

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday March 12, 2020, 5:00 P.M. AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. February 27, 2020 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 20-14

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

Petitioner: Jessica Roman

Installation of a backyard and garden fence.

Commission Review

A. COA 20-15

1105 W. 3rd Street (Greater Prospect Hill Historic District)

Petitioner: Chuck Heintzelman

Use fixed aluminum window instead of glass block for replacing damaged glass block on entrance.

B. COA 20-9

410 W. Smith Avenue (Greater Prospect Hill Historic District)

Petitioner: Brian O'Quinn

Continuation from previous meeting. Rebuild ADU.

F. COA 20-13

642 N. Madison Street (Showers Furniture Factory Historic District)

Petitioner: Lucas Brown and Don Weiler

Continuation from previous meeting. Adaptive reuse of Kiln building. Includes substantial additions and alterations.

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 20-9

1301 W. 3rd Street

Petitioner: William Corcoran

Full demolition

B. Demo Delay 20-11

3501 N. Dunn Street

Petitioner: COB Utilities

Full demolition

VI. NEW BUSINESS

VII. OLD BUSINESS

- A. 2020 Preserving Historic Places Conference, South Bend, IN.
B. Restaurant Row Design Guidelines Discussion

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 March 26, 2020 at 5:00 P.M. in the McCloskey Room. **Posted:** 3/5/2020

Bloomington Historic Preservation Commission

Showers City Hall, McCloskey Room

Thursday February 27, 2020

MINUTES

Historic Preservation Commission minutes are transcribed in a summarized manner. Video footage is available for viewing in the (CATS) Department of the Monroe County Public Library at 303 E. Kirkwood Avenue. Phone number: 812-349- 3111 or <http://catstv.net/>.

Meeting was called to order by John Saunders @ 5:00 pm

ROLL CALL

Commissioners

Present

Doug Bruce
Jeff Goldin
John Saunders
Chris Sturbaum
Sam DeSollar

Absent

Susan Dyer
Deb Hutton
Lee Sandweiss

Advisory members

Present

Duncan Campbell
Jenny Southern

Absent

Ernesto Casteneda
Derek Richey

Staff

Conor Herterich, HAND
Eric Sader, HAND
Angela Van Rooy, HAND
Keegan Gulick, Planning
Chris Wheeler, Legal

Guests

Alex Crowley, ESD
Brian O'Quinn, COA 20-9
Emily Throop
Don Weiler, COA 20-13
Craig Ispray, COA 20-13
Mike Trotzte, COA 20-13
JT Forbes, COA 20-8
Martha Shedd, COA 20-8
Lucas Brown, COA 20-13
Peter Dvorak, COA 20-11/12
David Korret, COA 20-11/12
Reinard Cross, COA 20-11/12
Marc Cornett, COA 20-11/12

APPROVAL OF MINUTES

Chris Sturbaum made a motion to approve February 13th, 2020 minutes, **Jeff Goldin** seconded. **Motion carried 5-0-0** (Yes-No-Abstain).

CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 20-10

614 W. Allen Street
Petitioner: Robyn Corning
Alterations to the exterior. See packet for details.

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

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

Conor Herterich gave a presentation. See packet for details. Staff recommends approval with the following conditions: replacement of wooden platform and metal railing to be re-installed to replace current wooden rails.

Petitioner: This is a rental property and the metal railing was a safety issue for tenants.

Commissioner comments/questions:

Some commissioners agreed with Staff recommendations. Others recommended removal of the wooden deck and replacement of the original cement walkway. Replacement of material goes against Elm Heights Guidelines section 4.4 Porches and Porticos.

Jeff Goldin made a motion to approve **COA 20-4** with Staff conditions, **Doug Bruce** seconded. **Motion carried 3-1-1** (Yes-No-Abstain).

A. COA 20-8

812 S. Morton Street (McDoel Historic District)

Petitioner: J.T. Forbes & Martha Shedd

Construction of rear addition to existing home. See packet for details.

Conor Herterich gave a presentation. See packet for details. Staff recommends approval with the following condition: differentiate addition from the original structure with an inset or siding.

Commissioner comments/questions

There was general agreement that trim could be used to differentiate.

Jeff Goldin made a motion to approve **COA 20-8** with Staff approval of a trim to differentiate original structure from the addition, **Chris Sturbaum** seconded. **Motion carried 4-0-1** (Yes-No-Abstain).

B. COA 20-9

410 W. Smith Avenue (Greater Prospect Hill Historic District)

Petitioner: Brian O'Quinn

Rebuild ADU. Includes changing siding material and roof shape.

Conor Herterich gave a presentation. See packet for details. Greater Prospect Hill guidelines do not give guidance. Staff defers to HPC.

Petitioner is open to Commissioner ideas.

Commissioner comments/questions

This may not be the original ADU that is on Sandborn Map—is there anything inside the building that would tell its age or origin? Important to keep this building as close to the

original as possible—raise the height of the walls to keep roof pitch.

Chris Sturbaum made a motion to continue discussion of **COA 20-9** at the March 12, 2020 meeting, **Jeff Goldin** seconded. **Motion carried 5-0-0** (Yes-No-Abstain).

C. COA 20-11

1009 W. 9th Street (Near West Side Conservation District)

Petitioner: Marc Cornett

Construction of single family home.

E. COA 20-12

1017 W. 9th Street (Near West Side Conservation District)

Petitioner: Marc Cornett

Construction of single family home.

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

Petitioner: Houses on adjacent lots will be different in style. Would prefer to use fiberglass windows.

Commissioner comments/questions

Commissioners were generally supportive of both designs, including fiberglass windows.

Jeff Goldin made a motion to approve both **COA 20-11** and **COA 20-12** with specifications: COA 20-11: The design of the building will be to the specifications found on page 58 of the meeting packet. The site placement and setbacks will be as illustrated on the site plan found on page 72 of the packet. The window will be fiberglass. Color scheme is up to the owner. The trim above the water table line on the upper two thirds will be a 4” instead of 6”. COA 20-12: The design of the building will be to the specifications found on page 67 of the meeting packet except the upper story windows will be paired like shown on page 63 (Elevation B) in the meeting Packet. The site placement and setbacks will be as illustrated on the site plan found on page 72 of the packet. The window will be fiberglass. **Sam DeSollar** seconded. **Motion carried 5-0-0** (Yes-No-Abstain).

F. COA 20-13

642 N. Madison Street (Showers Furniture Factory Historic District)

Petitioner: Lucas Brown and Don Weiler

Adaptive reuse of Kiln building. Includes substantial additions and alterations

Conor Herterich gave a presentation. See packet for details. Staff defers to HPC.

Alex Crowley, ESD: Design has been adapted based upon feedback from courtesy review. Thanks to HPC for consideration.

Petitioners: Important to us to maintain the story of the kiln building.

Commissioner comments/questions:

There was general consensus that design loses the feel of an industrial building—especially the west elevation on which the original bays are not recognizable. Steel header should remain. It's important to keep an understanding of the structure's original use.

Doug Bruce made a motion to continue discussion at the March 12, 2020 meeting, **Sam DeSollar** seconded. **Motion carried 5-0-0** (Yes-No-Abstain).

DEMOLITION DELAY

Commission Review

A. Demo-Delay 19-25

414 E. 9th Street

Petitioner: David Kebber

Full demolition

Conor Herterich: This structure has come before the HPC multiple times. Staff recommends release if the Demo Delay.

Petitioner: We would like to have a decision today.

Commissioner comments/questions

This structure has to either be designated or released—90 day delay is expiring.

Sam DeSollar made the following motion: “Today, regarding the property located at 414 E 9th St, the Historic Preservation Commission declares that it got notice of proposed demolition, and requests that Staff prepare a formal report on the property and put the property on the HPC agenda to be officially considered for local historic designation under BMC 8.08.01(d).” **Chris Sturbaum** seconded. **Motion carried 3-1-1** (Yes-No-Abstain).

Sam DeSollar made the following motion: “Today, after a vote, the HPC recommends that the Common Council locally designate the property at 414 E 9th St as historic, and places the property under Interim Protection pending action by the Common Council, under BMC 8.08.015.” **Jeff Goldin** seconded. **Motion carried 4-0-1** (Yes-No-Abstain).

B. Demo Delay 20-7

1209 W. 2nd Street

Petitioner: Mary Friedman

Full demolition

Conor Herterich: This structure has previously been released from demo delay by the HPC. It is being heard again because more than one year has lapsed since that decision was rendered.

Jeff Goldin made a motion to waive the waiting period for **Demo Delay 20-7**, **Chris Sturbaum** seconded. **Motion carried 4-0-1** (Yes-No-Abstain).

C. Demo Delay 20-8

110 S. Indiana Avenue

Petitioner: Michael Martin

Partial demolition. Remove part of wall to install new door for required egress.

Conor Herterich: Interior remodeling requires egress for fire safety. Staff recommends release.

Jeff Goldin made a motion to waive the waiting period for **Demo Delay 20-8**, **Chris Sturbaum** seconded. **Motion carried 5-0-0** (Yes-No-Abstain).

NEW BUSINESS

OLD BUSINESS—tabled to March 12, 2020 meeting

- A. 2020 Preserving Historic Places Conference, South Bend, IN.
- B. Restaurant Row Design Guidelines Discussion

COMMISSIONER COMMENTS

PUBLIC COMMENTS

ANNOUNCEMENTS

ADJOURNMENT

Meeting adjourned by John Saunders at 7:55 p.m.

END OF MINUTES

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20-14

Date Filed: 3-2-2020

Scheduled for Hearing: 3-12-2020

Address of Historic Property: 830 W 4th St Bloomington, IN 47404

Petitioner's Name: Jessica Roman and Abby Henkel

Petitioner's Address: 830 W 4th St Bloomington, IN 47404

Phone Number/e-mail: 260-227-1174; jessijroman@gmail.com

Owner's Name: Jessica Roman, Abby Henkel

Owner's Address: 830 W 4th St Bloomington, IN 47404

Phone Number/e-mail: 260-227-1174; jessijroman@gmail.com

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. Lot number thirty-four (34) in Waldron's Addition as show

2. A description of the nature of the proposed modifications or new construction:
Add a low-profile, aesthetically pleasing fence to enclose the perimeter backyard of the property and add a dividing fence for garden area while minimizing overall impact. We plan to remove ground covering/brush at the north end of the yard and plant native plants to help prevent erosion and run-off due to the slope of the yard. We will have two gates. One to access the yard externally, and one internally to access garden area. Our goal is to create a functional area that is safe for our dog, protects our garden, promotes native plant growth, and helps control stormwater run-off.

3. A description of the materials used.
Red cedar posts, welded wire fencing, concrete

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

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

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

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

COA: 20-14

Staff Decision

Address: 830 W. 4th Street

Petitioner: Jessica Roman

Parcel #: 53-05-32-411-051.000-005

Rating: Contributing

Structure; Pyramid Roof Cottage c. 1905



Background: Located in the Greater Prospect Hill Historic District, zoned RC.

1. **Request:** Installation of a hog panel type fence to enclose the perimeter of the back yard. Materials are red cedar posts, and welded wire fencing.

Guidelines: Greater Prospect Hill District Design Guidelines: no mention of fencing.

Recommendation: Staff **APPROVES COA 20-14** with the following comments:

1. The petitioner has obtained approval from City Planning for fence height and materials.
2. Staff finds that the petitioner 's choice of materials and design are appropriate and does not obscure from view the historic house. The fence is therefore compatible with the historic fabric of the district.



Garden Area

830 West 4th Street

Google

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S Waldron St

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Garden Area



Garden

COA: 20-15

Address: 1105 W. 3rd Street

Petitioner: Chuck Heintzelman

Parcel #: 53-08-05-200-044.000-009

Rating: Contributing

Structure; New Traditional Classical c. 1950



Background: Located in the Greater Prospect Hill Historic District, this building will be rehabilitated to serve as the housing office for new apartment buildings being constructed adjacent to the structure. This request is for an alteration to the scope of work approved back in May 2019 as part of **COA 19-22**.

Request: Instead of replacing the damaged glass block on either side of the front entrance in kind, the petitioner is now requesting to replace instead with EFCO Thermal FX32 Fixed high performance aluminum allow windows or glass block of dimensions that differ from the original. The current block dimensions are 4" 3/4 x 7" 7/8.

Guidelines: Greater Prospect Hill District Design Guidelines, pg 25.

- Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house.

COA: 20-15

Address: 1105 W. 3rd Street

Petitioner: Chuck Heintzelman

Parcel #: 53-08-05-200-044.000-009

Rating: Contributing

Structure; New Traditional Classical c. 1950

Recommendation: DEFER to HPC with the following comments:

1. Staff finds that the request to replace the glass blocks with the high performance aluminum fixed windows should be denied because it will visually alter the primary building facade. The translucent and textured appearance of the original glass block should be continued.
2. Staff recommends approval if the replacement if the petitioner can present replacement glass blocks replicate the original as closely as possible in size, translucency and design. This means that the blocks should be rectangular in shape and not square. The Cross Rib glass block example shown is a suitable style and translucent but is not the correct size.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-15

Date Filed: 1-24-2020

Scheduled for Hearing: 3-12-2020

Address of Historic Property: 1105 W. 3rd St.

Petitioner's Name: Charles Heintzelman

Petitioner's Address: 8152 Castilla Dr., Indianapolis, IN 46236

Phone Number/e-mail: (317) 826-3488 x100; chuck@milestoneventuresinc.com

Owner's Name: Southern Knoll, L.P.

Owner's Address: 8152 Castilla Dr., Indianapolis, IN 46236

Phone Number/e-mail: (317) 826-3488 x100; chuck@milestoneventuresinc.com

Instructions to Petitioners

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

A "Complete Application" consists of the following:

1. A legal description of the lot. See Attached Exhibit A

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

3. A description of the materials used.
See Attached Exhibit A

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.

**Certificate of Appropriateness
Exhibit A**

1. A Legal Description of the lot:

A part of Seminary Lot No. 137 to the City of Bloomington, Indiana, more particularly described as follows: Commencing at the Northeast corner of said Seminary Lot, thence South 4 degrees 30 minutes East for a distance of 245 feet; thence South 87 degrees 51 minutes 00 seconds West for a distance of 249 feet; thence North 4 degrees 30 minutes West for a distance of 245 feet; thence North 87 degrees 51 minutes East for a distance of 249 feet to the place of beginning.

EXCEPTING THEREFROM a part of Seminary Lot 137 to the City of Bloomington, Indiana, more particularly described as follows: Beginning at the Northeast corner of said Seminary Lot 137; thence on the East line of said lot, South 04 degrees 30 minutes 00 seconds East 245.00 feet; thence leaving said line, South 87 degrees 51 minutes 00 seconds West 25.02 feet; thence North 04 degrees 30 minutes 00 seconds West 228.16 feet; thence North 31 degrees 56 minutes 14 seconds West 20.00 feet to the North line of said Lot 137; thence on said North line, North 88 degrees 44 minutes 08 seconds East 34.27 feet to the point of beginning.

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

The former Gospel Tabernacle Church will be rehabilitated and converted into community space, leasing office, and support services office for the new Southern Knoll apartment building to be constructed to the west of the building. On either side of the front door the existing glass block is severely damaged and is of a type and shape that is difficult to replicate, we propose to remove the damaged glass block on either side of the northside main door with an EFCO Thermal FX32 Fixed high performance aluminum alloy window.

3. A description of the materials used:

- A. Windows - EFCO Thermal FX32 Fixed high-performance aluminum alloy windows with a custom grille pattern compatible with the other replacement windows – see attached material Specifications

4. Elevation



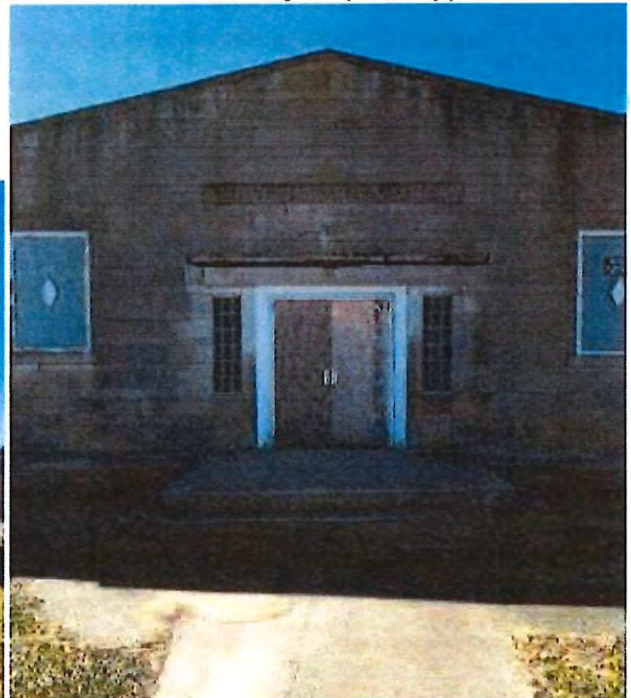
5. Survey - Attached

6. Photographs

North Façade – From 3rd Street



North Façade (close up)



East Façade – From Walker Street



Close-up of Glass Block (Exterior)



Close-up of Glass Block (Interior)





Product Features

The HX32 is designed to meet the increasing demand for thermally innovative products needed for schools, government buildings and multi-family housing. EFCO's HX32 single hung / tilt window, combines superior thermal U-factors with architectural grade structural performance to meet the high standards and specifications of today's buildings envelope requirements.

- **Anodized and painted finishes available**
Unlimited options to answer economic and aesthetic concerns
- **Accessory line of subframes, mullions, and architectural sills**
Allows custom designs with standard product
- **E-Strut™ thermal isolator**
*Completely eliminates dry shrinkage
Improves thermal performance and enhances energy saving potential*
- **Trim-All™ panning available**
Allows matching of existing sight lines in restoration projects
- **Accommodates up to 1" glazing**
Expands design and energy savings option
- **All EFCO finish options standard**
Architectural design flexibility
- **3 1/4" frame depth**
The 3905 is stack frame compatible with all EFCO 3 1/4" window systems allowing for vented, Slider, Hung, Projected and Casement options as well as Fixed Picture window options.

Weck / Seves Glass Block



[3" Clarity glass block](#)



[3" DM Glass Block](#)



[3" Ice Glass Block](#)



[3" Nubio Glass Block from Seves](#)



[4" Arctic Glass Block - 8x8x4](#)



[4" Broad Cross Rib - 12x12x4](#)



[4" Clarity Glass Block - Regular Series](#)



[4" Cortina Glass Block](#)



[4" Cross Rib Glass Block - 8x8x4](#)



[4" Light Diffusing Glass Block - 8x8x4](#)



[4" Nubio Glass Block - Regular Series](#)



[4" Regent Glass Block - 8x8x4](#)



[8x8x4 Argus Parallel Flutes](#)



[8x8x4 Nubio 60 Fire Rated](#)



[Nubio 45 Degree Glass Block](#)



[Nubio Allbend 22 1/2 Degree Regular Series](#)



[Nubio Corner Glass Block](#)



[Nubio DoubleEnd Glass Block - 8x8x4](#)



[Nubio End Block - Regular Series](#)









GOSPEL TABERNACLE



COA: 20-9

Address: 410 W. Smith Avenue

Petitioner: Brian O'Quinn

Parcel #: 53-08-05-101-005.000-009

Rating: Contributing

Structure; Side Gable c. 1930



Background: Located in the Greater Prospect Historic District, zoned RC. Has a separate address from primary structure on the lot.

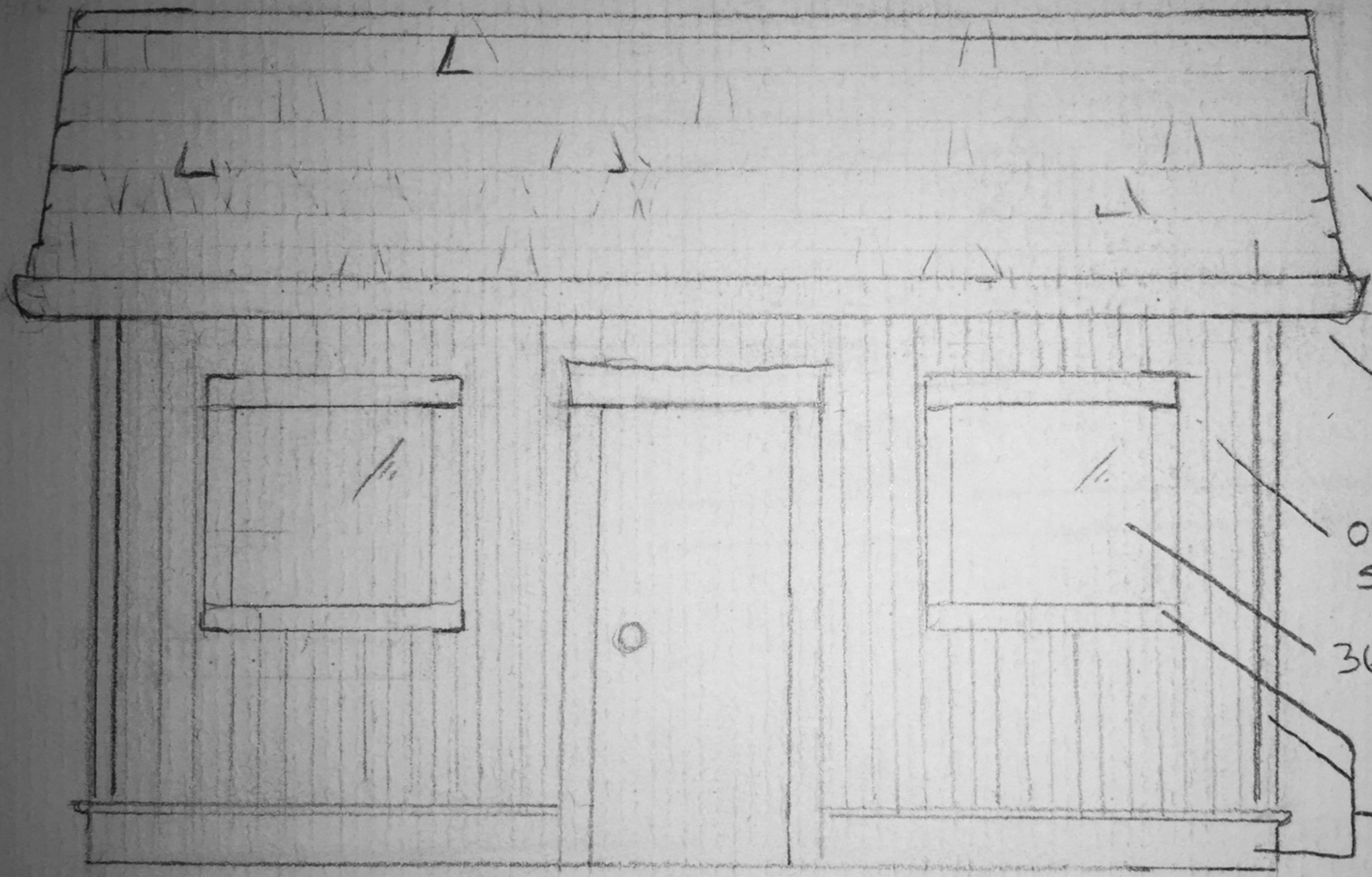
Request: Several alterations to include:

1. Remove current windows on front façade, and side facades, replace with 36x36 clad casement windows.
2. Reuse original car siding and add boral trim to base. 5" lap fiber cement lap siding used on gable ends. Roof shape and pitch to remain the same.
3. Addition of covered porch on front façade.

Guidelines: Greater Prospect Hill District Design Guidelines, pgs 12.

Recommendation: Staff recommends **APPROVAL** with the following comments:

1. Staff finds that the petitioners current design reflects the HPC's comments made at the 2/27 meeting.
2. Staff finds that the changes would allow the structure to maintain it's "Contributing" rating, and are a significant upgrade from the structure's current condition.



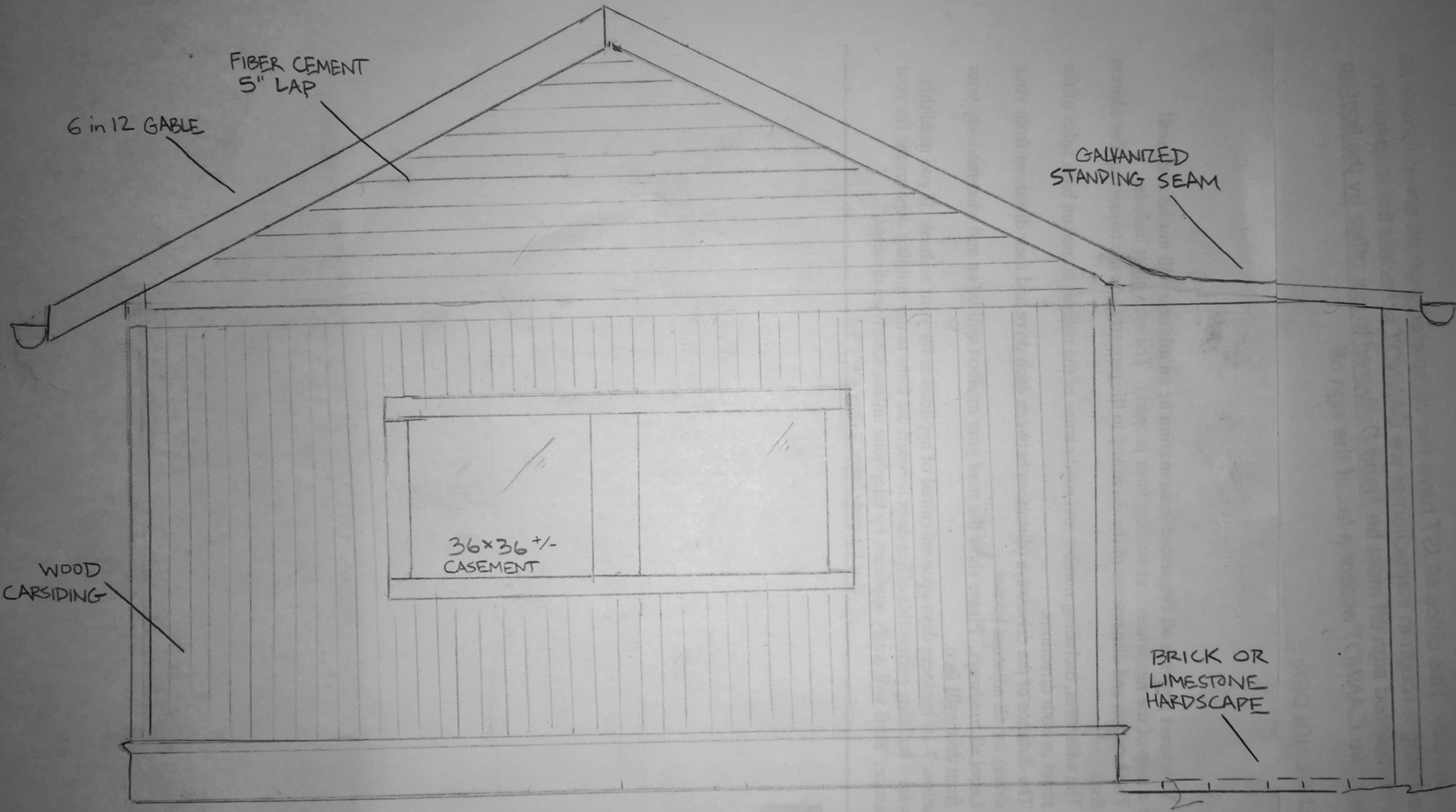
ASPHALT
DIMENSIONAL

GALVANIZED
U GUTTER

ORIGINAL CAR
SIDING

36x36 CLAD CASEMENT

NEW BORAL
TRIM



FIBER CEMENT
5" LAP

6 in 12 GABLE

GALVANIZED
STANDING SEAM

WOOD
CARSIDING

36x36 +/-
CASEMENT

BRICK OR
LIMESTONE
HARDSCAPE









B. CHANGES TO THE PUBLIC WAY FAÇADE

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

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

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

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

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

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

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

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

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

C. REMOVAL OF ORIGINAL MATERIALS

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

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

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

Definition: In general, **original material** refers to the material and elements first used on the structure, but may also include materials used in subsequent updates to the house. (Note that some, many, or all original materials may already have been removed from the structure, while in other cases, some original materials may exist but remain hidden under more recently added materials.)

1. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.
2. Avoid removing or altering historic material or distinctive architectural features, like those listed. If materials are original and in good shape, means with which to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA. If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.
3. Regarding removal of original siding, we encourage flexibility. If the homeowner wishes to use another material, then it should be consistent with the appearance of the original material.
 - Horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
 - Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended materials.
 - Vinyl or aluminum may be used as the primary exterior siding, although if underlying original materials remain (e.g., door and window trim, clapboard), care should be taken during installation of newer materials to protect them from cuts and removal (to preserve for possible future restoration). Vinyl and aluminum siding are also acceptable if used as a continuation of what is currently on the structure.

COA: 20-13

Address: 642 N. Madison Street

Petitioner: The Kiln Collective

Parcel #: 53-05-32-403-014.000-005

Rating: Contributing

Structure; Industrial, c. 1915



Background: Located in the Showers Brothers Furniture Factory Historic District, the adaptive reuse of this building is part of a larger initiative to utilize the historic Showers furniture buildings to contribute to the success of the City's Trades District.

Request: Adaptive reuse of the Kiln to convert to office/commercial space.

1. Conversion of original bay openings into glass framed entrances.
2. Two story rooftop addition.
3. Materials List: Aluminum clad Pella lifestyle windows/ standing seam metal siding/ flush panel metal siding/ wood soffit material/ reuse of original Kiln brick.

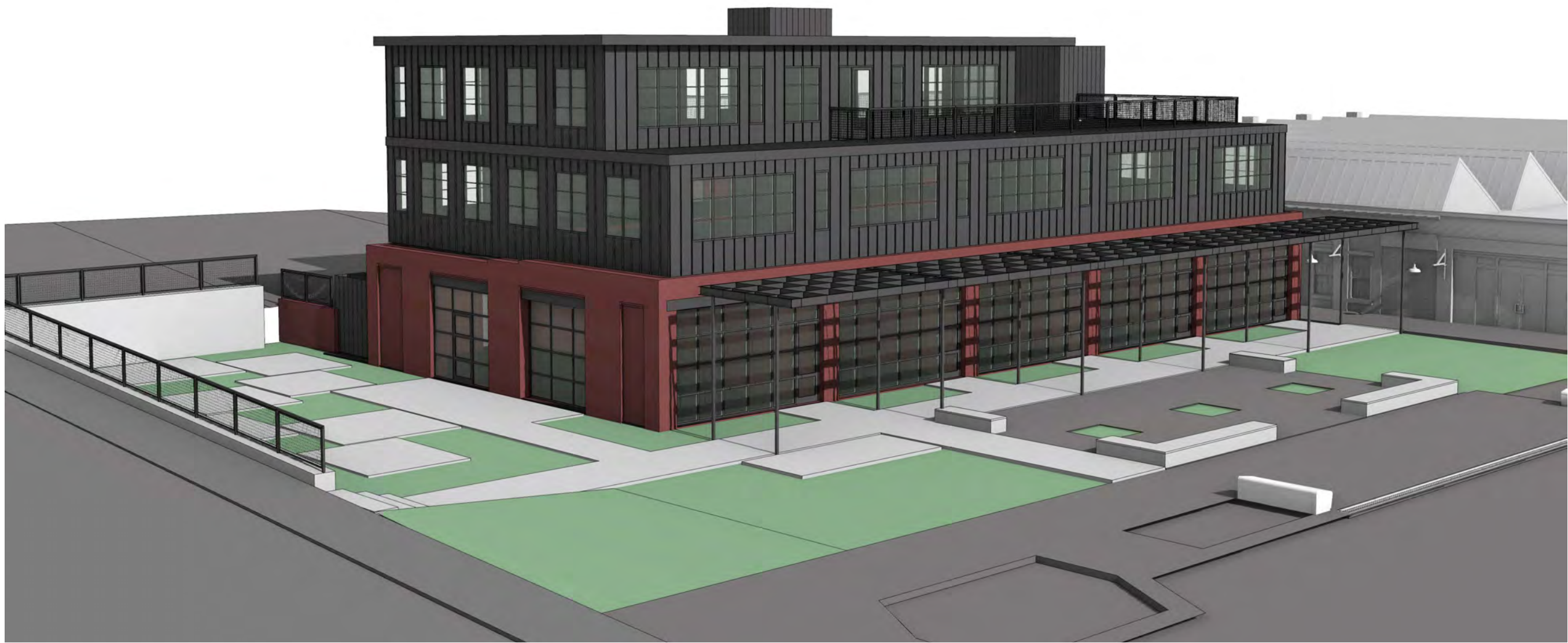
Guidelines: Showers Brothers Furniture Factory Design Guidelines, pgs. 4, 5, 8, 16-18. National Park Service Preservation Brief 14: New Exterior Additions to Historic Buildings, pgs 15-18. Please find applicable guidelines on the pages following the staff report.

Recommendation: On the next page.

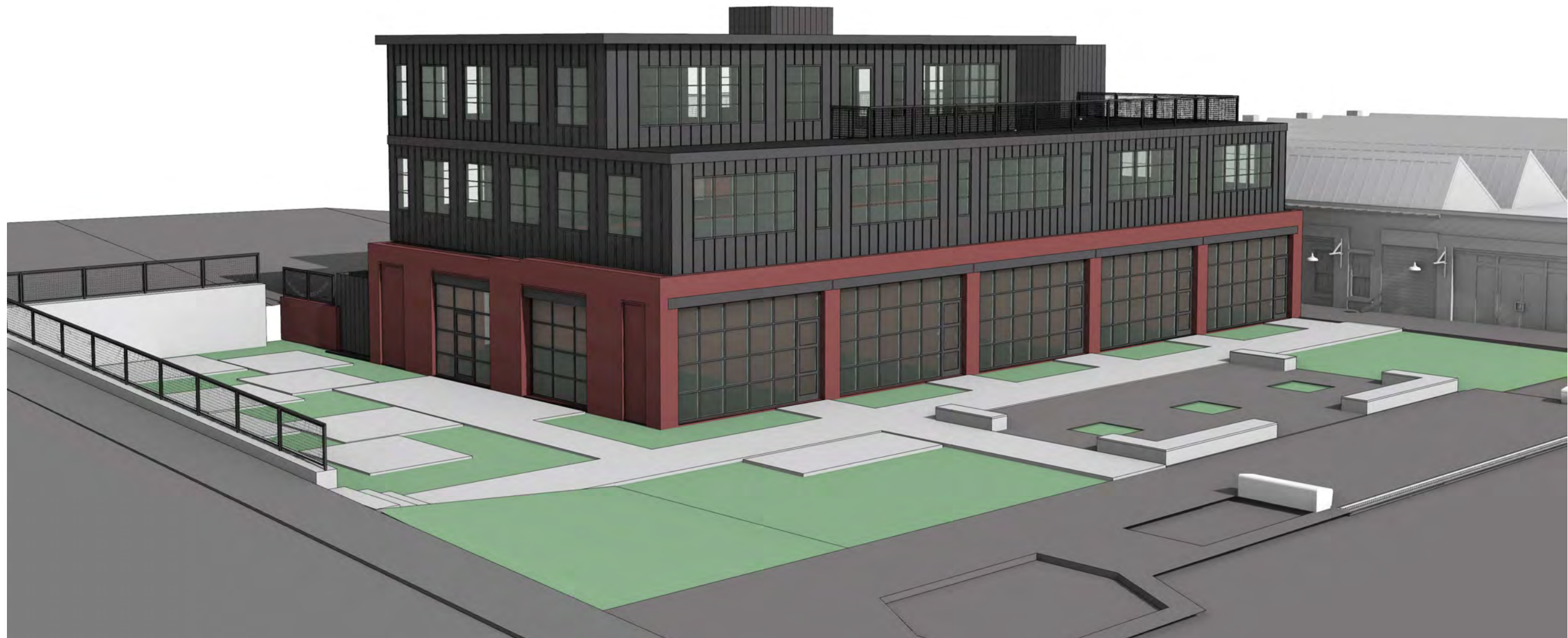
COA: 20-13

Recommendation: Staff recommends APPROVAL with the following comments:

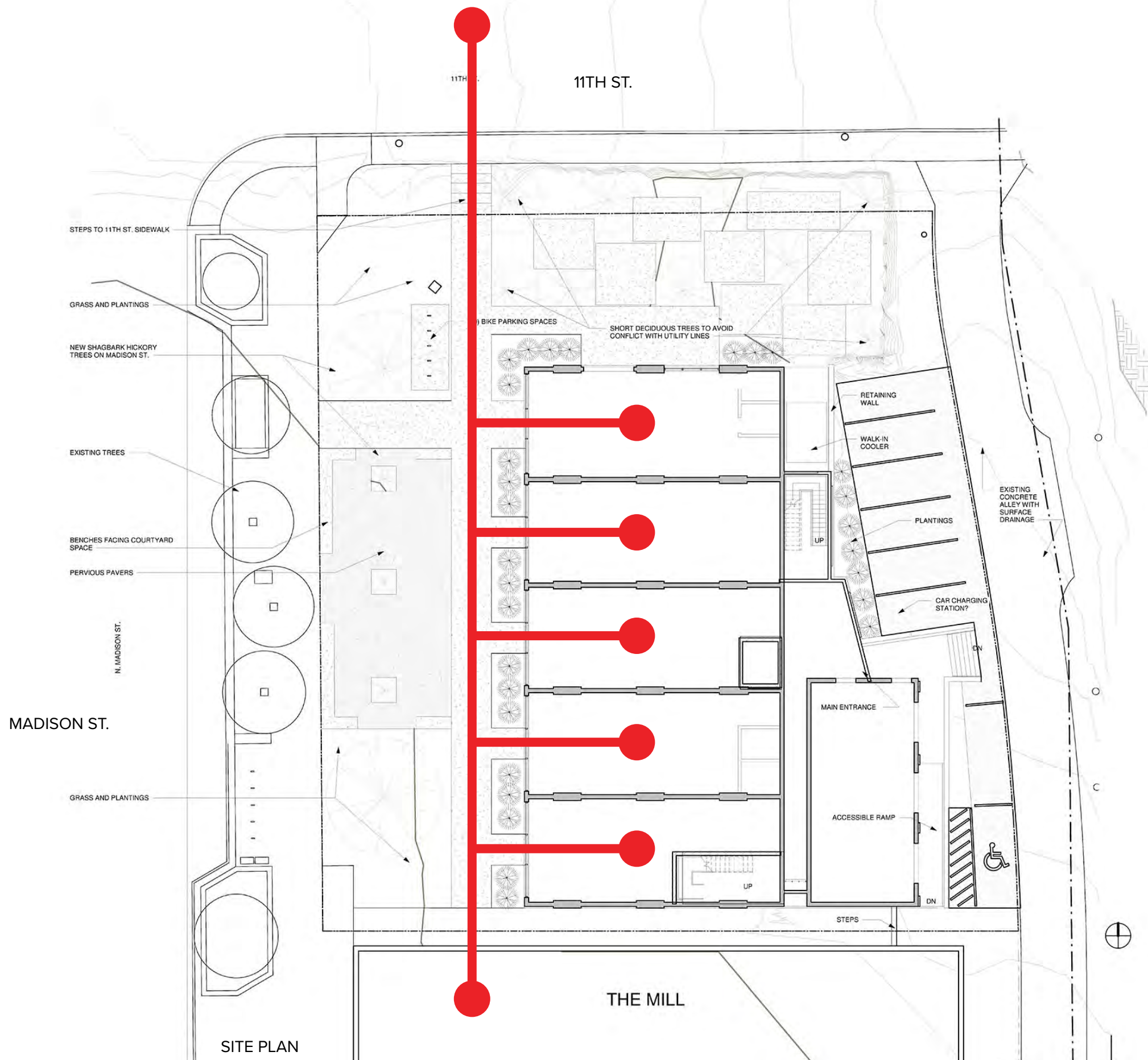
- Staff finds that the petitioner has made a diligent effort to incorporated the feedback of the HPC during the previous two reviews of the project.
- Staff finds that the current iteration is superior to the previous two versions of the project and supports approval of the proposed design for the following reason:
 - The design respects the industrial character of the Kiln building and larger Showers Campus through the incorporation of the black metal panels, the multi lite windows, and the retention of the lintels and corbelled brick bays around the first story.



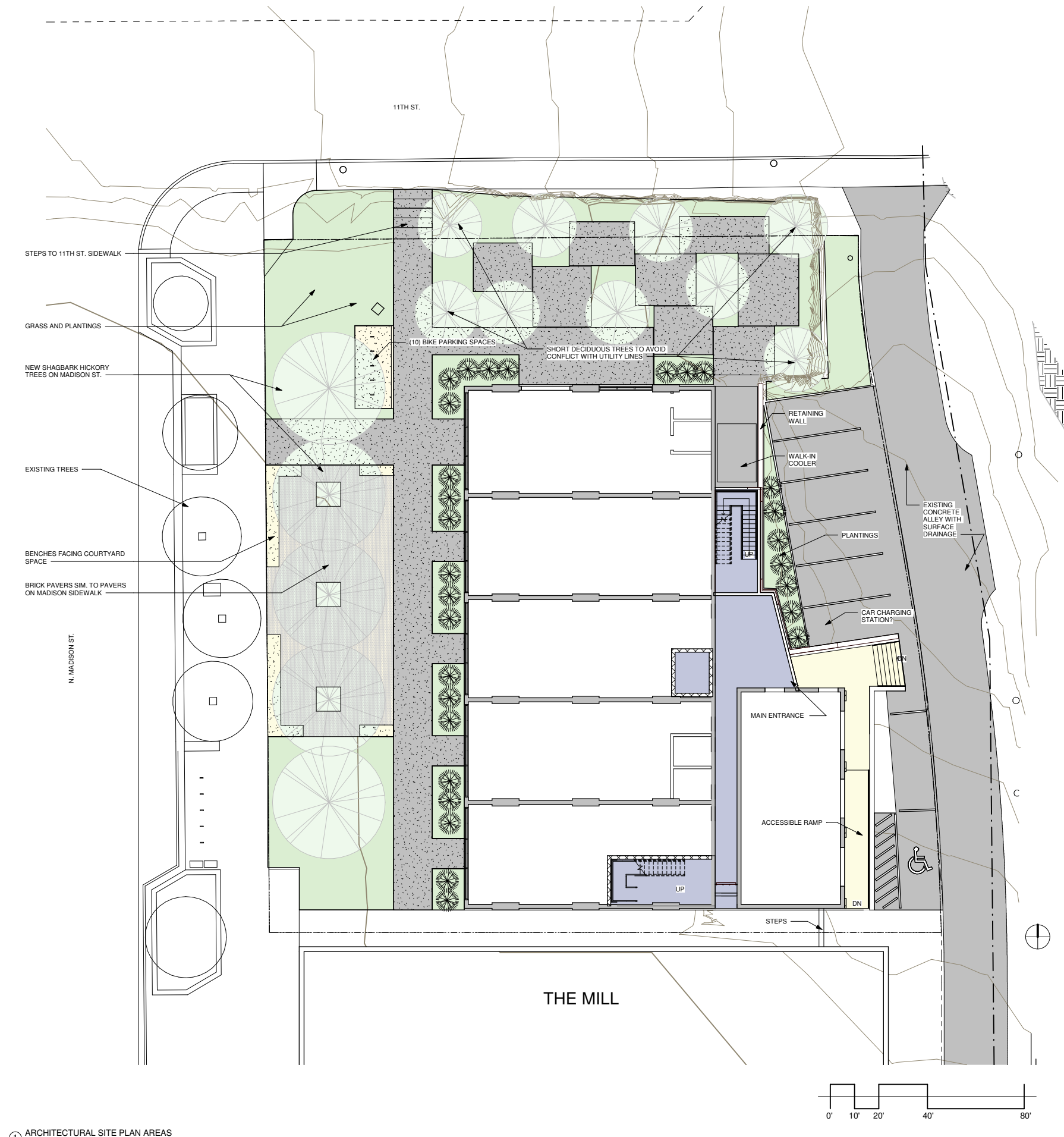
FROM MADISON AND 11TH ST. NORTHWEST



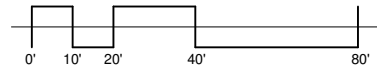
FROM MADISON AND 11TH ST. NORTHWEST WITHOUT TRELLIS







1 ARCHITECTURAL SITE PLAN AREAS
1" = 10'-0"



DRAWINGS ARE FOR PRELIMINARY APPROVAL PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

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 craig@bailey-weiler.com

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THE KILN
 TRADES DISTRICT
 BLOOMINGTON, IN

CERTIFICATION

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTURAL SITE PLAN -
 COLOR
 02-17-20
 PRINT 24" X 36" FULL SIZE OR 12X18 HALF SIZE

SHEET NUMBER
AS 104









THE KILN COLLECTIVE



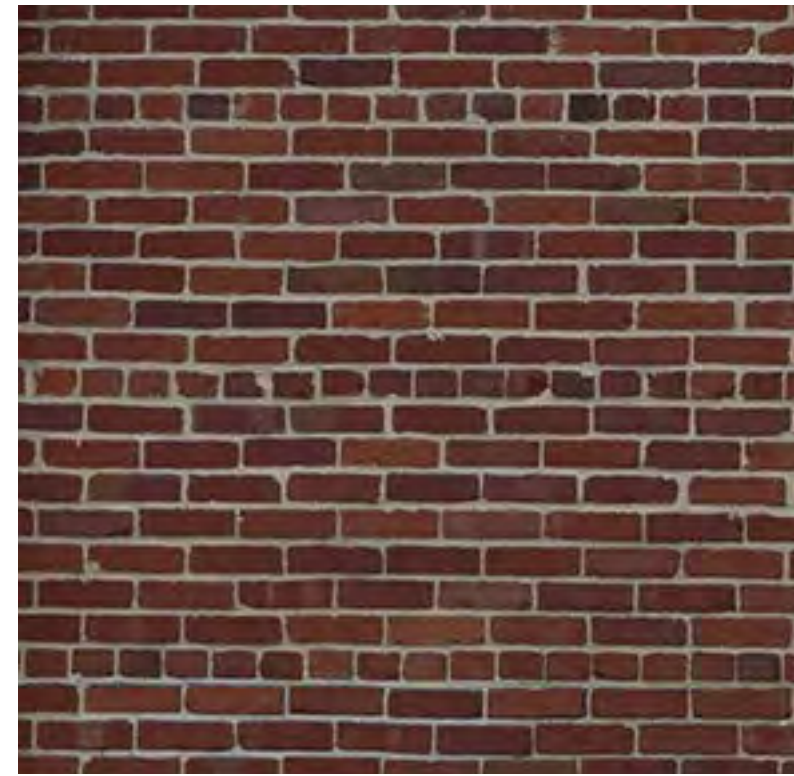
BLOOMINGTON HISTORIC PRESERVATION COA REVIEW
MARCH 03, 2020



PELLA LIFESTYLE WINDOWS AND STORE-FRONT - BLACK ALUMINUM CLAD



ASH - SOFFIT MATERIAL



KILN BRICK - ORIGINAL



STANDING SEAM METAL SIDING - MATTE BLACK



FLUSH PANEL METAL SIDING - MATTE BLACK



FROM ALLEY AND 11TH ST. NORTHEAST



FROM ALLEY SOUTHEAST



FROM MADISON SOUTHWEST WITH TRELLIS



FROM MADISON SOUTHWEST WITHOUT TRELLIS



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

3. Administration Building 1916

The Administration Building, completed in 1916, is the most elegant building in the collection. The architect of this building is J.L. Nichols, one of Bloomington's earliest native architects. *The Indianapolis Sunday Star* (August 27, 1916) described it as "...built of Oriental brick and occupies ground space of 60x114 feet. It is three stories high, counting the basement and is entirely fireproof. The cost was \$30,000." It contained an assembly hall which seated 900 people. It was called at this time, "The prettiest building in Bloomington." The building is divided into three horizontal sections: a high water table (or piano nobile) articulated with alternating brick courses and limestone caps; a mid-section with steel casement windows; and a cornice above a partial limestone frieze with several high parapets masking a bow truss roof. Brick pilasters are topped and anchored by limestone details.

4. Dry Kilns Building

The Kin Building is located north of the Planning Mill and is a rectangular brick multi-wythe building (approx. 107' x 50'). The interior of the building is divided into five bays accessed by replacement docking doors. The west side of the building contained the loading facilities and large paired doors once lined this elevation. Other than the west side, there are few openings. The east side of the building runs along the alley at a one story level showing massive brick pilasters and blank recessed brick walls topped by a corbelled brick cornice. The reuse of this building will involve creating appropriate openings to bring light into the building, which is closed on two sides.

Character Defining Features

A large group of people, representing both current and prospective owners, participated in the discussions to develop these Showers Brothers Furniture Factory Buildings Guidelines. During this analysis period, an effort was made to identify the design linkages among the individual buildings. These elements help the area cohere as a unique place and add value to the tech park redevelopment.

The most prominent feature is the universal use of red brick which links even the high style Administration Building to City Hall's functional Plant #1. Even the most utilitarian buildings in the complex feature limestone detailing on the windows and doors, which is used to punctuate the openings.

The iconic saw tooth roof, practically designed for light and ventilation, forms the silhouette of the two remaining factory buildings (Plant #1 and the Planning Mill) and has become the hallmark of the city in 20 short years since City Hall was renovated. Just as intrinsic to the group is the use of parapet walls. Similarly interpreted, the Administration Building has decorative parapet walls around the perimeter of the roof facing all four directions. The principal features face east and west. The Planning Mill has a continuous parapet wall along the alley parallel to Morton Street.

All four buildings have walls framed by pilasters and brick corbels several wythes deep in repeating and proportionate patterns. The classical revival Administration Building displays a much more elaborate interpretation of this same pattern, with pilasters topped by limestone capitals that support a wide limestone frieze. The outline of rectangular recessed walls is repeated even on this more architecturally complex office building. The other utilitarian factory buildings show plainer wall framing entirely in brick, and articulated by solids (pilasters) and voids (recessed panels)



Administration Building



Kin



Plant #1 (west side)



Plant #1 (looking south)

DESIGN GUIDELINES

1. General Prioritization of Decisions

The Commission's evaluation of an application will be based upon the degree to which proposed changes are in harmony with the character of this collection of thematic buildings in the old Showers campus. The statement of intent, or "Goals," at the beginning of each of the following sections of these Guidelines should serve to aid in identifying character-defining design features and the most sympathetic approach to proposed alterations. The following prioritized list of approaches to the Commission's decisions illustrates activities from the least amount of intervention to the greatest amount. The owner, manager or developer should follow them, in order, to ensure a successful project.

- A. *Identify, Retain, and Preserve the form and detailing of the materials and features that define the historic character of the structure, keeping in mind that the designated buildings share design elements that are enhanced by their thematic use on the old Showers campus.* These are basic treatments that should prevent actions that may cause the diminution or loss of the structure's overall historic character, or that of the old Showers campus. It is important to remember that loss of character can be caused by the cumulative effect of insensitive actions whether large or small.
- B. *Protect and Maintain the materials and features that have been identified as important and must be retained during the rehabilitation work.* Protection usually involves the least amount of intervention and is done before other work.
- C. *Repair the character-defining features and materials when it is necessary.* Repairing begins with the least amount of intervention possible. Patching, piecing-in, splicing, consolidating or otherwise reinforcing according to recognized preservation methods are the techniques that should be followed. Repairing may also include limited replacement in extremely deteriorated or missing part of features. Replacements should be based on surviving prototypes.
- D. *Replacement of entire character-defining features or materials follows repair when the deterioration prevents repair.* The essential form and detailing should still be evident so that the physical evidence can be used to re-establish the feature. If 60% of a window or parapet is intact then it should be repaired, rather than removed and replaced with new and compatible material. If there are multiple examples of a feature, or wholesale replacement is requested, then the decision will be based upon whether repair is technically or economically feasible. See Guidelines for Existing Structures (4. A. 3).
- E. *The preferred option, when replacement is necessary, is replacement of the entire feature in-kind using the same material.* Because this approach may not always be technically or economically feasible the Commission will consider the use of compatible substitute material. The Commission does not recommend removal and replacement of a feature that could be repaired.
- F. *Missing historic features should be replaced with new features that are based on adequate historical, pictorial and physical documentation.* The commission may consider a replacement feature that is compatible with the remaining character-defining features. The new design should match the scale, size, and material of the historic feature or may approximate it in simpler form.
- G. *Alterations or Additions that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character-defining spaces, materials, features or finishes.* The Commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

3. General Guidelines

- A. The design approach to the buildings should begin with the premise that the features of historical and architectural significance described within these Guidelines should be preserved. In general, this will minimize alterations.
- B. Changes and additions to the building and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes may have developed significance in their own right, and if so, this significance should be recognized and respected.
- C. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.
- D. When replacement of features that define the historic character of the building is necessary, it should be based upon physical or documentary evidence of original or later contributing features.
- E. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment.
- F. New additions or alterations should not disrupt the essential form and integrity of the building and should be compatible with the size, scale, color, material and character of the building and its environment.
- G. New additions or related new construction should be differentiated from the existing fabric, thus should not necessarily be imitative of an earlier style or period.
- H. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
- I. Surface cleaning shall use the mildest method possible. Sandblasting, wire brushing, power washing or other similar abrasive cleaning methods may not be permitted. Consult the following National Park Service technical reports on the appropriate treatment of historic materials. They are available online at <http://www.nps.gov/tps/how-to-preserve/briefs.htm>, including "The Dangers of Abrasive Cleaning to Historic Buildings Brief #6" and "Removing Graffiti from Historic Masonry Brief #38." Another accepted reference is "Keeping It Clean," also published by the National Park Service and available on-line at <http://www.nps.gov/tps/how-to-preserve/preservedocs/Keeping-It-Clean.pdf>.
- J. These Guidelines are not intended to prohibit the incorporation of new or existing technologies that enhance energy conservation, efficiency, or alternative energy generation for the buildings or for the Certified Technology Park.

4. Guidelines for Existing Structures

Goal: Existing contributing historic structures and their character-defining architectural features shall be preserved and repaired, rather than replaced, except as otherwise permitted herein.

A. Exterior Walls, General

See also all following sections for Guidelines pertaining to specific features of Exterior Walls.

1. Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, cornices, parapets, shutter hardware, tie rod plates, loading hoists, and other industrial features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.
2. When character-defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile and detail of installation. Any replacement design for a fixture or window that is within the thematic group and that has been previously approved for a State or Federal tax credit project may be approved at the Staff level.
3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
4. Using existing openings is preferred, but new openings may be approved on a case-by-case basis.
5. Use of existing original openings in their original size and shape is preferred but other designs may be approved on a case-by-case basis.
6. Re-opening original openings which time been have over filled is encouraged.
7. New balconies or attached walkways must be made of compatible materials and may be approved on a case-by-case basis.



The Kiln, Planning Mill, and Plant #1 all have repeating patterns of corbels (built up wythes of brick), and piers (attached pilasters). The importance of these features should be kept in mind when designing new openings.

6. Guidelines for Additions to Existing Structures

Goal: The intent of these guidelines is to allow for the creation of additional space that is compatible with the massing, materials, texture, and scale of historic material; to guide the form and design of all new additions to the buildings; and, to ensure that new construction is compatible with the historic physical character of the building, allowing for contemporary expression.

A. Additions to Existing Structures

1. These guidelines apply only to facades that are open to view from any existing or proposed street or way that is open to public travel.
 2. According to Standard 9 of the Secretary of the Interior Standards for Rehabilitation, additions should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building.
 3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new construction shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.
 4. New construction has the potential for reinforcing and enhancing the unique character of the historic buildings. Proposals for new construction will be reviewed for compatibility with the existing architecture including review of such critical factors as building materials, existing buildings, visual association and urban context.
 5. New construction that is affixed to any portion of an existing building shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new construction were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.
 6. The Commission encourages design features associated with new construction that are guided by sustainable building design principles provided such features are compatible with the character of the buildings that are thematically linked.
- B. Rooftop Additions (Including New Construction and Roofdecks)**
1. Rooftop additions may be considered if the underlying roof is not a character-defining feature (as in the saw tooth roofs of the Planning

Mill or Plant #1, for example).

2. Where permitted, care should be taken to make the rooftop addition minimally visible from existing or proposed streets and ways open to public travel. "Minimally visible" is defined as any rooftop addition which, when viewed from public ways, due to its placement and size does not call attention to itself nor detract from any significant architectural features.

3. All rooftop additions, including rooftop equipment and utilities, will be carefully reviewed on a case-by-case basis for their appropriateness of location and visibility. Additionally, the massing, materials, and details will be reviewed for their appropriateness and impact to the character-defining features of the thematic Showers buildings.

4. Rooftop additions that contribute to the sustainability, energy conservation and efficiency, or alternative energy generation of the building and/or of the Certified Technology Park will receive favorable consideration during the review of items in Criterion #2 above.

C. Utilities

1. The location of mechanical and/or electrical equipment, stair or elevator head houses, satellite dishes, antennas and other communication devices should be integrated into the design of the new addition so as to minimize the visibility of the utilities. When located on the roof, such equipment should be set back as to minimize visibility from an existing or proposed street or way that is open to public travel (see above Rooftop Additions section)



There are several examples of existing additions that are either non-contributing or may require redesign for more practical use.

7. Guidelines for Signage

Goal: Due to the industrial nature of the Showers Furniture Factory, Plant #1, the Kohn, and Planning Mill, the buildings were not designed with public signage in mind, as was the case for historic retail buildings on the Courthouse Square. As a result, a particularly difficult challenge in adapting the buildings for reuse is the creation of sensitive signage plans. Fortunately, the signage plans developed by CFC Properties, the City of Bloomington, and Indiana University for Plant #1 were very skillfully done. These signage guidelines seek to continue and build upon that success.

As a general rule, new signs should preserve, complement, and enhance, rather than compete with, the character of historic buildings and the surrounding district. Careful consideration should be given to historic context, building forms, and site layout when selecting, designing, and reviewing new signage. While some signage may be allowed under zoning ordinances, they may not be appropriate for the buildings.

This section contains guidelines for all signs as follows:

- General
- Freestanding signs
- On building signs
- Awning and canopy signs
- Window signs

General

1. The development of a master signage plan for each building or group of buildings re-developed together is encouraged. Such plans should be created at the time of restoration planning so as to guide individual sign design and location decisions, present a coordinated and harmonious appearance, and minimize damage to historic fabric. This exercise is particularly important when a building will contain multiple businesses, in which case signage should be grouped in directory signs whenever possible.

2. Preference should be given to ground signs and attachment of signage to building additions rather than directly to historic fabric.

3. The scale of signage should be in proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.

4. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.

5. Use of natural materials such as painted wood, stone (ground signs), iron, steel, and aluminum is encouraged.

6. If signage must be illuminated, the use of indirect or bare-bulb sources that do not produce glare is the preferred method of illuminating signs. Internal illumination is discouraged.

7. Original Showers Company signage areas should be preserved and remain visible (i.e., Administration Building).

Freestanding signs

1. Freestanding signs are the most appropriate signage for the buildings. Such signs are best suited for contexts in which building forms are set back from the street, where buildings were not designed with signage in mind, or where historic Showers signage occupies logical sign locations.

2. Since the historic buildings and not the grounds are designated as historic, it is not necessary to get a Certificate of Appropriateness for new ground signs, or to change existing ground signs.

On building signs

1. Attaching signage to building additions rather than historic fabric is encouraged.

2. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without drilling into stone, brick, or even mortar. By way of example, preference should be given to signage affixed to a semi-permanent sign backer board, sign frame, or other re-usable attachment point(s) over signage that is directly affixed to the building. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick.

3. Building-mounted signage should be modest in scale and design so as not to compete with the building's historic character.

4. Wall signs should be located above storefront windows and below second story windows.

Awnings and Canopies

1. Attachment of awnings and canopies to existing buildings is generally discouraged, but may be considered on a case-by-case basis.

2. Awnings or canopies should be mounted in a manner which does not damage historic building elements.

3. Awning and canopy materials should be canvas or metal, in a shape that reflects the door or window openings they cover, and any signage lettering

Demo Delay: 20-9
Commission Decision

Address: 1301 W. 8th Street

Petitioner: William Corcoran

Parcel Number: 53-05-32-307-112.000-005

Property is Contributing

Structure; Front Gable c. 1940



Background: Zoned residential single family. The petitioner wishes to demolish the current structure and rebuild a similar sized structure using the same footprint.

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 20-9**. Staff finds the structure does not meet any of the historic or architectural criteria for single property designation.

68000
BL
2/11/20



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: 2.10.20

Project Address: 1301 W. 9TH ST. BLOOMINGTON, IN. 47401
Street City, State Zip

Township: Bloomington Section #: 32

Parcel Number 013-26770-00
03-05-32-307-112.000-005

Subdivision: WATERMAN'S ADDITION Lot #: 59
Applicant Name: WILLIAM J. CARCORAN Phone #: 812-340-7932

Property Owner Name: WILLIAM J. CARCORAN
Address: 2012 S. MONTCLAIR AVE BLOOMINGTON, IN. Phone #: 812-340-7932
Street City, State & Zip 47401

Contractor: (if applicable) _____
Phone #: _____

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other

WORK BEING PERFORMED:
DEMOLITION OF EXISTING STRUCTURE
WITH THE INTENTION TO REBUILD COMPARABLE
STRUCTURE

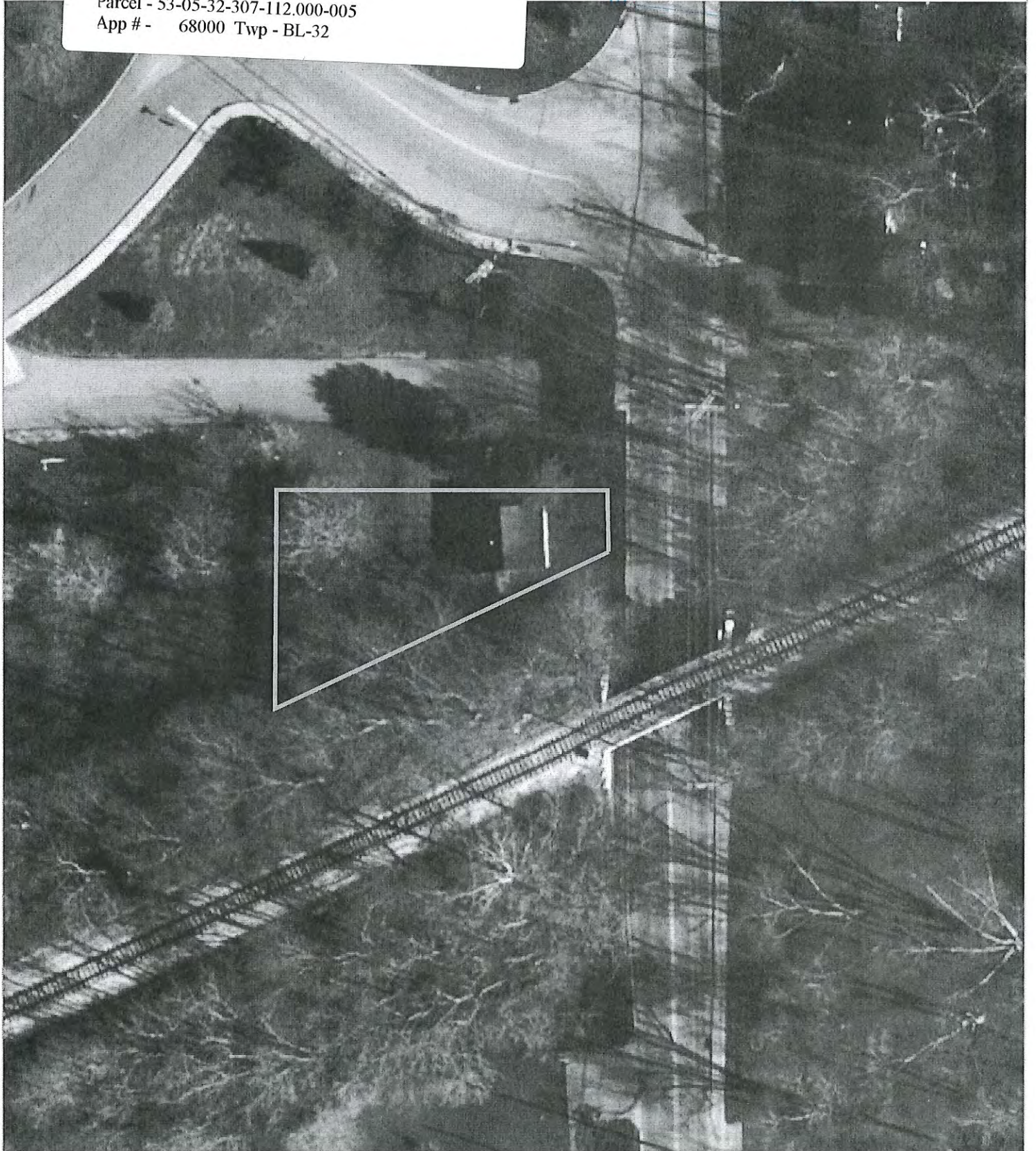
The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (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 William J. Carcoran
Owner/Applicant

C-14 Demo Delay

CORCORAN, WILLIAM
Project - CORCORAN-RES DEMO
Address - 1301 8TH ST W
Parcel - 53-05-32-307-112.000-005
App # - 68000 Twp - BL-32

RECEIVED
FEB 11 2020



2

DULY ENTERED
FOR TAXATION

MAY 29 2019

Catherine Smith
Auditor Monroe County, Indiana

File Number: 47423

WARRANTY DEED

3 HANNAH WILKERSON and SARAH POOLE ("Grantor"), of Monroe County, in the State of Indiana, CONVEYS AND WARRANTS to WILLIAM CORCORAN and DEBORAH A. DECHURCH, husband and wife ("Grantee"), of Monroe County, in the State of Indiana, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is acknowledged, the following described real estate in Monroe County, Indiana:

Ninety-five (95) feet of even width off the entire East end of Lot No. Fifty-nine (59) in Waterman's Addition to the City of Bloomington, Indiana.

Tax Parcel No.: 53-05-32-307-112.000-005
Auditor's Parcel No.: 013-26770-00

SUBJECT TO:

1. Real estate taxes and assessments for the year 2018 due and payable 2019, and all subsequent taxes and assessments.
2. Any and all covenants, conditions, restrictions, agreements, limitations, encumbrances and easements, if any, which are either observable or of record.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. All covenants, conditions, restrictions, easements, and encumbrances as shown by the recorded plat of Waterman's Addition, recorded in Plat Cabinet B, Envelope 28, in the office of the Recorder of Monroe County, Indiana. NOTE: This exception omits any covenant, condition, or restriction based on race, color, religion sex, handicap, familial status or national origin as provided in 42 U.S.C. §3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
5. Rights of tenants, if any, under unrecorded leases, as to possession only.

✓

Pursuant to IC 30-5-3-3 (b), the undersigned attorney-in-fact, being first duly sworn under oath or by affirmation, and being generally aware of the penalties for perjury, states: [1] the instrument relied on is a true copy of the power of attorney and was recorded May 29, 2019 as Instrument Number 2019 007254 in the office of the Recorder of Monroe County, Indiana; [2] the named principal is alive; [3] the power of attorney was validly granted and executed; and [4] the relevant powers granted have not been altered or terminated.

NOTE: Balance of page left blank intentionally. Signatures and acknowledgements appear on following page(s).

In Witness Whereof, Grantor has executed this deed on this 24 day of May, 2019.

Hannah Wilkerson by her Attorney in Fact Sarah Poole
HANNAH WILKERSON by her Attorney in Fact Sarah Poole

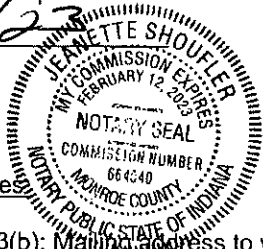
Sarah Poole
SARAH POOLE

STATE OF Indiana)
COUNTY OF Monroe) SS:

Before me, Jeanette Shoufler, a Notary Public in and for said County and State, this 24 day of May, 2019, personally appeared SARAH POOLE, and as Attorney in Fact for Hannah Wilkerson who executed the foregoing deed; and who, having been duly sworn, stated that any representations therein contained are true.

My Commission Expires:

2/12/23



Jeanette Shoufler
Jeanette Shoufler Notary Public
A resident of Monroe County, IN

Mailing address:

Per IC 32-21-2-3(b): Mailing address to which statements should be mailed under IC 6-1.1-22-8.1:

2012 S. Montclair Ave.

Per IC 32-21-2-3(b): Street address or rural route address of Grantee if above mailing address is NOT a street address or rural route address:
Bloomington, IN 47401

This instrument was prepared by Morris H. Erickson, Attorney at Law, Bloomington, Indiana.

"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." - Morris H. Erickson

Demo Delay: 20-10

Commission Decision

Address: 3501 N. Dunn Street

Petitioner: COB Utilities

Parcel Number: 53-05-21-200-004.000-005

Property is Notable

Structure; Classic Revival c. 1920



Background: Known as the City of Bloomington Waterworks, the City has explored alternatives for adaptive reuse, however; IDEM has emphasized that because of site contamination and the presence of toxic substances, expensive site mitigation measures and ongoing monitoring and testing regimen will need to be implemented.

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 20-10**. Staff finds that while the structure is significant in the areas of Architecture, Community Planning, and Engineering, the presence of toxic substances and high level of site contamination present a public health and safety risk and the building should be razed.

68036
BL
2-20-2020



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: 2/19/2020

Project Address: 3501 N. Dunn St Bloomington, IN 47404
Street City, State Zip

Township: Bloomington Township Section #: 21

Parcel Number 53-05-21-200-004.00-005

Subdivision: N/A Lot #: N/A
Applicant Name: City of Bloomington Utilities-James Hall Phone #: (812)325-0406

Property Owner Name: City of Bloomington Utilities
Address: 600 E. Miller St. Bloomington, IN 47401 Phone #: (812)349-3657
Street City, State & Zip

Contractor: (if applicable) VET Environmental Engineering
Phone #: (812) 822-0400

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

WORK BEING PERFORMED:
Total demolition of the building and structures attached to the building. There will be grading of adjacent impacted soil.
The demolition and soil removal is part of voluntary clean up program with the IDEM.
TAX ID: 013-68110-00

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]* 2/19/2020
Owner/Applicant

N-14 Needs Demo Delay

Parcel Number : 53-05-21-200-004.000-005
Tax ID : 013-68110-00
Owner : Name City Of Bloomington
Owner Street : PO Box 100
Owner City, ST & ZIP : Bloomington, IN 47402
Property Street : N DUNN ST
Property City, ST & ZIP : BLOOMINGTON, IN 47408
Legal Description : 013-68110-00 PT E1/2 NW 21-9-1W
30.00A
Neighborhood Code : 53005068-005
Neighborhood Name : 33 BBLOOMINGTON CITY - BASE -
COM - A
Property Class Code : 640
Property Class Description : Exempt, Municipality
Land Value : 9400
Improvement Value : 0
Total Assessed Value : 9400
Legal Acreage : 30
Political Township : BLOOMINGTON TOWNSHIP
School Corporation : MONROE COUNTY COMMUNITY
Calculated Sq. Ft : 1270366
Calculated Ac : 29.164

CBU
Project - CITY BL-DEMO-3501
Address - 3501 DUNN ST N
Parcel -53-05-21-200-004.000-005
App # - 68036 Twp - BL-21



RECEIVED
FEB 19 2020