

**Bloomington Historic Preservation Commission, Teleconference  
Meeting, Thursday July 23, 2020, 5:00 P.M. AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. June 23, 2020 Minutes

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA 20-24**

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

Petitioner: Eric Harris

*Replacement of storefront windows with insulated glass. Removal and replacement of old trim and fascia.*

**Commission Review**

**A. COA 20-23**

2431 N. Barbara Dr. (Matlock Heights Historic District)

Petitioner: Sam DeSollar

*Remove non original rear deck and roof. Replace with new wood deck and roof. Construct detached ADU building in backyard.*

**B. COA 20-25**

629 S. Woodlawn (Elm Heights Historic District)

Petitioner: Jon & Danielle Thompson

*Remove barn door on north wall of detached garage and replace with solid wall and matching beveled wood siding.*

**C. COA 20-21 (resubmission)**

309 S. Davisson Street (Greater Prospect Hill Historic District)

Petitioner: Aviva Orenstein

*Full demolition of primary structure.*

**V. DEMOLITION DELAY**

**VI. NEW BUSINESS**

- A. Masonry Work to City Hall: JD Boruff

- B. 2020 National Alliance for Preservation Commissions FORUM: August 3-9

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

Next meeting date is August 13, 2020 at 5:00 P.M. and will be a teleconference via Zoom.

**Posted: 7/16/2020**

**Bloomington Historic Preservation Commission,  
Thursday June 25, 2020  
MINUTES**

**I. CALL TO ORDER**

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

**II. ROLL CALL**

**Commissioners**

John Saunders  
Jeff Goldin  
Sam DeSollar  
Lee Sandweiss  
Deb Hutton

**Advisory**

Duncan Campbell

**Absent**

Derek Richey  
Doug Bruce  
Susan Dyer  
Jenny Southern  
Ernesto Casteneda  
Chris Sturbaum

**Staff**

Conor Herterich, HAND  
Eddie Wright, HAND  
Eric Sader, HAND  
Philippa Guthrie, Legal

**Guests**

Daniel Olsson  
Matt Ellenwood

**III. APPROVAL OF MINUTES**

- A. May 28, 2020 Minutes
- B. June 11, 2020 Minutes

**Jeff Goldin** made a motion to approve May 28<sup>th</sup>, 2020 & June 11<sup>th</sup>, 2020 minutes.

**Deb Hutton** seconded.  
**Motion carried 5-0-0 (Yes-No-Abstain)**

**IV. CERTIFICATES OF APPROPRIATENESS**

**V. DEMOLITION DELAY**

**Commission Review**

**A. Demo Delay 20-14**

706 N. Washington St  
Petitioner: Justin Sullivan  
*Partial demolition*

**Conor Herterich** gave presentation. See packet for details.

Discussion ensued.

**Sam Desollar** asked if there was information on what the building would look like from the streets. The appearance of the front of the building was clarified.

**John Saunders** made a motion to waive waiting period for **DD 20-14**.

**Jeff Goldin** seconded.  
**Motion carried 5-0-0**

**B. Demo Delay 20-15**

2300 W. Tapp Rd  
Petitioner: Duncan Campbell  
*Partial demolition*

**Conor Herterich** gave presentation. See packet for details.

Discussion ensued.

**Deb Hutton** asked about the roofing material for the addition. It will be metal and the same color as the house. **Sam DeSollar** asked who manufactured the windows. They are Marvin pre-made. He also asked about the limestone along the bottom, if it was veneer and he asked if he has problems with animals entering the basement. **John Saunders** asked about the size of the gutters and if they considered doing the roof in copper. It will be standard gutters and rolled steel.

**Jeff Goldin** stated he would approve the project, **Deb Hutton, Lee Sandweiss & Sam DeSollar** all like the project.

**John Saunders** made a motion to waive waiting period for **DD 20-15**.

**Sam DeSollar** seconded.  
**Motion carried 5-0-0**

**C. Demo Delay 20-16**

Petitioner: Matt Ellenwood  
426 E. 10<sup>th</sup> Street  
*Partial demolition*

**Conor Herterich** gave presentation. See packet for details.

Discussion ensued.

**Matt Ellenwood** clarified that the roof would be raised by a height of 3 feet.

**Jeff Goldin** stated that he has walked the area and the addition will still fit in because the area has lost historic context and he will support it. **Lee Sandweiss** stated she will support the project. **Deb Hutton** stated it looks boxy from the front but likes how the addition is hidden and will support the addition. **Sam DeSollar** likes how the door is being moved and it is cleaning up the front of the structure. He agrees with Jeff on the loss of historic context and will support the release. **Duncan Campbell** agreed with previous comments and **John Saunders** supports the project

**John Saunders** made a motion to waive waiting period for **DD 20-16**.

**Sam DeSollar** seconded.

**Motion carried 5-0-0**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**Sam DeSollar** mentioned the building on the Northeast corner of **College & 6<sup>th</sup> Street**, the former VR Arcade building. **Conor Herterich** explained the project and stated that City Planning has issued a stop work order. The contractor stated they would be putting a new façade and plate glass. He explained to them they would need a COA to continue work on that building. Discussion ensued over work being done to a property at **605 S Fess Ave**. **Conor Herterich** has reached out the owner of the building but has not heard back so the next step will be the HPC sending the owner a letter.

**Sam DeSollar** asked **Philippa Guthrie** what the options are when an owner has violated a historic building. **Philippa** stated the enforcement is the same as any building as they would send a letter advising they need a COA for work and if they do not obtain one then a fine would be forthcoming and then litigation if the fine is not paid. **Sam** asked if HAND could do anything since this property is a rental. **Eric Sader** stated HAND could not just revoke a rental occupancy permit but they might be able

to if they are not in compliance with planning or historical. He would have to look into this and discuss the situation with the director. **Philippa Guthrie** followed up to say that revoking or not renewing an occupancy permit would be a very last resort because it results in evictions. We would only use that option very cautiously.

**Sam DeSollar** asked for addition commissioner comments on 122 W. 6th St. **Deb Hutton** asked if the owners are new and could plead ignorant of the fact they are in a historic district. **Conor Herterich** stated that he doesn't believe the building has new owners. Deb Hutton asked about the big stick question and does this come into play for the building on the square. **Philippa Guthrie** asked if it was an apartment building. **Conor Herterich** replied that it was mixed use. **Philippa Guthrie** replied that it would be the same enforcement mechanisms. The occupancy permit method is touchy and may end up evicting people so we would only pursue that method of enforcement very cautiously. **Sam DeSollar** stated that the façade has been mangled over the years and this could be an opportunity to clean that up and that we should keep an eye on this one.

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**Conor Herterich** announced that the historical conference for this year has been canceled and next year's conference is scheduled for October 2021. Also, the Certified Local Government Program requirements and annual report were being waived for the year due to the Covid-19 public health crisis.

**XII. ADJOURNMENT**

Meeting was adjourned by **John Saunders** @ 5:34 pm.

**END OF MINUTES**

**Video record of meeting available upon request.**

**COA: 20-24**

**Staff Decision**

Address: 122 W. 6th Street

Petitioner: Eric Harris

Parcel #: 53-05-33-310-214.000-005

**Rating:** Contributing

**Structure;** Two Part Commercial Block c. 1859



**Background:** Known as the Breeden Building, the structure is located in the Courthouse Square local historic district.

**Request:**

1. Replace storefront windows with new tempered, insulated glass to fit same dimensions as original windows.
2. Replace old trim and fascia boards (plywood with concrete board underneath) with new plywood board painted black.

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

**Recommendation:** Staff **APPROVES COA 20-24** with the following comments:

1. The work is primarily replacement in kind as the new fascia will be painted black plywood and the new glass will match previous storefront dimensions.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20 - 23

Date Filed: 7-6-2020

Scheduled for Hearing: 7-23-2020

\*\*\*\*\*

Address of Historic Property: 122 West 6th Street, Bloomington, In

Petitioner's Name: Casey Construction Group (Eric Harris)

Petitioner's Address: 1800 West 17th Street, Bloomington, IN

Phone Number/e-mail: eharris.cmg@gmail.com 8123272599

Owner's Name: Mary Friedman

Owner's Address: 629 Woodscrest Drive Bloomington, In

Phone Number/e-mail: 8122193286 rob@omegabloomington.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. North East corner of 6th and college.

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

The storefront windows on the existing building were deteriorating and leaking beyond sufficient repair.

The windows need to be replaced with new tempered insulated glass fit to the same dimensions of the original windows.

In order to complete this repair, the old trim and fascia boards needed to be replaced as well.

We planned to remove these boards existing of plywood and concrete board, and replace them with plywood only.

The previous fascia had been caulked and painted black. We will reinstall our fascia and trim to match as closely as

possible to the original look. The owners of the new shop being constructed will need to get their signage

approved, so there will be an additional COA filed for the signage once they have a final signage plan.

3. A description of the materials used.

Tempered insulated glass with aluminum jamb material for the windows.

Sanded 3/4 plywood to be flashed, caulked and painted with exterior primer and paint.

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

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

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

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



**COA: 20-23**

Address: 2431 N. Barbara Dr.

Petitioner: Sam DeSollar

Parcel #: 53-05-28-203-034.000-005

**Rating:** Contributing

**Structure;** Ranch c. 1960



**Background:** Located in the Matlock Heights Historic District.

**Request:**

1. Remove non-original rear deck and roof. Replace with new wood deck and roof of a different design.
2. Build artist quarters (ADU) and artist studio combined in one detached building in the backyard. Studio portion will have flat, rubber membrane roof, fiber cement panel siding, vinyl windows, and aluminum and glass garage door. Artist quarters to have composite shingle roof to match slope of existing house, fiber cement panel siding, and vinyl insulated windows. There will be a pressure treated wood deck on the south elevation of the ADU. Building is roughly 640 sqft.

**Guidelines:** Matlock Heights Historic District Design Guidelines, pg. 28, 35-36

1. New structures should be placed in a subordinate position and, where possible, to the rear of the primary building on the lot.
2. New structures accessory to primary buildings should be visually compatible in shape and materials with existing MHHD patterns.
3. New structures should be proportionately smaller, both in height and size of footprint, than the primary building on the lot.

## COA: 20-23

### Staff Comments:

1. The ADU meets the design guidelines standards for size and lot placement because it is subordinate to the primary structure in height and size and located to the rear of the primary building.
2. The fenestration pattern on the ADU follows other Ranch style patterns found in the neighborhood with the use of narrow rectangular clerestories and the 8-lite picture window.
3. The pattern formed by the cement panel siding on the ADU is unfamiliar in the district, where natural materials, predominantly limestone with some sandstone, brick, and wood, are used on the exterior.. However, the guidelines state that the “the material should be compatible, but not required to match the primary structure”.
4. The flat and shed style roofs on the ADU are both recommended roof shapes in the guidelines.
5. The proposed butterfly porch roof does not follow any of the noted examples in the design guidelines for the Ranch style home. However, this is one of the recommended shapes found in the building outlines section (pg 28)
6. The design and choice of materials for both the porch roof and ADU are distinct from the architectural fabric of the neighborhood, however it is important to be mindful that the design and style of the homes in the district were a departure from tradition at the time they were built. In this way the proposed project retains the forward-looking spirit and experimental use of form that differentiates Matlock Heights from other historic districts in Bloomington.
7. The neighborhood design review committee unanimously supports the project.

**Staff Recommendation:** APPROVAL of COA 20-23 due to the project meeting guideline standards for size, lot placement, fenestration, and roof shape as well as having neighborhood support.

(such as air-conditioning equipment).

***“Recommended”***

Mechanical equipment should be placed in locations that have the least impact on the street view of the building, site, and the adjacent contributing buildings.

***F. PARKING***

***“Recommended”***

Driveways should be built with direct access to parking or storage structures and pass along the side or rear of the primary building.

Oversized parking pads in view of the street are discouraged.

***G. OUTBUILDINGS***

*Definition:* Any structure secondary to the principal building on the lot and greater than 80 square feet in size is subject to the following guidelines.

***“Recommended”***

If the new structure is a garage, every effort should be made to attach it to an existing house. This is the most compatible solution. The material should be compatible, but not required to match the primary structure.

***“Acceptable”***

New structures should be placed in a subordinate position and, where possible, to the rear of the primary building on the lot.

New structures accessory to primary buildings should be visually compatible in shape and materials with existing MHHD patterns. New structures should be proportionately smaller, both in height and size of footprint, than the primary building on the lot. These guidelines are used for the design of outbuildings and do not regulate use, as it is regulated under the City's Zoning codes.

## ***H. FENCES***

### ***“Recommended”***

If possible locate fences in the rear, not to extend beyond the front of primary facade. Fences should have an open horizontal orientation and wood is the preferred material. Decorative concrete may also be an appropriate applicaiton.

### ***“Acceptable”***

Privacy fences between property lines. Vinyl or chain link fences with an open feel.

Front yard fences with be considered on a case-by-case basis for height and compatibility. Color and style should not detract from the primary facade. Consideration is given for fences that pertain to special needs, children, and dogs.

## ***I. TREES***

Although tree removal is not formally regulated, it is encouraged that if a tree is removed, that a new tree be planted on the property in place of the removed tree.

Cornice heights, porch heights and foundation heights in the same block face (on the same side of the street) should be considered when determining the appropriate range.

Consider the grade of the lot against the grade of the adjacent street, as well as the grade of the adjacent contributing buildings.

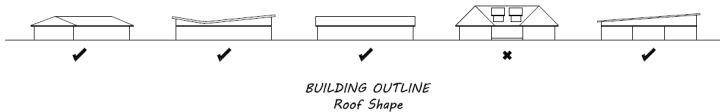
## ***H. BUILDING OUTLINE***

*Definition:* The silhouette of a building as seen from the street.

### ***“Recommended”***

The outline of new construction should reflect the directional orientations characteristic of the existing contributing buildings in its context.

The basic outline of a new building, including general roof shape, should reflect building outlines typical of MHHD.





Nakagawa Studio / Visiting Artist Quarters  
2431 N. Barbara Drive  
Bloomington Indiana

existing street view - North Barbara Drive

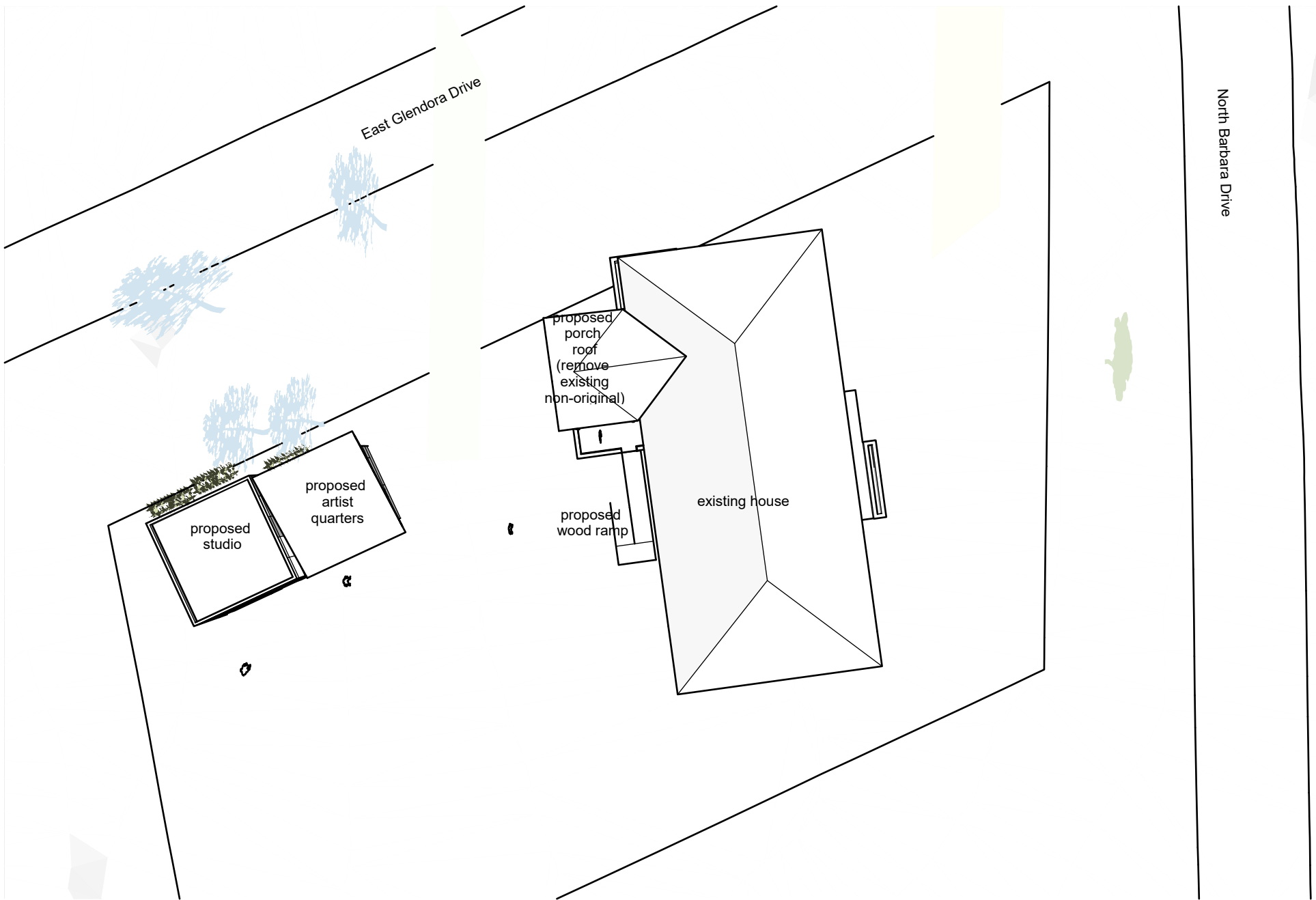
July 02, 2020



Nakagawa Studio / Visiting Artist Quarters  
2431 N. Barbara Drive  
Bloomington Indiana

July 02, 2020

existing street view - East Glendora Drive



Nakagawa Studio / Visiting Artist Quarters  
2431 N. Barbara Drive  
Bloomington Indiana

July 02, 2020

site plan





Nakagawa Studio / Visiting Artist Quarters  
2431 N. Barbara Drive  
Bloomington Indiana

July 02, 2020

existing garage / porch



Nakagawa Studio / Visiting Artist Quarters  
2431 N. Barbara Drive  
Bloomington Indiana

July 02, 2020

view from southeast



Nakagawa Studio / Visiting Artist Quarters  
2431 N. Barbara Drive  
Bloomington Indiana

July 02, 2020

view from northeast



Nakagawa Studio / Visiting Artist Quarters  
2431 N. Barbara Drive  
Bloomington Indiana

July 02, 2020

view from northwest



Nakagawa Studio / Visiting Artist Quarters  
2431 N. Barbara Drive  
Bloomington Indiana

July 02, 2020

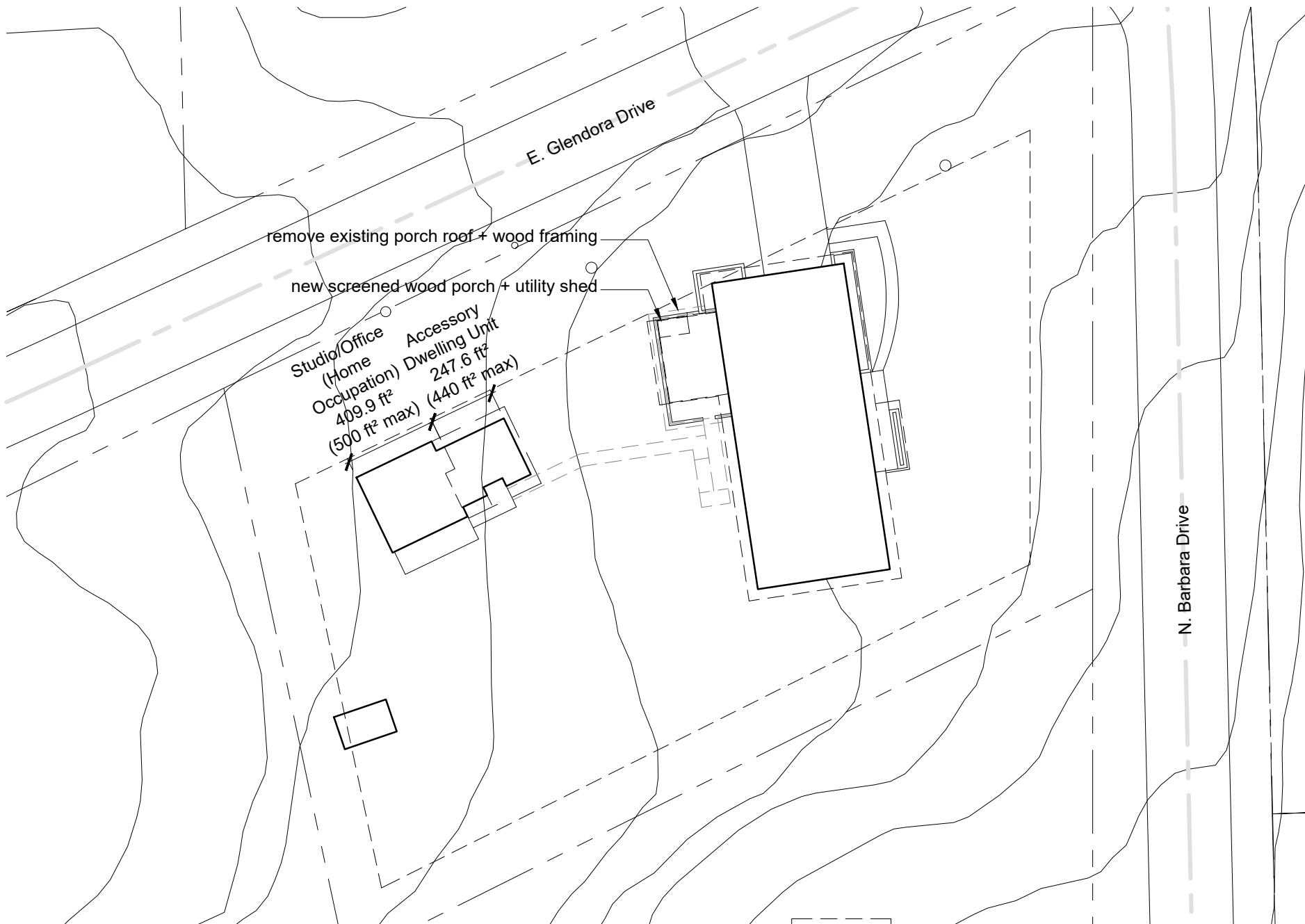
view from southwest



Nakagawa Studio / Visiting Artist Quarters  
2431 N. Barbara Drive  
Bloomington Indiana

July 02, 2020

porch detail



# Nakagawa Photography Studio

2431 N. Barbara Drive, Bloomington, IN

Proposed Site Plan - small version 2.0

1/32" = 1'-0"

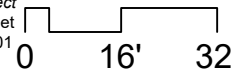


north

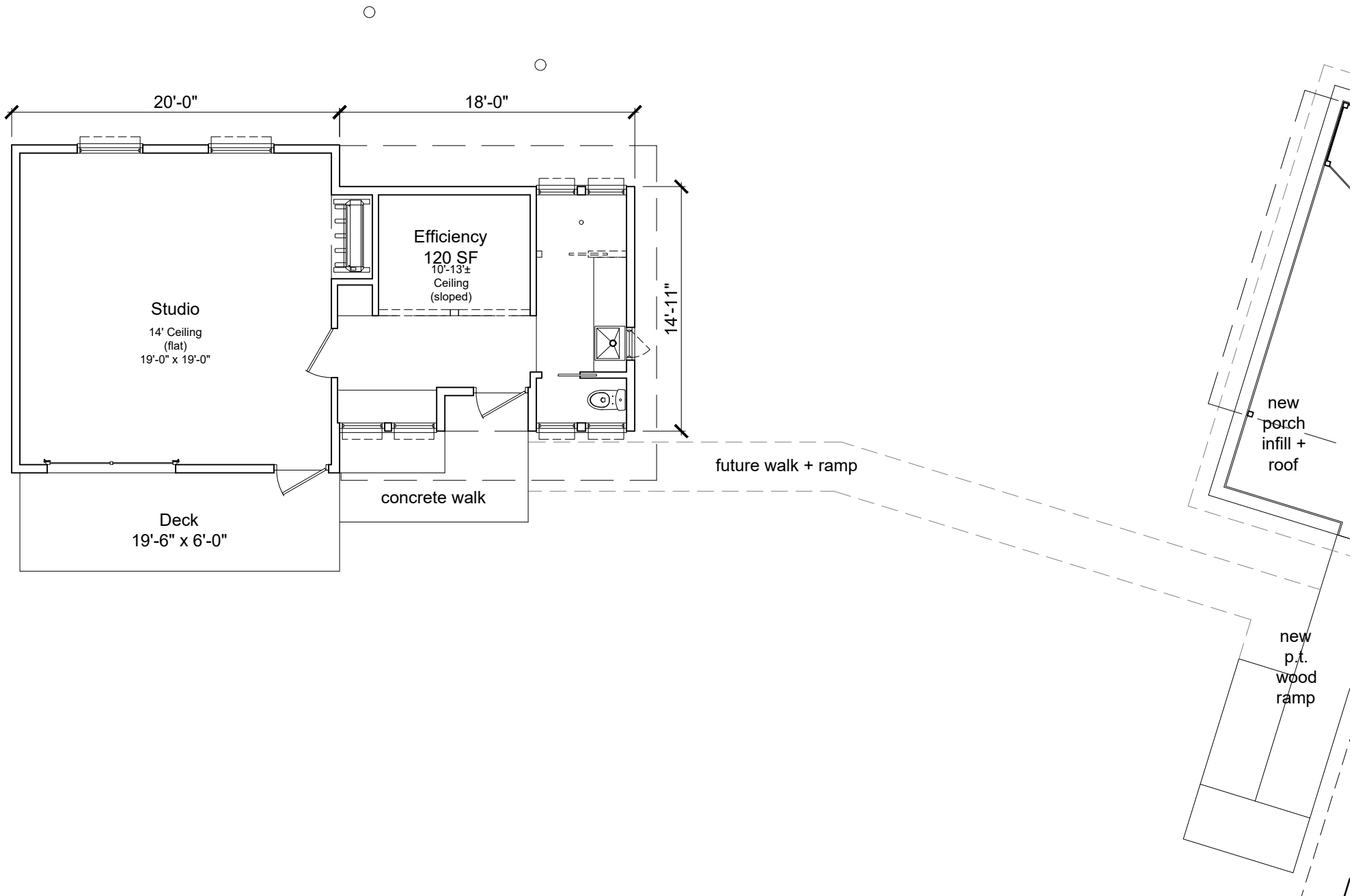
Sheet No.

# S1.1

Sam DeSollar Architect  
 731 E University Street  
 Bloomington, IN 47401  
 t 510.207.1588



02 July 2020



# Nakagawa Photography Studio

2431 N. Barbara Drive, Bloomington, IN

Proposed Floor Plan - small version 2.0

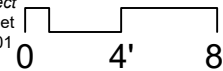
1/8" = 1'-0"



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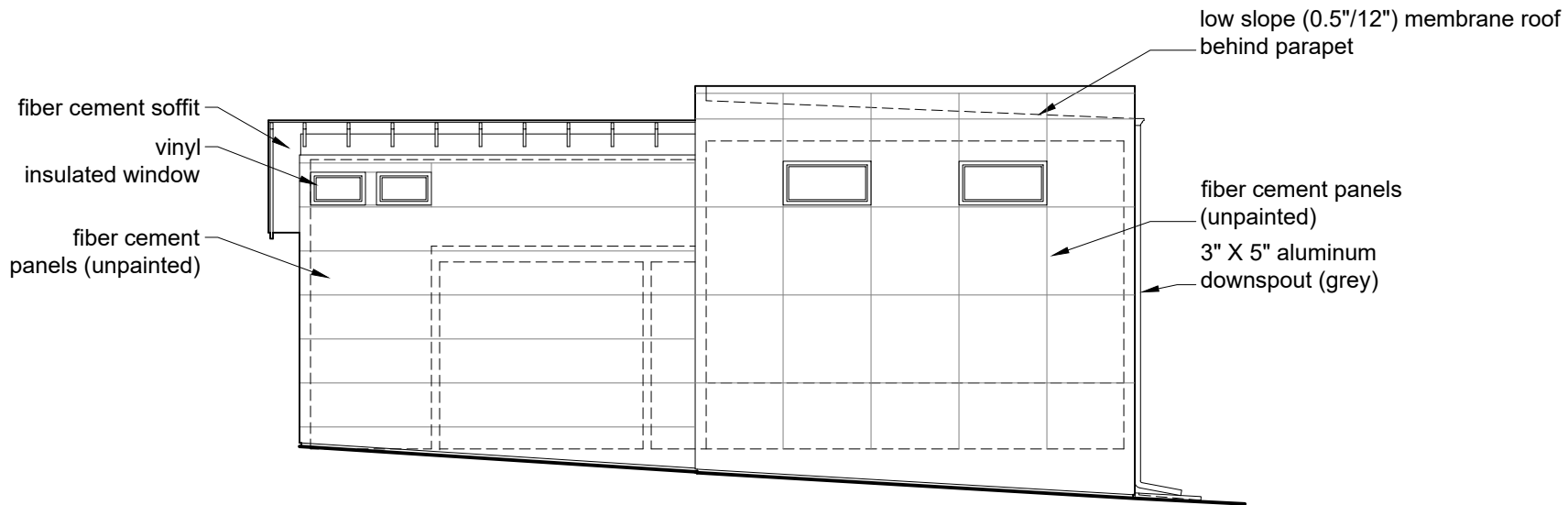
# A1.1

Sam DeSollar *Architect*  
731 E University Street  
Bloomington, IN 47401  
t 510.207.1588

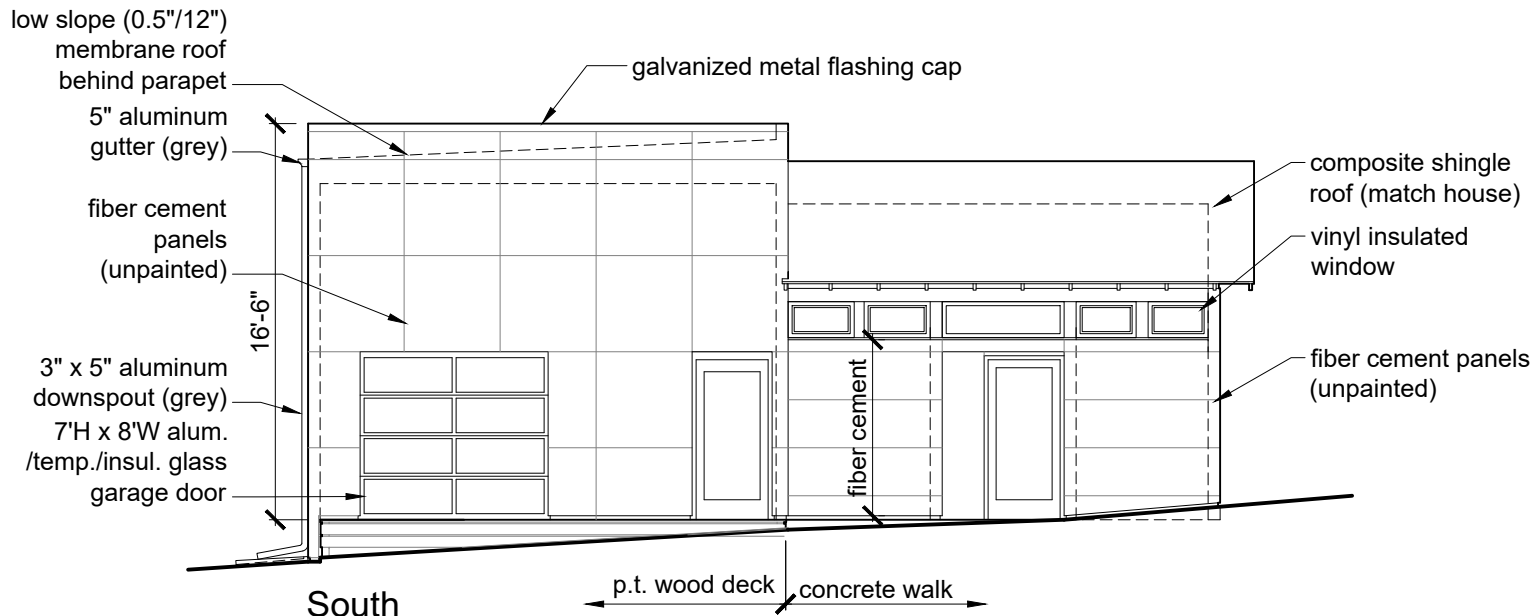


02 July 2020





North

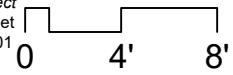


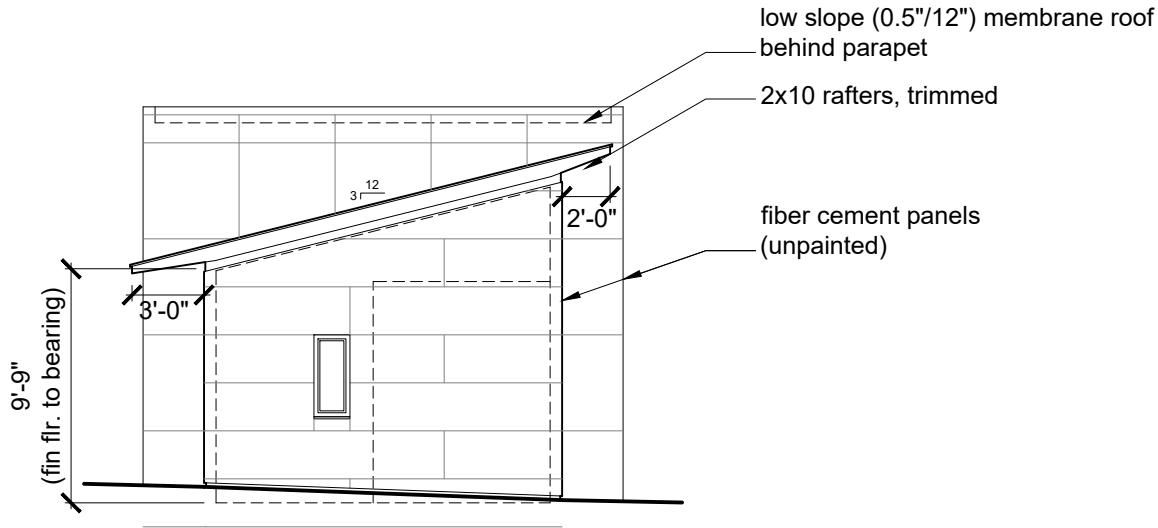
South

**Nakagawa Photography Studio**  
 2431 N. Barbara Drive, Bloomington, IN  
 Proposed North + South Elevations - small version 2.0  
 1/8" = 1'-0"

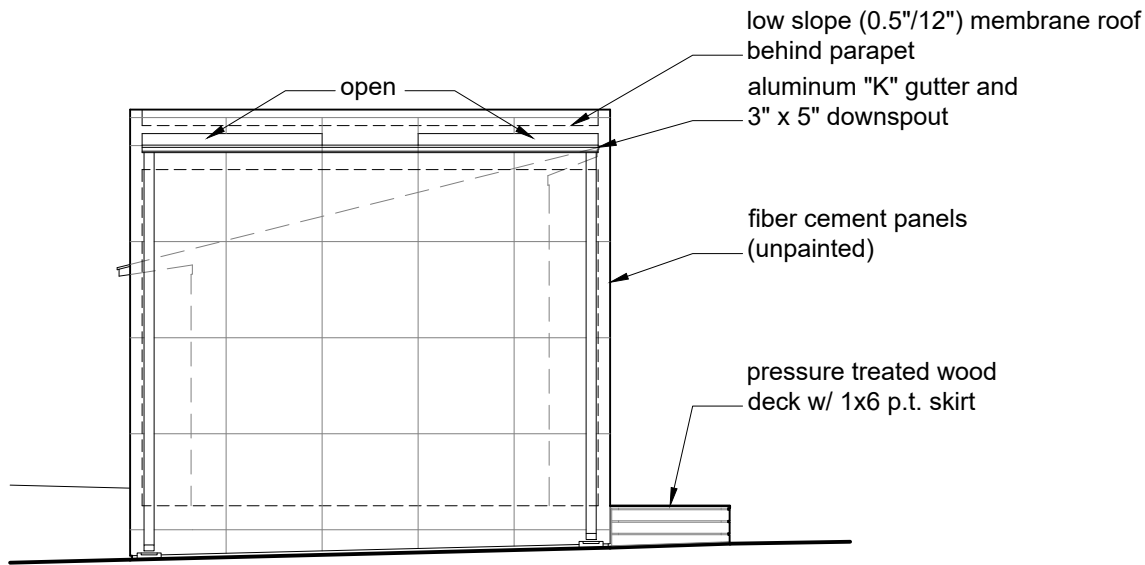
Sheet No. **A2.1**

Sam DeSollar Architect  
 731 E. University Street  
 Bloomington, IN 47401  
 t 510.207.1588  
 02 July 2020





East



West

# Nakagawa Photography Studio

2431 N. Barbara Drive, Bloomington, IN

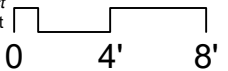
Proposed East + West Elevations - small version 2.0

1/8" = 1'-0"

Sheet No.

# A2.2

Sam DeSollar Architect  
731 E. University Street  
Bloomington, IN 47401  
t 510.207.1588



02 July 2020

**COA: 20-25**

Address: 629 S. Woodlawn

Petitioner: Jon Thompson

Parcel #: 53-08-04-110-017.000-009

**Rating:** Contributing

**Structure;** Foursquare, c. 1960



**Background:** Located in the Elm Heights Historic District. This project received a COA (20-19) for replacement of siding and windows on the structure back in May of 2020. The owner has requested another alteration to the building which has resulted in current COA.

**Request:** Remove barn door on north elevation of the structure and frame new wall that will be clad with siding matching rest of the structure.

**Guidelines:** Elm Heights Historic District Design Guidelines, pg. 31

1. Preservation Goal: To retain and restore original garages and service buildings along with their inherent materials and features through cleaning, repair, and routine maintenance.

**Staff Comments:**

1. The guidelines do not offer much guidance on alterations to garage and service buildings.
2. While staff agrees with the petitioner that the doors are not original to the structure, the opening certainly is and the removal of the large double doors will forfeit the structure's appearance as a garage. Detached garages along alleys are a feature of the district.
3. Staff supports replacement of the doors but not the removal of the opening.

**Staff Recommendation:** **DENIAL of COA 20-25**

## 5.3 Garages and Service Buildings

Most of the Elm Heights district was built with both the car and the pedestrian in mind. Most of the area is platted with alleys to give access to both attached and detached garages. The attached garage at that time was a novelty and its design was executed in various ways around the neighborhood. There are many instances of garages directly under the house, which made them extremely inconspicuous from the street. Others were quite small and set back from the front facade with 2nd floor living spaces or a terrace above. The car of this time was very narrow. As cars outgrew the attached garages, many were repurposed as living space. The most common type of garage was detached, matched the house in both building material and style, and was accessed from an alley.

Service buildings were less common than in the surrounding countryside and mostly used for storing gardening supplies or relaxing and entertaining. Occasionally these small buildings were designed with a fireplace or grill and seating.



### Preservation Goals for Garages and Service Buildings

To retain and restore original garages and service buildings along with their inherent materials and features through cleaning, repair, and routine maintenance.

#### *Guidelines for Garages and Service Buildings*

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

- I. Removal of a historic garage or service building.**
- II. Changes to, or construction of, garages or service buildings.**
  - New construction and additions should follow Section 5.1, Additions and New Construction
  - Avoid the choice of pre-manufactured sheds or service buildings that are uncharacteristic of the surrounding neighborhood. They may be considered if sufficiently screened from view.
  - New structures should be sited with regard for the historic orientation of the house and with care for their impact on the site.
  - New garages and garage additions should be accessed by alleyways when available and appropriate and away from the primary facade whenever possible.



APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-25  
Date Filed: 7-10-2020  
Scheduled for Hearing: 7-23-2020

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Address of Historic Property: 629 S. Woodlawn Ave.  
Petitioner's Name: Jon and Danielle Thompson  
Petitioner's Address: 629 S. Woodlawn Ave.  
Phone Number/e-mail: 317-603-5218/dcittadino99@yahoo.com  
Owner's Name: Jon and Danielle Thompson  
Owner's Address: 629 S. Woodlawn Ave  
Phone Number/e-mail: 317-603-5218/dcittadino99@yahoo.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. Two story, single family home

2. A description of the nature of the proposed modifications or new construction:  
Propose removing a barn door on the North facing wall of a detached shed that is viewable from Woodlawn Ave.

The doors and framing have significant water and termite damage, necessitating that the North wall of the shed be rebuilt. Based upon the trim style surrounding the door and the framing, the doors are not original to the structure. Currently, the doors are 1/2 plywood sheets that have been attached to hinges. By removing the barn doors, a new wall can be framed and built that will protect the structure from additional water and insect damage. In place of the door, matching beveled wood siding will be used to cover the area where the existing barn doors are located.

3. A description of the materials used.  
1/2 plywood sheathing; Tyvek house wrap; beveled wood siding with 4 1/2 inch reveal. Cedar trim to match the existing trim on the shed.

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

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

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

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



















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COMPOST  
EST. 2014

**COA: 20-21**

Address: 309 S. Davisson Street

Petitioner: Aviva Orenstein

Parcel #: 53-08-05-110-016.000-009

**Rating:** Contributing

**Structure;** California Bungalow c. 1910



**Background:** This petition was denied by the HPC at the May 28th meeting. The petitioner has requested another review because her builder, Steve Reddick, was not able to participate in the May 28th meeting.

**Request:** Demolish the primary structure on the lot.

**Guidelines:** Greater Prospect Hill Historic District Design Guidelines, pg. 12

1. See the district guidelines “Criteria for Demolition”. page and Section 8.12 of the Bloomington Municipal Code following this report.

**Staff Comments:**

1. During a recent walkthrough, staff found that the physical evidence supports the petitioners claims about the foundation and floor structure.
2. The architectural style of the building is not unique or of rare occurrence in Bloomington.
3. Staff finds that Demolition Criteria 2: “*State of deterioration, disrepair, and structural stability of the structure.*” and Criteria 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.*” should be considered and weighted heavily in the Commissioners decision.
4. The district design review committee unanimously support this petition.

**Staff Recommendation: APPROVE COA 20-21**

### III. GUIDELINES FOR DEMOLITION

*The following Demolition Guidelines were copied directly from the 2008 Prospect Hill Conservation District Guidelines that were approved by over 51% of the neighbors who voted. They have not been modified in any way.*

#### STANDARDS FOR DEMOLITION

A Certificate of Appropriateness must be issued by the Bloomington Historic Preservation Commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building in the Prospect Hill Conservation District. This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition.

#### SUBJECT TO REVIEW AND APPROVAL:

- 1. Demolition of primary structures within the boundaries of the Greater Prospect Hill Historic District.**
- 2. Demolition of contributing accessory buildings within the boundaries of the Greater Prospect Hill Historic District.**

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

Definition: **Demolition** shall be defined as the complete or substantial removal of any historic structure which is located within a historic district. This specifically excludes partial demolition as defined by Title 8 “Historic Preservation and Protection”

([https://bloomington.in.gov/code/level2/TIT8HIPRPR\\_CH8.12DEPUSA.html](https://bloomington.in.gov/code/level2/TIT8HIPRPR_CH8.12DEPUSA.html)).

#### CRITERIA FOR DEMOLITION

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The HPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to public safety as interpreted from the 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.
2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.
3. The demolition is necessary to allow development which, in the Commission’s opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.
4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.
5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.



## Chapter 8.12 - DEMOLITION AND PUBLIC SAFETY

## 8.12.010 - Generally.

- (a) Purpose. The purpose of this section is to preserve historic buildings and structures that are important to the education, culture, traditions, and economic value of the community by affording the city, preservation organizations, and interested persons the opportunity to acquire or arrange for the preservation of these buildings.
- (b) Certificate of Appropriateness Required. A certificate of appropriateness must be issued by the commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building or structure in any area of an historic district or conservation district. Pursuant to Section 8.02.020 of this title, demolition of a building or structure in a conservation district excludes partial demolition as defined herein.
- (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.
- (d) Factors for Allowing Demolition without Certificate of Appropriateness. If the commission denies the issuance of a certificate of appropriateness for the demolition of a building or structure, a demolition permit may be issued by other agencies and a building may be demolished, but only after the property owner has established all of the following:
  - (1) The property owner must demonstrate to the commission that an historic building or structure is incapable of earning a reasonable return on its value.
  - (2) The property owner shall file with the administrator documented evidence that an appraisal of the property's fair market value by a licensed real estate appraiser has occurred.
  - (3) Notice of the proposed demolition must be given for a period fixed by the commission, based on the commission classification on the approved map, but not less than sixty days nor more than one year. Notice must be posted on the premises of the building or structure proposed for demolition in a location clearly visible from the street. In addition, notice must be published in a newspaper of general local circulation at least

TO: Bloomington Historical Commission  
FROM: Aviva Orenstein  
[aorenste@indiana.edu](mailto:aorenste@indiana.edu); 812-340-3105  
RE: 309 S. Davisson

Dear Committee Members:

I am writing to renew my request that the Commission allow me to tear down the house at 309 S. Davisson, and rebuild in the same style with a new foundation and a basement.

I am approaching this body again because I because my builder, Steve Redick, experienced technical issues when trying to connect to the Zoom meeting in May and therefore could not attend.

I sincerely appreciate that four members of this body, including the chair came in person to inspect the house and let Steve show them around.

Steve will offer his expert opinion that the foundation is not tenable. It was originally built in such a way as to make the house insufficiently supported. The problems are not just ones of age or maintenance.

- There is not a foot of foundation without cracking;
- The balances of the Foundation walls have numerous movement and cracks because of
  - poor drainage,
  - water construction retained in the soil around the walls, and
  - a maximum depth of 12” below the existing grade (12” shy of the 24” minimum standard). This was something that was not noted in the Engineer’s report.
- The crawl space was never built level and does not provide reasonable access
- Besides the dangerous original construction, there is significant mold and rot caused by the freeze cycle.

An added benefit would be the ability to dig a basement for tornado safety and placing the utilities in a small two bedroom house.

I would note that with no mechanism for appeal, it would make sense and seems fair for the commission to reconsider my request. I will not repeat in full the arguments made before but as background I note that:

- The 5-1 vote overrode the recommendation of the Historic Preservation’s staff member.
- No one could articulate a meaningful difference between my house and the one that was permitted to be torn down on Howe Street.
- My house was uninsured for 10 years when I bought it two years ago and is currently uninsurable until the lot is cleared or a habitable, inspected structure is on it.
- All my neighbors who expressed an opinion favored tearing down the house.

- No adequate solution was offered for the impossibility of getting a mortgage or to insure the house.

As a final reminder, my goal is build an ADA compliant house that I personally will live in and will suit the character of the neighborhood. This would remove an uninhabitable and dangerous eyesore that has been uninhabited and uninsured for over 12 years.

Thanks (again) for your consideration.

Aviva Orenstein

1319 S. Dunn St.

Bloomington, IN 47401

812-340-3105

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-21

Date Filed: May 14 2020

Scheduled for Hearing: May 28 2020

\*\*\*\*\*

Address of Historic Property: 309 S. DAVISSON

Petitioner's Name: AVIVA ORENSTEIN

Petitioner's Address: 1319 S. DUNN ST. Bloomington

Phone Number/e-mail: 812-340-3105 474801

Owner's Name: AVIVA ORENSTEIN

Owner's Address: 1319 S. DUNN ST.

Phone Number/e-mail: aorenste@indiana.edu

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.

Orenstein

p. 2/2

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

A "Complete Application" consists of the following:

53-08-05-110-016,000-009

1. A legal description of the lot. → 1101596 ← Duplicate #

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

Please see attached memo

3. A description of the materials used.

We will use materials suitable to the house and the neighborhood.

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

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

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

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

KEVIN B. POTTER  
Structural Engineering  
P.O. Box 5563  
Bloomington, IN 47407  
Phone (812) 331-7981  
EMAIL- kevinbpotter@gmail.com

October 7, 2019

Aviva Orenstein  
c/o Springpoint Architects  
213 South Rogers Street  
Bloomington, IN 47404

Re: 309 South Davisson Street

Per your request, I recently performed a structural inspection for the residence at 309 South Davisson Street, Bloomington, IN. The results of this inspection are summarized as follows:

1. The subject residence is a one story wood framed structure built over a crawl space with the original structure 28 feet by 28 feet in area. The front porch is 7 feet by 17 feet and has a wood framed floor and roof structure. An 8 foot by 10 foot bathroom addition is attached to the rear wall of the home as well as an 8 foot by 16 foot aluminum porch roof.
2. In our opinion, the following work would be required for the residence to meet current building code requirements and habitability standards as well as safety standards.
  - A. ROOF - The existing roof structure has roof rafters spanning from the exterior walls to the roof peak. There is sag in the rafters due to the long spans and the small rafter sizes. Also, the roof is very wavy due to multiple shingle layers including the original wood shingles placed on spaced sheathing boards that are covered with multiple layers of asphalt shingles.

#### RECOMMENDATIONS

- a. Remove all existing shingle layers and spaced sheathing.
  - b. Sister full length 2 x 6 or 2 x 8 rafter boards to each existing rafter.
  - c. Attach collar tie boards to each rafter pair.
  - d. Install new plywood or OSB roof sheathing.
  - e. Install felt paper and asphalt roof shingles.
  - f. Install new roof guttering and downspouts.
- B. FLOOR STRUCTURE - The existing floor joists span 14 feet from the north and south foundation walls to the center beam. The floor joists are a combination of 2 x 8 and 2 x 6 members and are significantly over spanned with considerable sagging. The center beam is in very poor condition and is supported by stacked limestone piers. The flooring is rough with a large opening where a furnace ductwork has been removed. The perimeter wood sills are in poor condition at the northeast corner as shown in the photo.

#### RECOMMENDATIONS

- a. The existing center beam and limestone piers in the crawl space need to be removed

and replaced with a five ply 2 x 8 wood beam supported by four concrete block piers spaced 8 feet apart.

- b. Beams need to be added under the middle of both floor joist span and extended the full length of the crawl space. The beams would be four ply 2 x8 wood beams supported by four concrete block piers spaced 8 feet apart. Each pier would have a 20" x 20" x 8" minimum poured concrete footing pad.
- c. The perimeter wood sill at the northeast corner needs to be removed and replaced in the damaged area.
- d. The opening in the floor in the northwest bedroom should be framed in.
- e. All new floor finishes will be required for the kitchen. There may be a way to restore the original living room and bedroom floors by sanding, patching, and refinishing. The original floors appear to be one layer of wood sheathing boards nailed directly to the joists with no second layer of hardwood placed over the floor boards. A new layer of flooring could be placed over the original sheathing boards after the structural reinforcement is installed.

- C. BATHROOM - The rear bathroom addition was added later and has a very flat roof that has leaked significantly. The floor is very damaged due to the roof leaking.

RECOMMENDATIONS- In our opinion, the bathroom addition is beyond repair and would need to be removed and replaced. It is uncertain if the foundation for the bathroom addition could be re-used or not.

- D. FRONT PORCH - The porch floor boards and the vertical wood skirting boards on the north, south, and west sides of the porch are in very poor condition due to lack of maintenance. The porch roof is in similar condition to the house roof.

#### RECOMMENDATIONS

- a. Remove and replace all porch floor boards.
- b. Inspect the floor joists below the floor and repair or reinforce as required.
- c. Remove and replace the perimeter skirt boards on the three exterior sides.
- d. Remove the roof shingles and sheathing.
- e. Sister new rafters to the existing and install new roof sheathing and shingles.
- f. Porch railings, posts, and beams should be stripped and repainted. Some member replacement and repair is expected.

- E. INTERIOR WALLS and CEILINGS – Water damage has occurred at the southeast corner of the kitchen area. The existing plaster walls and ceilings are in poor condition.

#### RECOMMENDATIONS

- a. Remove all existing plaster on the walls and ceilings.
- b. Inspect ceiling framing and wood framing after plaster removal.
- c. Repair any damaged areas as required.
- d. Insulate the perimeter walls and install new electrical and plumbing in the walls as required.
- e. Install new drywall on the walls and ceilings and finish as required.

- F. EXTERIOR WALLS – Some siding boards are missing or damaged. The exterior paint is in poor condition.

RECOMMENDATION- Remove all loose and flaking paint on the exterior siding. Replace all missing and damaged boards to match existing. Repaint all siding and trim.

G. FOUNDATIONS - There are two open areas on the south foundation wall where the limestone is missing. A large vertical separation exists at the northwest corner of the foundation.

RECOMMENDATIONS - The open areas in the south foundation wall need to be filled in with limestone to match the existing. The separation in the northwest corner should be filled in with non-shrink mortar. A code compliant crawl space access panel should be installed in the perimeter foundation wall unless an access opening is built into the interior floor.

H. REAR PORCH ROOF

In our opinion, the rear aluminum porch roof structure should be removed.

I. DOORS and WINDOWS - The architect should be consulted regarding the feasibility of restoring the existing doors and windows or adding storm windows to the existing windows.

J. MISCELLANEOUS – Additional structural work could be required beyond the scope of work listed in this report depending on conditions found upon inspection of the structural members after wall and ceiling plaster is removed or after the porch floor boards are removed.

Please contact us if there are questions.

A handwritten signature in black ink, appearing to read "Kevin B. Potter". The signature is fluid and cursive, with the first name "Kevin" and last name "Potter" clearly legible.

Kevin B. Potter  
Structural Engineer/ Inspector



TO: Bloomington Historical Commission  
FROM: Aviva Orenstein  
[aorenste@indiana.edu](mailto:aorenste@indiana.edu); 812-340-3105  
RE: 309 S. Davisson

INTRODUCTION:

I am writing to request that the Commission allow me to tear down the house at 309 S. Davisson, and rebuild in the same style with a new foundation. My request arises from the facts that:

- (1) The house is an unsafe, unlivable structure as is;
- (2) It will be extraordinarily expensive and potential unsafe to excavate, lift the house and rebuild the current foundation from the inside out. The cost is due to (a) the added cost of the construction and (b) insurance costs. The safety is because of small crawlways and mold;
- (3) Hiking the structure up and rebuilding from the inside out will be difficult for the builders and may raise some environmental health issues.

The goal with this property is to rebuild the home in the same style, expressing respect and appreciation for the neighborhood and the home's history. In pursuing my plan of building a green, accessible retirement home with a garage, I will reuse as much of the original material as possible, such as original doors, interior paneling, and windows. I am employing Barre Klapper, from Springpoint as my architect, and Steve Redick, as my builder. Both are on board to help me build a fully accessible, environmentally friendly structure that comports with the style of the neighborhood and its history.

BACKGROUND:

I purchased the property at 309 S. Davisson in December 2018 for \$60,000. Although I knew the structure needed to be totally rehabbed – there are no working utilities and the one bathroom has its roof caved in – I hoped it was sound enough to salvage the existing external structure, the “bones” of the house. As you will see from information below, it is not. The foundation is not salvageable; the crawl space was never built level and does not provide reasonable access. Furthermore, I discovered after the purchase that, though the lawn had been mowed for 10 years, the property had not been connected to utilities for 10 years, and more troublingly, was uninsured for the past 10 years, rendering it nearly impossible to get insurance now or to get a builder's loan. Exposure to the elements, both through run-off and a large hole in the roof has created severe rot and mold. The place has become a neighborhood eyesore, and my new neighbors have expressed an enthusiastic welcome for my efforts to rebuild the house.

So far, we dug a trench to prevent water emptying into the crawlspace and exacerbating the intense mold underneath the house. I have emptied the house of most everything that I can be removed. I have worked with Duke Energy to raise some dangerous low-hanging wires. My next steps will depend on the outcome of this petition.

## CURRENT CONDITION OF THE HOUSE:

The existing house was originally built with substandard and scavenged materials and its assembly reflects dabbling by unskilled workers, not the work of professional masons and carpenters.

### *Foundation*

The Foundation was deficient from the time it was built and cannot serve to support a new house. We noted considerable and continuous deterioration of the foundation due to elements, age, and poor original construction. Only about 12" of soil was excavated from the footprint of the house originally. The crawl space height varies from about 40" at access to 12" or less at the east end.

Photo Group 1: There are no footing under the limestone foundation wall. The walls are set directly on soil, with bearing widths of 12"-16".







Photo Group 2        There are 112 lineal feet of foundation walls, 48 lineal feet of wall on the West and Northwest; Southwest corners are only 16 below grade. There is differential settling, cracking and movement due to the freeze/thaw cycle. There are various examples of tuck point/mortar repairs in this area. This area is not below the frost line and therefore is unstable and will continue to be damaged by the freeze/thaw cycle.

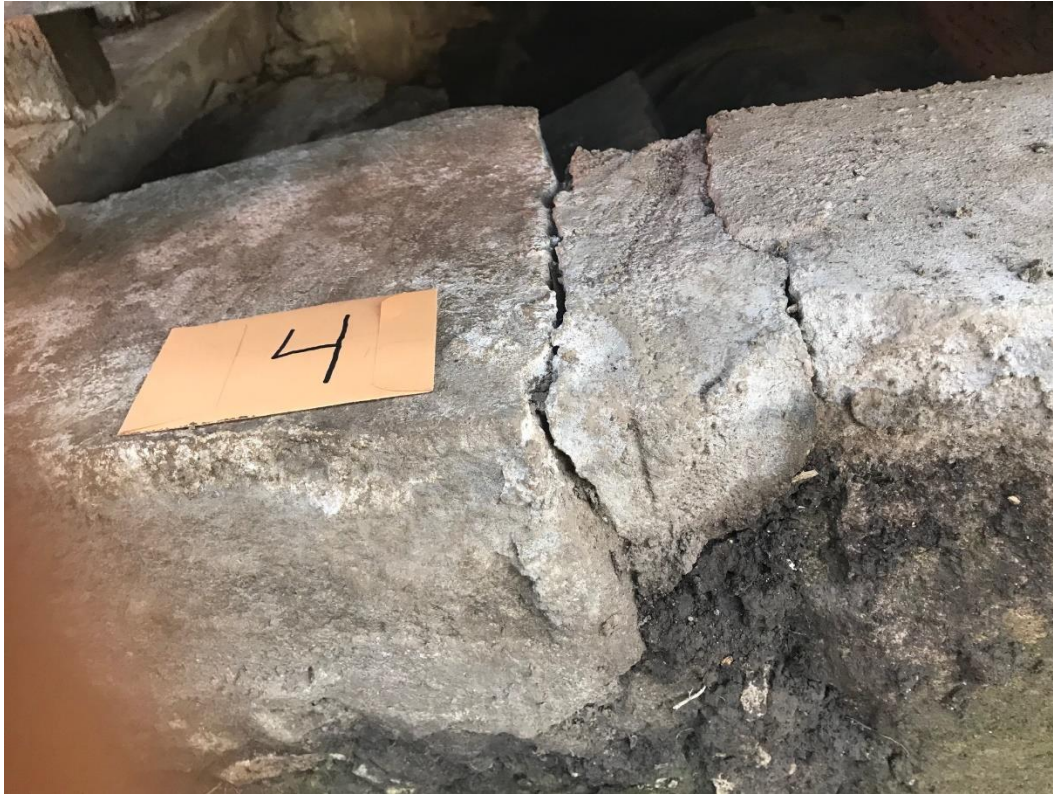




Photo Groups 3 & 4: The balances of the Foundation walls have numerous movement and cracks because of poor drainage, water construction retained in the soil around the walls, and a maximum depth of 12" below the existing grade (12" shy of the minimum standard). Overall the construction is substandard. The mortar joints are stuck flush on the exterior, but have not worked joints on the back side (inside) and so have no strength through thickness (width) of the wall.









*Floor box*

Photo #5: The floor joists are salvage and of various depth and length. They are 5½” deep or less due to the notching at various locations along their length. They are spaced too far apart at 20’ on center; they are over-spanned at 14’. Where they reach the outside of the house perimeter, they have no bearing. There is no top plate. They are fastened to the band board by nails only. The band board bears on the top of the foundation by 1” in most places. There is no mechanical connection of the floor framing to the foundation and there is no bridging.



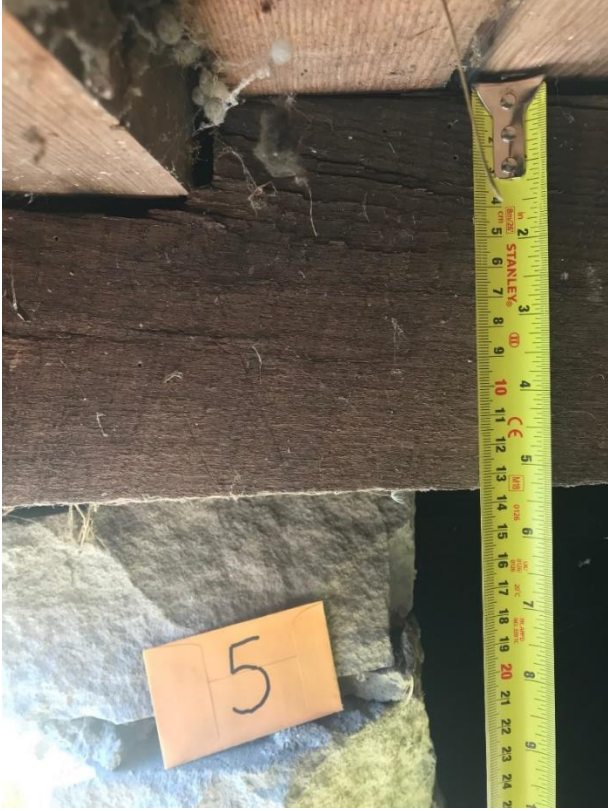






Photo Group 6: The floor box 28' x 28' +/- . The center floor beam, which is 8" wide and 6" deep, runs east to west. The center floor beam is 8" wide and 6" deep, running East to West and the floor joists rest on top of it. It is a salvage beam with various notches and cut out areas from a previous use. It is inadequately supported by metal post of limestone block without any proper footing. The floor framing is wildly underbuilt. Currently the floors could not support any heavy furniture, such my piano and breakfront, which I plan to move there.





### *Walls*

There are five good windows and one good front door. Interior doors are in good shape, as is the trim.

### *Roof*

Photo Group 7: Framing is 2 x 6, 24" on center over-spanned at 21.' They are twisting, bowing, undulating and caving in. There is skip sheathing, originally with wood shingles but now covered with asphalt. Many parts of the roof framing are salvage material.



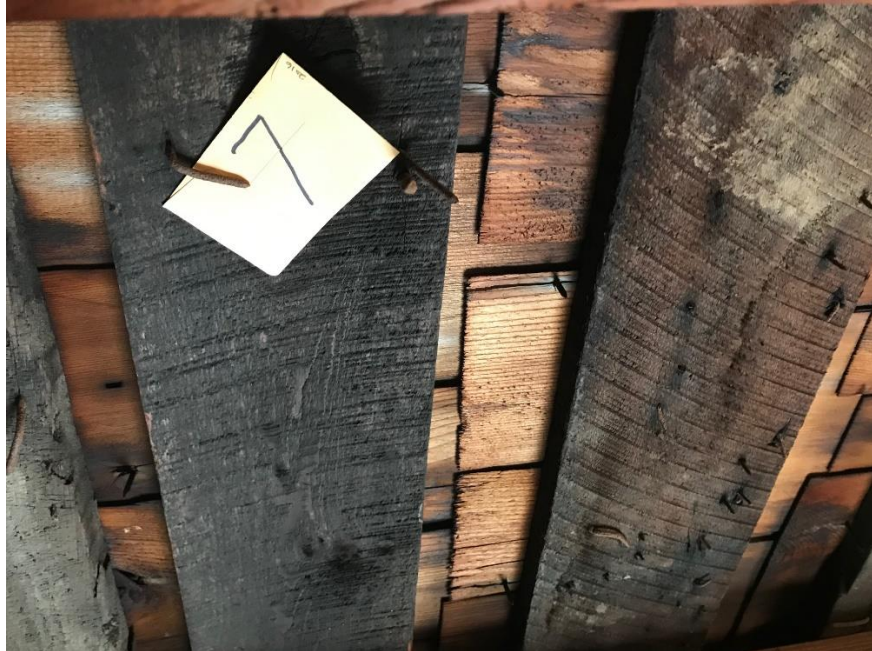










Photo Group 8: There are no ridge, boards, no collar ties and the rafter are deflected and sagging. Rake boards and rafter tails are sagging. The roof plane dips and undulates because it was underbuilt.





### *Insurance*

Because the house had been uninsured for ten years and is currently not habitable, insurance has been almost impossible to obtain.

### REPORT AND PHOTOS FROM KEVIN POTTER, STRUCTURAL ENGINEER

Mr. Potter's report is attached to the end of this petition. Mr. Potter issued a reasonable opinion after his initial inspection of the structure. However, we believe that Mr. Potter was not able to expose or address the serious foundation deficiencies. He was unable to determine that the lowest depth of the foundation walls are between 12" and 16" below grade. We excavated substantial portions of the superior perimeter foundation walls to determine this fact. As noted above, this shallow depth has resulted in continued movement and structural cracking of the mortar joints due to the freeze/thaw cycle and renders the entire foundation unsafe and essentially structural unsound. Additional deficiencies are visible from the inside face of the masonry wall. The mortar is improperly tuck-pointed and in many places totally lacking – failing to fill voids undressed and highly irregular stone. The foundation is unusable and needs to be rebuilt entirely. The crawlspace barely exists. It needs to be properly excavated, leveled and made free of ground water intrusion.

In addition to the foundation, the floor, walls and roof are of concern. The framing is underbuilt in every component and in every connection of components. It is built of salvaged undersized components, executed by unskilled labor.

The walls are an unknown until gutted, as per Mr. Potter's report. But given the overall slipshod quality of the initial building, we have reason to fear the worst.

The entire roof assembly is failing. It is over-spanned, underbuilt and has no evidence of competent carpentry or basic trade knowledge. It is a tear off and a new rebuild.

COST OF REBUILDING WITH A NEW FOUNDATION VS. MAINTAINING CURRENT FOUNDATION AND BUILDING FROM THE INSIDE OUT

	COST/ CONSIDERATIONS OF JACKING UP THE HOUSE TO REBUILD FROM THE INSIDE OUT	COST/ CONSIDERATIONS OF DEMOLISHING THE HOUSE AND BUILDING A NEW FOUNDATION
Cost of work	Lifting the house (including special insurance): \$25,000	Demolition: \$8,500
Ability to Insure entire property	Every insurer but one (I approach 5) stated that the house could not be insured until the entire house is built; the one tentative quote from Shine Insurance was for 1616.00 and then once the house was stable I could switch to normal insurance.	Once the foundation is built, less than \$800.
Ability to secure a mortgage	Impossible until the structure is sound per Credit Union and Regions bank.	Once the land is cleared
Safety of work for builders	Extremely dangerous until house is stabilized	No special safety concerns
Environmental concerns	Builders will have to contend with mold, lead pain, and blown-in insulation.	No special environmental concerns

In summary, the cost and danger of rebuilding with a new foundation is considerably lower than the expensive and dangerous prospect of lifting this rickety house. The quality of the foundation was inferior from the initial time it was built, as were the flooring and roof. With permission to demolish the house and build the foundation anew, the project will be significantly less expensive and can happen more quickly, because a building mortgage can be secured. The neighborhood deserves a new structure, which could happen within a year, to replace this eyesore, if indeed we can start from scratch. The fenestration, the aesthetic line, the shape and shadow of this structure provide a humble addition to a lovely neighborhood. All of these benefits we will maximize while upgrading the livability, safety and community values of the area.

Thanks for your consideration.

## NAPC Forum 2020 Conference Schedule

### **Monday, August 3th**

Session 1

12:00 PM

PRESENTATION AND ROUNDTABLE FEATURING JOE MINICOZZI

Session 2

2:00 PM

HOW DID WE GET HERE? THE PRESERVATION MOVEMENT AND COMMUNITY ENGAGEMENT

Session 3

4:00 PM

LEADING THE COMMUNITY IN A TIME OF CHANGE; RETHINKING OUR ROLE AND RELATIONSHIP TO PRESERVATION

Session 4

6:00 PM

OPENING PLENARY & COMMISSION EXCELLENCE AWARD PRESENTATION  
CATEGORY: BEST PRACTICES IN TECHNOLOGY

### **Tuesday, August 4th**

Session 1

12:00 PM ---- REVISING ORDINANCES: SEEKING EFFECTIVENESS WITH EXPANDED GOALS

Session 2

2:00 PM ----- PLANNING FOR DISASTERS: THE ROLE OF THE COMMISSION IN COMMUNITY PREPAREDNESS AND RECOVERY

Session 3

4:00 PM ----- BEST PRACTICES IN CONSERVATION DISTRICTS

Session 4

6:00 PM ----- COMMISSION EXCELLENCE AWARDS: BEST PRACTICES IN IDENTIFICATION/REGISTRATION

Session 5

7:00 PM ----- HOW TO DATE AND APPRECIATE MID-CENTURY BUILDINGS

**Wednesday, August 5th**

Session 1

12:00 PM ----- MULTIVOCAL HISTORIES: USING DIGITAL TOOLS FOR INNOVATIVE INTERPRETATION

Session 2

2:00 PM ----- ALTERNATIVE MATERIALS FOR PRESERVATION: THE GOOD, THE BAD, AND THE UGLY

Session 3

4:00 PM ----- WHAT DO THE STANDARDS MEAN TO YOU? AN INTERPRETATION DEBATE

Session 4

6:00 PM ----- COMMISSION EXCELLENCE AWARDS PRESENTATION – CATEGORY: BEST PRACTICES IN PROTECTION

Session 5

7:00 PM ----- PRETTY GRITTY TOUR OF LOCAL TACOMA LANDMARKS

## **Thursday, August 6th**

### Session 1

12:00 PM ----- DO YOU HAVE A PERMIT FOR THAT? ENFORCEMENT AND VIOLATIONS

### Session 2

2:00 PM ----- UNCERTAIN FUTURES FOR UNDERREPRESENTED RESOURCES

### Session 3

6:00 PM ----- COMMISSION EXCELLENCE AWARDS PRESENTATION

CATEGORY: THE JOHN AND SUE RENAUD AWARD FOR  
FEDERAL/STATE LEADERSHIP TO ADVANCE HISTORIC  
PRESERVATION AT THE LOCAL LEVEL

CATEGORY: THE DANIEL L. BECKER PROFESSIONALISM AWARD FOR  
MUNICIPAL LEADERSHIP

### Session 4

7:00 PM ----- FEATURED ROUNDTABLE

## **Friday, August 7th**

### Session 1

12:00 PM ----- THE ALLEY ANSWER: ADDRESSING THE NEEDS OF A GROWING MUNICIPALITY IN HISTORIC DISTRICTS

### Session 2

2:00 PM ----- PLANNING FOR CLIMATE CHANGE AND CULTURAL HERITAGE

### Session 3

4:00 PM ----- WELCOME TO THE GAYBORHOOD: STUDYING THE EVOLUTION OF DENVER'S QUEER SPACES

### Session 4

6:00 PM ----- COMMISSION EXCELLENCE AWARD PRESENTATION



CATEGORY: BEST PRACTICES IN PUBLIC OUTREACH/ADVOCACY

**Saturday, August 8th**

Session 1

12:00 PM ----- TELL ME WHY, TELL ME HOW, TELL ME WHO: PRACTICAL  
OUTREACH AND EDUCATIONAL TOOLKIT FOR LOCAL  
PRESERVATION

Session 2

2:00 PM ----- TOOLS FOR DESIGN REVIEW

Session 3

4:00 PM ----- THE MORE THE MERRIER: THE PHILADELPHIA HISTORIC  
PRESERVATION TASK FORCE AND THE SEARCH FOR PRACTICAL  
SOLUTIONS TO BIG PICTURE ISSUES

Session 4

6:00 PM ----- PRETTY GRITTY TOUR OF LOCAL TACOMA LANDMARKS

Session 5

7:00 PM ----- PRESENTATION AND FEATURED SHOWING OF THE 1927 SILENT FILM,  
EYES OF THE TOTEM

**Sunday, August 9th**

Session 1

12:00 PM ---- STRATEGIES FOR THE SUCCESSFUL DEVELOPMENT OF LOCAL  
COMMUNITY BASED PUBLIC ARCHAEOLOGY PROGRAMS

Session 2

2:00 PM ----- PRESERVATION PLANO 150 – GENERATING A MODEL PRESERVATION  
PLAN

Session 3

4:00 PM ----- CLOSING PLENARY & COMMISSION EXCELLENCE AWARD  
PRESENTATION

CATEGORY: COMMISSION OF THE YEAR