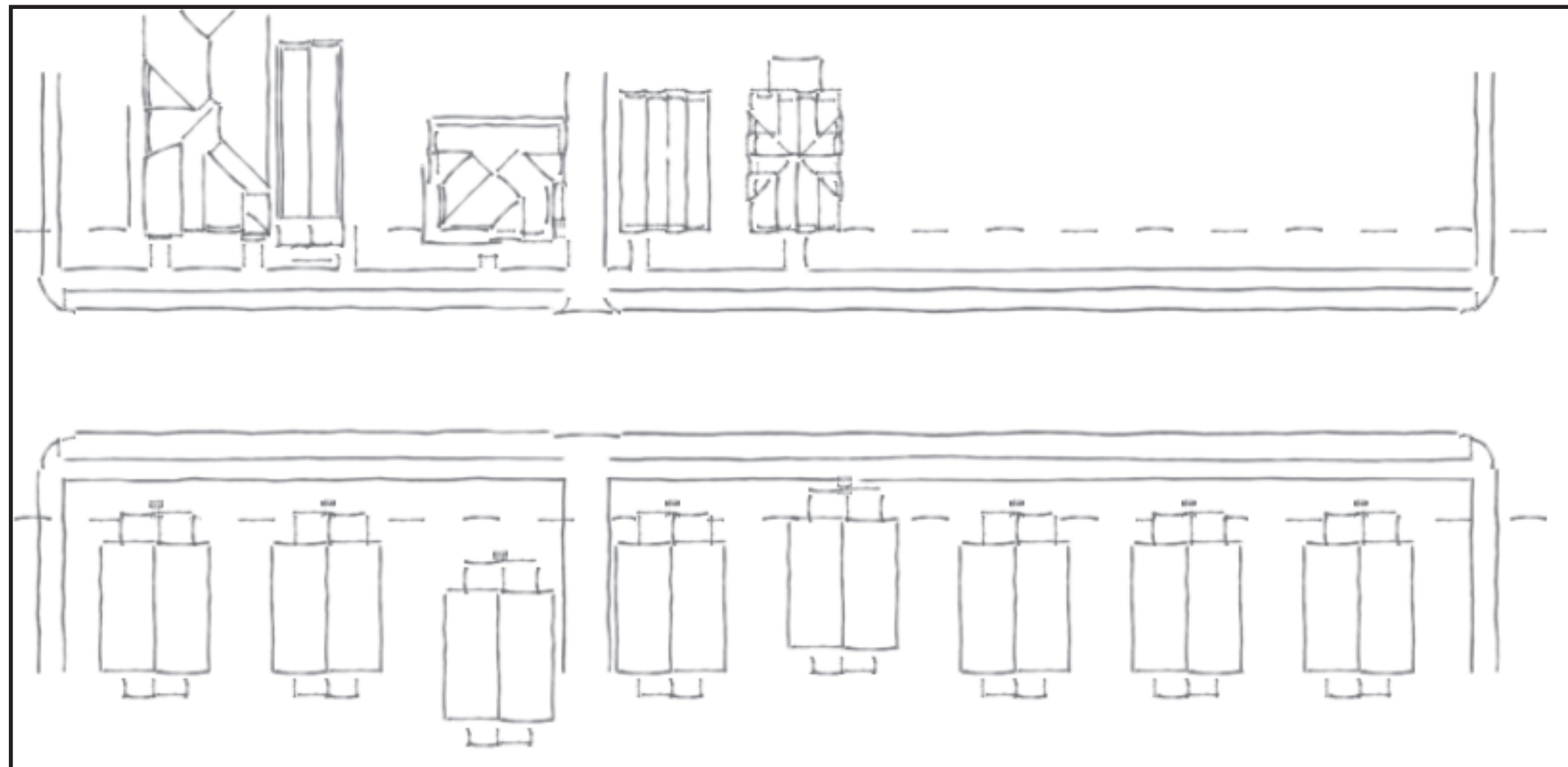


Incompatible: Although the house is oriented to the street, the primary door is not.

Compatible: Both the house and the primary entrance are oriented to face the street

3.3 SETBACK

New buildings located immediately adjacent to the side of an outstanding, notable or contributing structure as identified in the Bloomington Historic Sites and Structures Survey shall align its respective facade to match the front setback established by a surveyed structure.

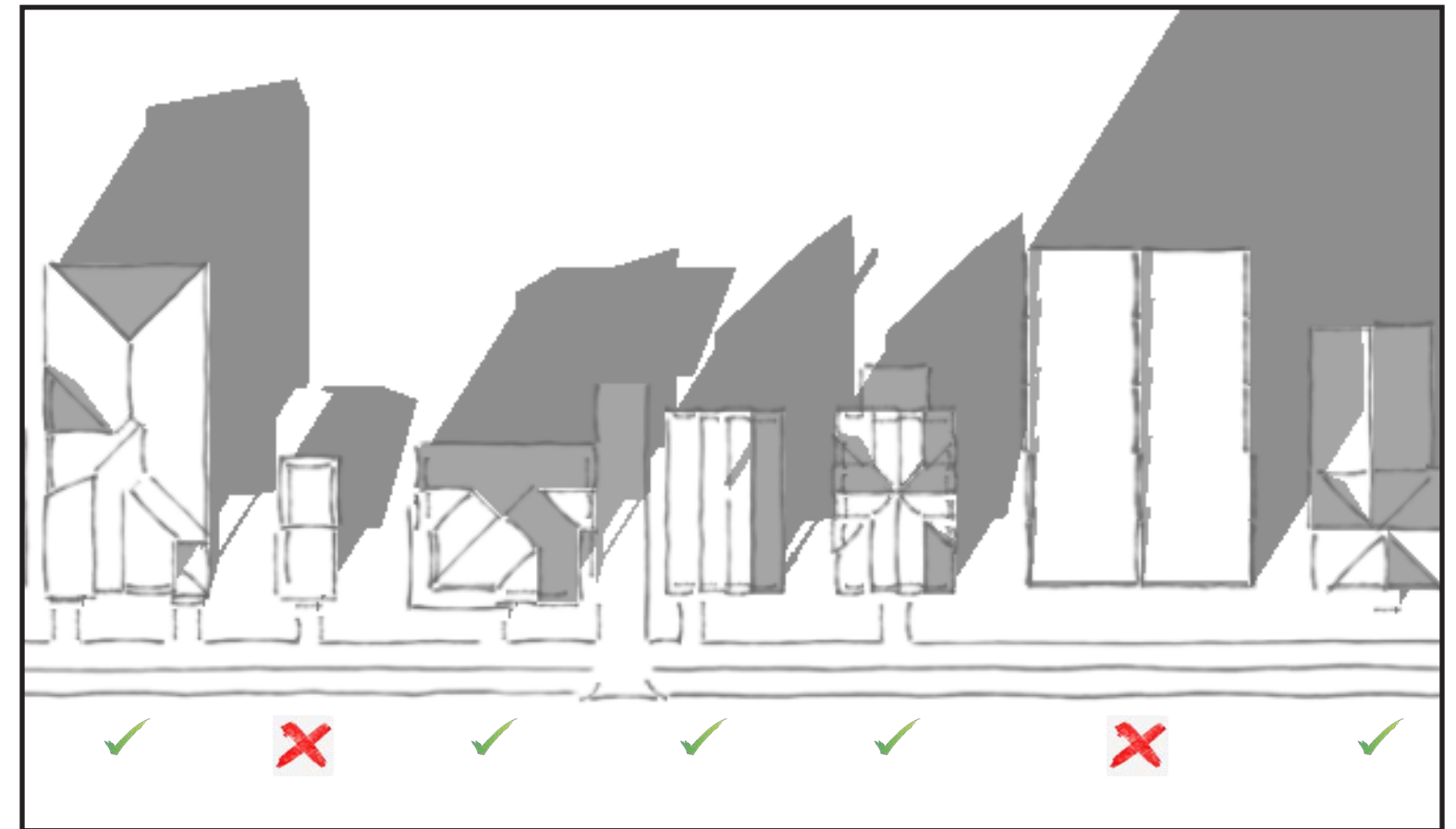


3.4 MASSING

The total mass of a new building should be compatible with surrounding buildings. A larger than typical mass might be appropriate if it is broken into elements that are visually compatible with the mass of the surrounding buildings.



The inappropriate examples of mass for new construction break the rhythm of the street and look out of place with their historic counterparts.



The overhead view further demonstrates how the massing of the new construction are out of scale with the historic buildings on the street.

3.5 ROOF SHAPE

Buildings shall incorporate sloped or pitched gable, hip, gambrel, or complex roof shapes. All sloped roofs shall incorporate a minimum eight-twelve pitch. Roof ridges greater than forty feet in width parallel to a street shall incorporate a minimum of one dormer into this section of sloping roof.



Hipped



Complex (Queen Anne)



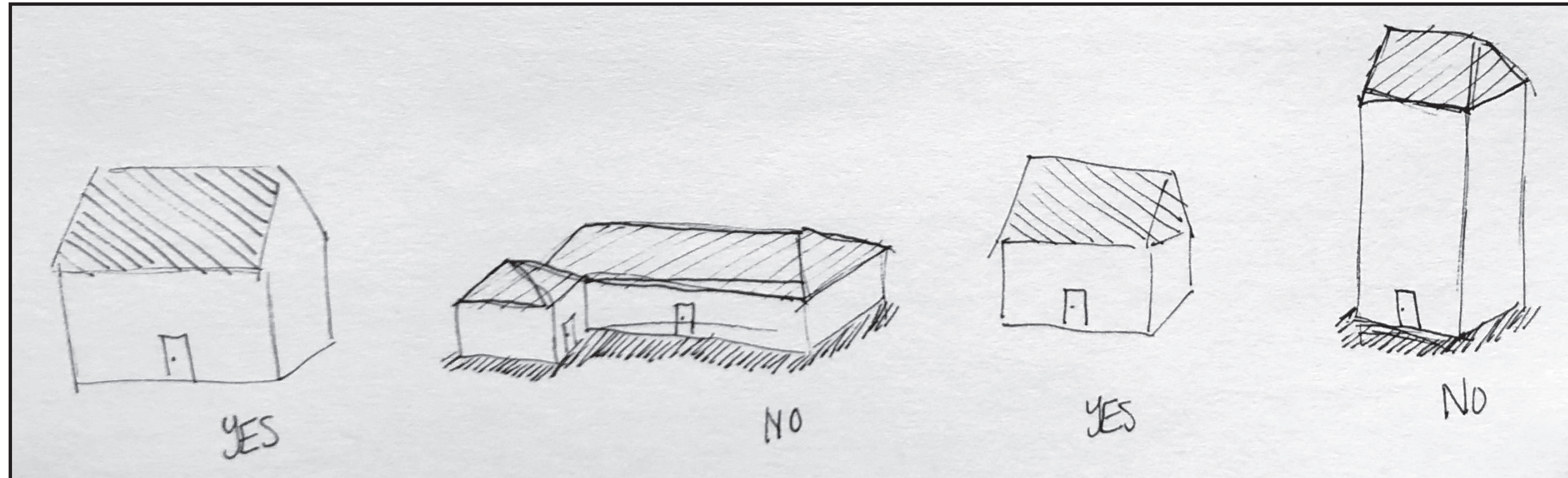
Gambrel



Gable

3.6 HEIGHT

Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed. New buildings shall not exceed 30 feet in height.



3.7 FENESTRATION

The arrangement of windows and doors on the exterior of new construction should be compatible with the other buildings in the district.



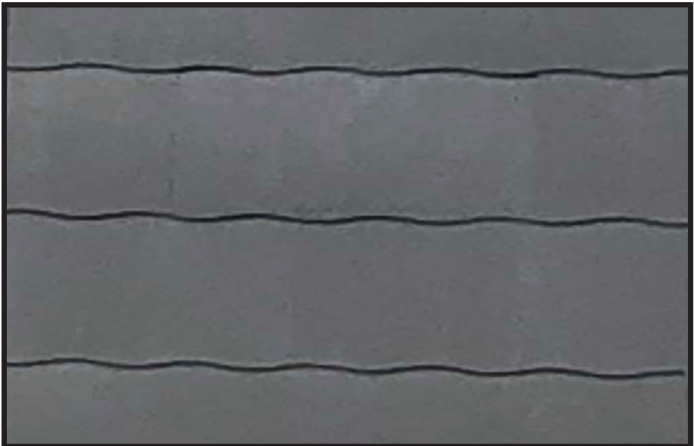
Appropriate



Inappropriate

3.8 MATERIALS

Wood and cementitious siding are acceptable siding materials. Exaggerated or rough grain are not acceptable. EIFS, vinyl, smooth or split-faced cement block, natural stone or masonry, and precast concrete are not acceptable siding materials.



☒ Asbestos Siding



☒ Cement Block



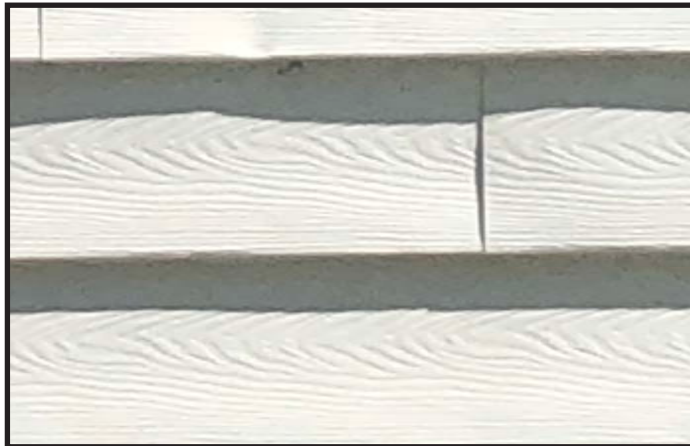
☒ Split Face Limestone



☒ Vinyl

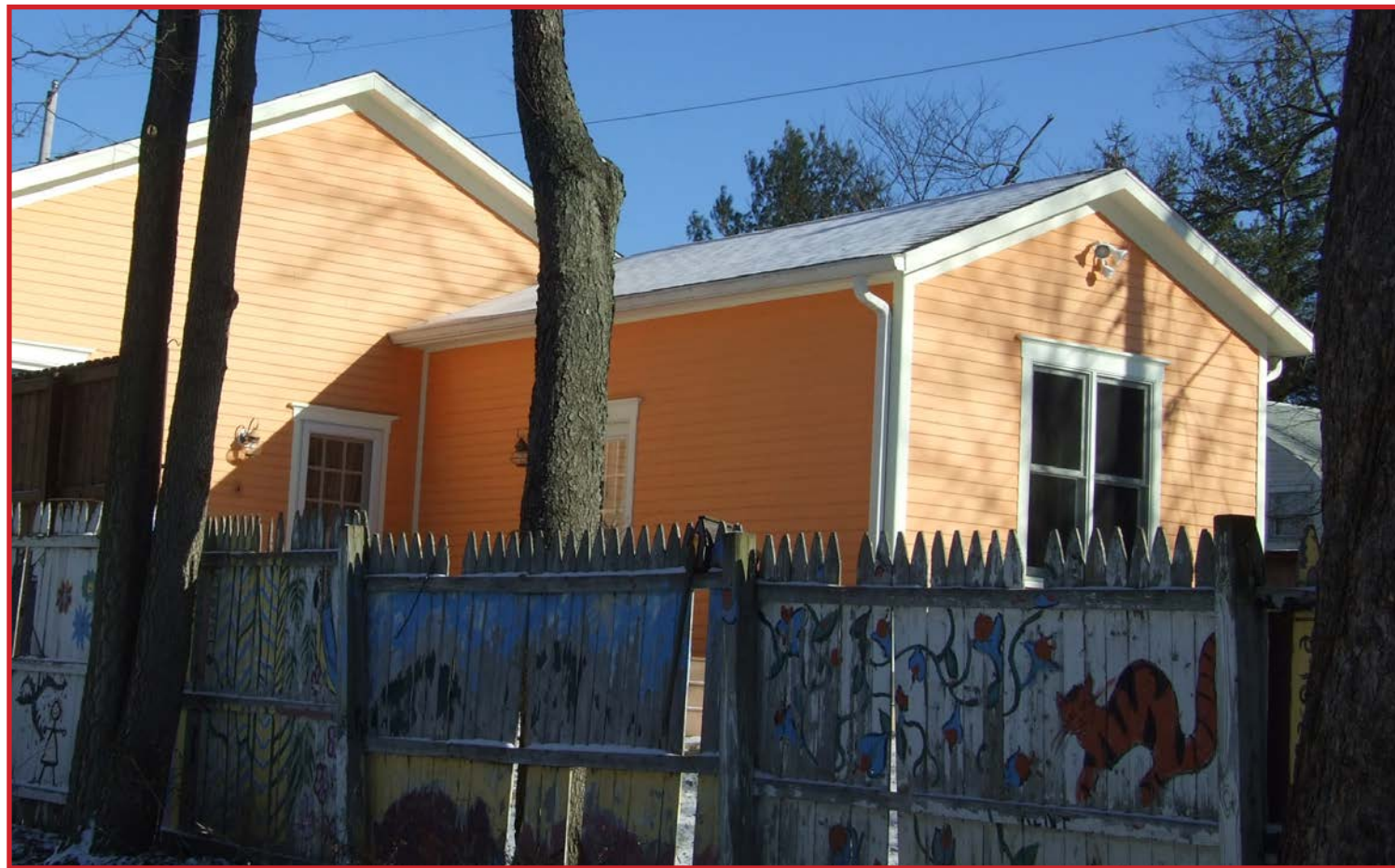


☒ Brick



☒ Exaggerated Grain

4. ADDITIONS



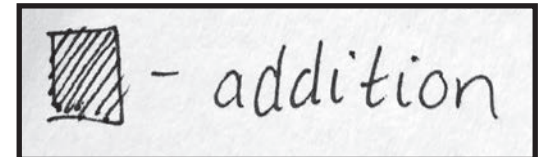
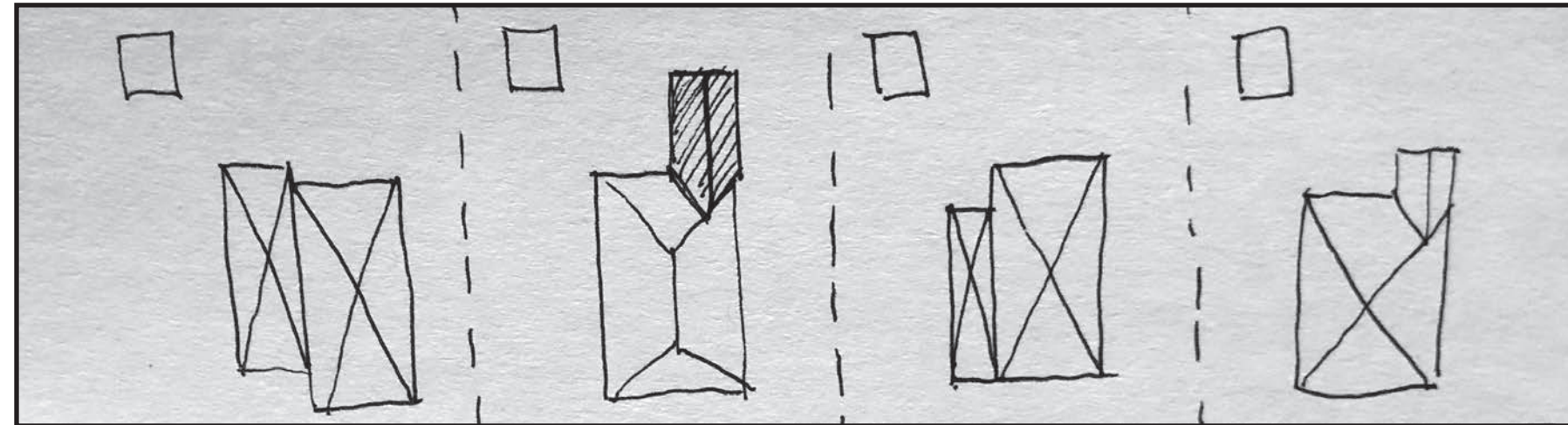
4.1 Location

4.2 Differentiated but Compatible

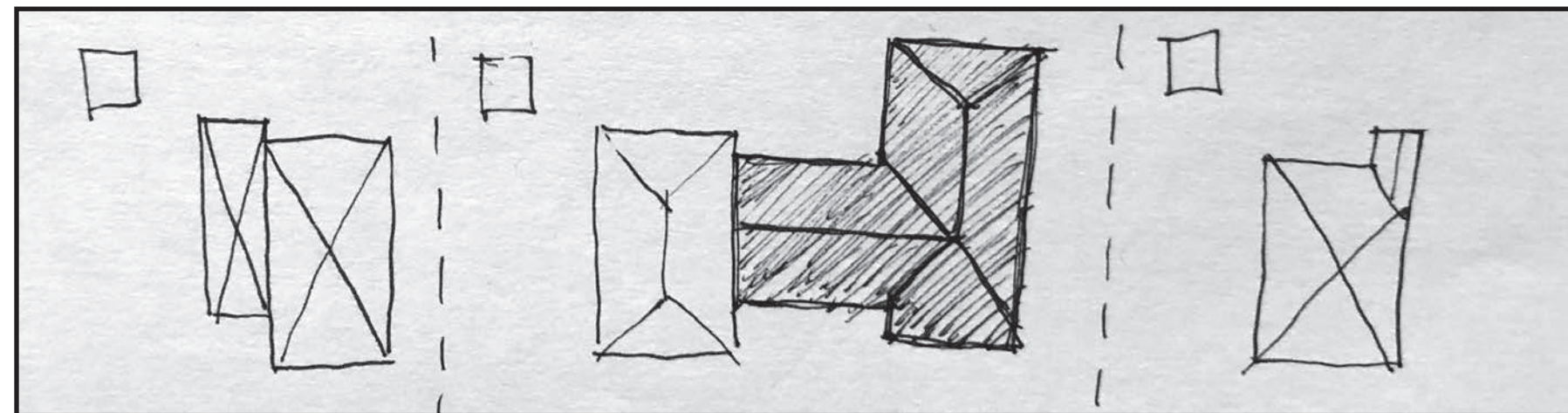
4.3 Addition Guidelines

4.1 LOCATION

Additions should generally be built to the rear of the primary structure.



Compatible Addition: Addition is to the rear of the original structure and is subordinate in size.



Incompatible Addition: Addition is to the side of the original structure and is out of scale.

4.2 COMPATIBLE BUT DIFFERENTIATED

A new addition must preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building.

Compatible

- ☑ The new addition should be harmonious with the old in scale, proportion, materials, and color.
- ☑ Maintain the existing roof pitch.
- ☑ Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious.

Differentiated

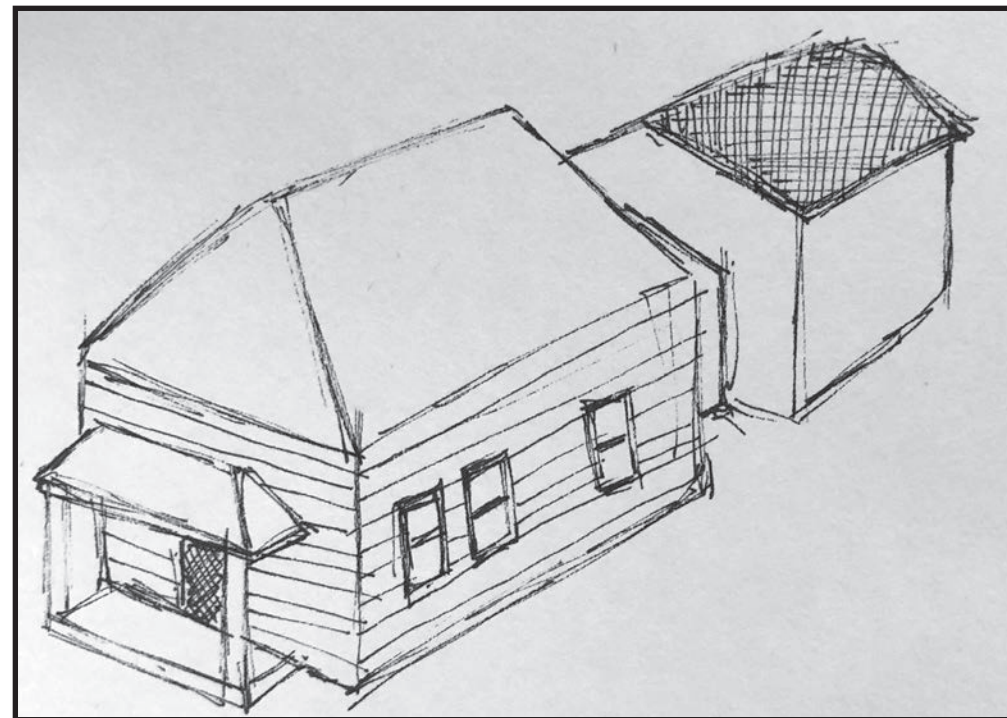
- ☑ A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building.
- ☑ Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic



This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. The addition is Compatible in materials, color, and proportion. It is Differentiated in that it is subordinate to the historic building and does not unify the two volumes into a single architectural whole. Photograph courtesy of the Secretary of the Interior's Preservation Brief # 14.

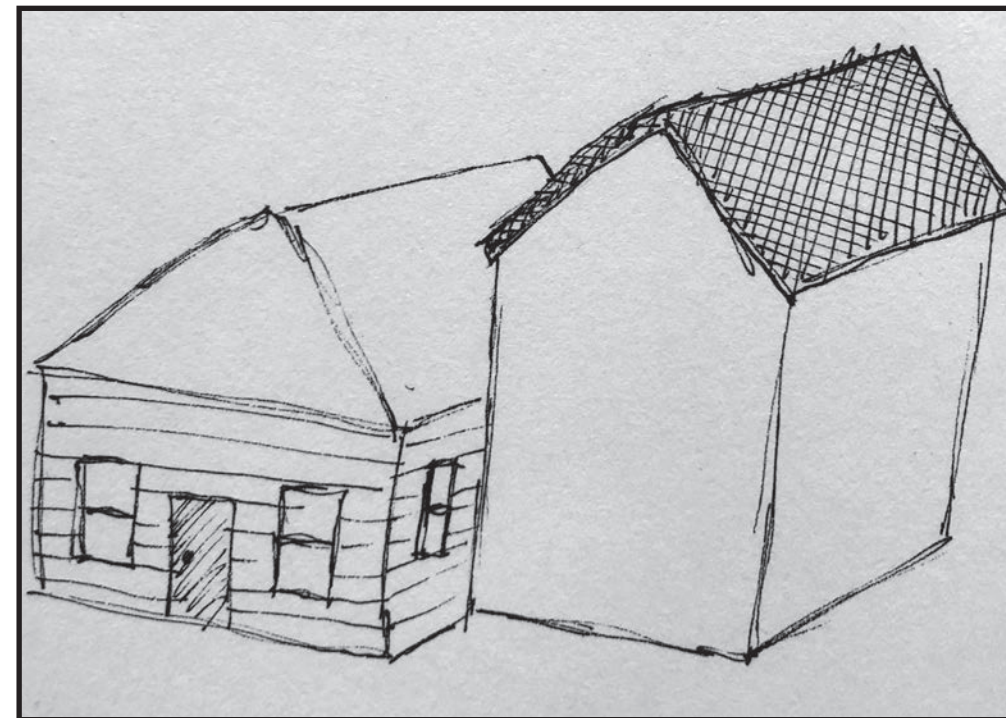
4.2 COMPATIBLE BUT DIFFERENTIATED

- Attach new additions to existing buildings in such a manner that, if such additions were removed in the future, the essential form and integrity of the building would be unimpaired.
- Place a new addition in a location where the least amount of historic material and character-defining features will be lost. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall.
- Do not use the exact wall plane, roof line, or cornice height of the existing structure in the new design.



Compatible Addition

Addition is subordinate to the main building.



Incompatible Addition

Addition is taller than main building and shares too much of historic wall.

4.3 ADDITION GUIDELINES

Rooftop Additions

- When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.
- An addition should not overhang the lower floors of the historic building in the front or on the side.
- Set a rooftop addition back from the front of the building.
- This will help preserve the original profile of the historically significant building as seen from the street.

Why is this rooftop addition is inappropriate?

- Overhangs lower floors
- Does not step back
- Original roofline is lost

Key
Original Roofline



Inappropriate Addition

5. DEMOLITION



5.1 Guidelines

5.2 Removal of Additions

5.1 DEMOLITION GUIDELINES

Historic buildings are irreplaceable community assets. Once they are gone, they are gone forever. With each successive demolition, the integrity of the district is further eroded. Because of Restaurant Row's dense layout and characteristic architectural styles, the loss of even one building creates a noticeable gap in the historic fabric of the street face. Therefore, the demolition or moving of any historic house in the district should be considered very carefully before approval is given. The condition of the building resulting from a history of neglect shall not be considered grounds for demolition.

The Commission shall approve a Certificate of Appropriateness for demolition only if it finds one or more of the following:

1. There are no possible alternatives to demolition.
2. The structure poses an immediate and substantial threat to public safety, as interpreted by the Commission, due to the state of deterioration, disrepair, or structural instability.
3. The historic or architectural significance of the structure is such that it does not contribute to the historic character of the district. This may only include structures rated as "Non-Contributing" on the Bloomington Historic Sites and Structures Survey.
4. The structure or property cannot obtain a reasonable economic return or be put to any reasonable economically beneficial use without the approval of the demolition. The burden of proof is on the applicant.
5. The structure is accidentally damaged by storm, tornado, fire, flood, or other natural disaster. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within six months.

5.2 REMOVAL OF ADDITIONS

Removal of additions may be considered if the Commission finds that the addition does not contribute to the historic and/or architectural character of the building.

The following factors will be considered by the Commission in determining whether later additions can, or should, be removed:

1. Compatibility with the original structure.
2. Historic association with the property.
3. Design and execution of the addition.

6. REVISING THE GUIDELINES

Design guidelines must be periodically assessed to make sure they are adequately addressing the needs and concerns of the community. These guidelines may be revised and altered at any date in the future so long as all of the following criteria are met:

1. A revision of the guidelines is requested by either; a property owner in the Restaurant Row Historic District; a member of the Bloomington Historic Preservation Commission; the Historic Preservation Program Manager.
2. The BHPC makes a motion to begin revision of the guidelines.
3. The BHPC makes a motion to adopt the revised guidelines once all revisions are complete.

Both property owners and the public should be encouraged to participate in the revision of the guidelines.

