

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday August 13, 2020, 5:00 P.M. AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. July 23, 2020 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 20-26

508 S. Maple St. (Greater Prospect Hill Historic District)

Petitioner: Karina Pazos

Installation of a front/side yard fence.

B. COA 20-30

1003 E. Hunter Ave (Elm Heights Historic District)

Petitioner: Lucas Brown

Partial removal of existing deck and addition of new decks and ramp to provide accessibility access for owner.

Commission Review

A. COA 20-27

219 S. Maple St. (Greater Prospect Hill Historic District)

Petitioner: Chris Sturbaum

Addition of second story on top of existing one story rear addition.

B. COA 20-28

346 S. Buckner St. (Greater Prospect Hill Historic District)

Petitioner: Chris Valient

Move and rebuild California bungalow from current location at 307 S. Muller Parkway to this lot.

C. COA 20-29

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

Petitioner: Nate Trueblood w/ Everywhere Signs

Installation of new signage mounted above display glass on the west and south facades of the building.

D. COA 20-32

916 S. Morton St. (McDoel Historic District)

Petitioner: Jefferson Shreve

Full demolition of primary structure on the lot.

V. DEMOLITION DELAY

A. Demo Delay 20-17

424 ½ S. Walnut St

Petitioner: Josh Alley

Full demolition

VI. NEW BUSINESS

- A. Maple Heights Conservation District Design Guidelines

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

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

Next meeting date is August 27, 2020 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 8/6/2020

Bloomington Historic Preservation Commission

Thursday July 23, 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
Deb Hutton
Susan Dyer
Chris Sturbaum

Advisory

Derek Richey
Jenny Southern
Ernesto Casteneda

Absent

Lee Sandweiss
Duncan Campbell
Doug Bruce

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Dee Wills, HAND
Eric Sader, HAND
Philippa Guthrie, Legal
J.D. Boruff, City of Bloomington

Guests

Osamu Nakagawa
Aviva Orenstein
Danielle Thompson
Janice Sorby
Keegan Gulick
John Crane
Steve Redick

III. APPROVAL OF MINUTES

A. June 23, 2020 Minutes

Deb Hutton made a motion to approve June 23rd, 2020 minutes.
Sam DeSollar seconded.
Motion carried 5-0-1 (Yes-No-Abstain)

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.

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Conor Herterich stated that most of the façade has been stripped away from the building. **Sam DeSollar** asked if the contractor could provide drawings for what is going back on the front of the building.

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.

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Sam DeSollar gave brief explanation as to his plans on the site, further clarifying the presentation.

Deb Hutton asked about what is on the west side of the studio and the roof. **Sam DeSollar** explained it is a parapet roof with a slot to the downspout to allow the removal of water. **Deb** also asked for clarification as to what part of the project is considered an ADU. **Keegan Gulick** explained that they would only consider living space as the ADU.

Chris Sturbaum stated this this will be fine in the neighborhood, **Jeff Goldin** likes the project and it will be an improvement. **Deb Hutton** thinks Sam did a good job on the project, **Susan Dyer** agrees. **Chris** added that he would like to see more windows if the budget allows. **Jenny Southern** asked if the ADU structure could be turned 90 degrees to face Glendora St and the back of the house. **Sam** stated that due to what the owner does in the studio, sculpting, the

roof needs to be high and if it is turned the structure wouldn't hold the wall. Also the roof is placed where it is to achieve the most solar gain. **John Saunders** echoed the other Commissioners and likes the project and the placement of the structure on the property.

Jeff Goldin made a motion to approve **COA 20-23**.

Deb Hutton seconded.

Motion carried 5-0-1

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.

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Chris Sturbaum asked about placement of the door, outlining of the door, or a second door. **Danielle Thompson** stated that there really wasn't a door there to begin with as there wouldn't be a way to get in the garage due to placement of the structure in reference to the alleyway. **John Saunders** clarified that this isn't the original door and it was added at a later date. This wasn't originally used as a garage but a shed. **Jenny Southern** suggested the trim on the structure matches the trim on the house.

Chris Sturbaum suggested the use of mock doors. **Jeff Goldin** agrees with **Chris** and feels like the structure will lose some flavor with just a plain wall. **Sam DeSollar** agrees with **Jenny** but he noted that the current trim doesn't match that of the house. He suggests stripping out the door and replacing with siding. **Ernesto Casteneda** and **Derek Richey** agree with the previous comments.

Sam DeSollar made a motion to approve **COA 20-25**.

Jeff Goldin seconded.

Motion carried 6-0-0

C. COA 20-21 (resubmission)

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

Petitioner: Aviva Orenstein

Full demolition of primary structure.

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Aviva Orenstein gave a brief presentation outlining the visible cracks in the foundation and that the foundation only goes 16 inches into the ground. She mentioned a study of the structure and foundation that was conducted by Kevin

Potter. **Steve Redick** joined the presentation and stated there are cracks in not only the mortar but also stone of the foundation. They also displayed pictures of the damage to the foundation and the poor workmanship both on the inside and outside of the foundation. There are several stones that have gaps where no mortar was used. They intend to salvage as much of the limestone as possible from the foundation. **Aviva** stated that she has spoken with the neighborhood and they do not have an attachment to this structure. If demolition is allowed she intends to build a structure that will fit in with the neighborhood. She noted that she is unable to get insurance or a mortgage as this is considered an unsafe structure.

Chris Sturbaum stated that he has not visited the site but he asked if there are filled piers and he asked about the beams under the structure. **Steve Redick** stated that he dug under the corners of the building and along the building, the bottom stone was 16 inches below the grade but it didn't appear to be a stacked pier. **Jenny Southern** asked if the house is removed is there a way to keep the remaining parts such as the step or the walk. **Aviva Orenstein** stated that they will salvage as much as they can, and they will use the current walkway, **Steve** agreed. **Derek Richey** asked if there was anyone there from neighborhood or general public to make comments or ask questions or make comments, **Conor Herterich** stated that the public comments come after the Commissioners had made their comments.

Chris Sturbaum stated that there are a lot of foundations in the city that are not up to code nor will they be repaired. He continued that he is surprised at the shallowness of the foundation. **Steve Redick** asked how they might repair this foundation. **Chris** explained how that might be done, but he stated that he would not excavate the crawlspace. **Steve** explained that if they demolish the present structure they could rebuild with a full basement which would include a location for the utilities. **Chris** stated they must be careful they are not starting down a slippery slope of demolishing a healthy structure just because the foundation is in bad shape. But he would feel comfortable with the demolition if they are doing this due to conditions of this specific property, in most structures they would do a pointing job. **Conor Herterich** explained that the HPC reviews each submission on its own merit and they are not setting precedent. **Jeff Goldin** is conflicted on demolition but he understands that the foundation is in bad shape and he sees signs of settlement in the home. However, replacement of this structure with a similar structure is not the point of historic preservation. **Jeff** believes there are ways to finance restoration of the current structure. **Deb Hutton** agrees with the points discussed as well as the conflicts, she stated if they do allow demolition they should use as much of the old limestone foundation blocks as possible in the new foundation. **Sam DeSollar** stated that he lives in an older house similar to this one and it has light shining through the foundation. He feels like this house is salvageable but a lot of work will be needed. He is also looking at the greater good of this project and the fact that the neighborhood committee supports this project. Also, that the petitioner is willing to work within the guidelines is important. This house is in better shape than some other houses in the neighborhood, but after consideration he would support demolition. **Ernesto Casteneda** believes this house can be rescued and he has

seen houses in worse shape restored. He noted that the report stated how this house can be rescued and does not recommend demolition. It would be a shame if this was demolished. **John Saunders** stated that he has done houses on the west side and they have replaced full foundations and even put in a full basement. He would hate to see another home go away. **Chris** added that he has come up with an idea of how to add a basement and he does not feel like the foundation is bad enough for demolition. **Derek Richey** stated that it is contributing and the house defines the neighborhood. If the petitioner wants more room they can talk about adding on to the back later. Also, in the 50 years BRI has been doing houses they have seen and repaired worse, they cannot let this one go. **Jenny Southern** likes the house and it has a lot to offer, but she feels like they can add a storm shelter, bathrooms and a bed room at the back but it will take money, but the structure is in good shape for its age.

Janice Sorby stated that Steve Wyatt could not be there but she is there representing him, and she agrees with everything said about the condition of the house and that BRI has seen a lot worse. There were foundations a lot worse than this one, and whomever stated that lifting the house was needed for a new foundation told her wrong. The house is square even though it has been there for a long time. The roof is built for cedar shake and those are made to get wet and to shift. All houses in the neighborhood have this roof system. Kevin Potter has put piers in houses like this in the past. BRI's insurance company has stated that this house could be insured for \$440 a year and she would be happy to share this information. There are also loans available that are designed for refurbishing historic structures such as this one and stated two options for obtaining funds. So she sees no reason for the Commission to even consider demolition of this structure. She stated that BRI will do whatever is necessary to save this house. This structure adds to the fabric of the neighborhood. **Derek** added that he disagrees with point two of the staff recommendation that the structure is not unique or rare and questioned what that has to do with a contributing house. **Conor Herterich** clarified that he put that on there because the criteria for considering demolition of a contributing structure include whether it is unique or rare within the City of Bloomington. **Conor** also stated that they need to find a balance between historic preservation and what can be lived in. He also said that the commissioners need to look at public interest and public use, they shouldn't just save something because it's old. **Jeff Goldin** disagreed with **Conor** as this is a COA in a historic district and not demo delay. **Conor** asked if when a neighborhood becomes a historic district do you put a glass case over that neighborhood and no changes can ever be made. **Jeff** clarified that the vision is that the neighborhood grows, but they cannot just allow the careless destruction of historic structures. He used the analogy that if you begin to remove teeth then you lose the smile. Do they allow historic structures to be removed because restoration would be hard? **Conor** stated that the bar is can it be fixed. **Derek** clarified, can it reasonably be fixed, and this structure is within the framework of reasonable. **Chris Sturbaum** stated that the current structure can be preserved and a new structure added as well, it doesn't have to be one way or another. **Derek** stated that the Commission has been very flexible and allowed people to build on the rear of historic structures. **Aviva Orenstein** stated that the structure report didn't address the depth problem with the foundation. Also she

is hearing the emotion about the house and they should ask about the neighbors and the neighborhood, not just people devoted to historic housing, but the people want it demolished. She didn't buy this to demolish, she bought to renovate for about \$60,000 but she discovered that it would take a lot more than that to renovate this structure. The Commission should consider what the neighbors want and not just what BRI wants. She is cash flowing this and will not take a line on her mortgage, she will still fix up the home but it will take a lot longer than originally planned--five years as opposed to two years. But going forward people will be discouraged from fixing up a home because of how difficult this process is with the HPC. They will let these structures sit and rot in place. She is happy to hear about the insurance options and will look into this. **Ernesto** stated Kevin Potter's report was giving them a guideline to renovate the house as opposed to demolish. **Aviva** stated that she still feels like Kevin missed something crucial when compiling his report.

Chris Sturbaum made a motion to deny **COA 20-21**.

Jeff Goldin seconded.

It was noted prior to the vote that a yes vote was to deny the COA and a no was voting for demolition of the structure.

Motion carried 4-2-0

V. DEMOLITION DELAY

VI. NEW BUSINESS

A. Masonry Work to City Hall: JD Boruff

Conor Herterich explained that they did a test of sealant on the building but and the result was that the brick was slightly darker and beaded water well. **JD Boruff** explained that there were some structural issues and they replaced some steel window headers on the second floor. There are bricks that are spalling and it is because of water soaking in, freezing and thawing. So they are looking to apply a breathable sealant to the building to prevent this in the future. **John Saunders** asked why this is occurring now. **John Crane** the contracting engineer on the project, explained this is because of weathering. After a few years weathering takes a toll and the brick loses its shininess and the ability to repel moisture and then the brick becomes porous and allows the absorption of more water. This is common in older brick buildings. They must do something now before it gets worse because it just gets worse over time. **John Saunders** asked about putting a sealant on brick, the moisture getting behind the sealant, also when they might have to reapply. **John Crane** stated that they are looking to stop as much moisture as possible but if nothing is done it will get worse quickly and they may need to reapply again in 10 years. **Sam DeSollar** asked about why that side of the building. **JD** stated that it is because that side of the building gets more weathering, the south side gets all of the sunlight and the heating and cooling of the bricks. **Sam** asked about the same treatment on other sides of the building. **John Crane** does recommend that, but there are also problems that sealer does not fix. But he would leave that up for discussion. **Sam** asked about the tuck pointing and gutters on the other walls. **JD** stated that the guttering is good, there are some problems with the downspouts and they replace

those as needed. Tuck pointing is needed on a portion of the south side but they decided to do the whole south side. They are looking at a 25% tuck pointing on the east side. He cannot speak to the other sides of the building as those are controlled by other organizations and they do not access. Spalling is occurring on the east side but not as bad as on the south side, but it's due to the mortar deteriorating. They looked at the scoffer locations from the ground but didn't get a crane to get up close, but the cause is from the heating and cooling. **Chris Sturbaum** asked if humidity from the inside is transferring to the brick. Also would it make sense to do a test site? **John Crane** stated that the brick is porous and it will soak up moisture. However, if there is a good HVAC system then there is moisture removal and they are not seeing any moisture on the windows. **Jenny Southern** asked about going through another winter. John Crane stated it will just get worse. **John Crane** stated that freeze and thaw could lead to additional problems and he recommends sealing. **Chris** suggested doing a test sample of the sealant. **Conor** stated that a water sealant is only recommended when a specific problem is identified and not just a general application. **Conor** suggested that maybe a historic brick expert might be asked to consult on this issue and they should consider that before applying a sealant. It was determined that there is no real opposition from the Commission to putting sealant on the building.

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

Conor Herterich stated that the forum will be virtual this year and the cost will be \$100 but there are scholarships available. He encouraged the commissioners and advisory to participate, and he will be streaming a few of the sessions here at city hall.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 7:18 pm.**

END OF MINUTES

Video record of meeting available upon request.

COA: 20-26

Staff Decision

Address: 508 S. Maple Street

Petitioner: Karina Pazos

Parcel #: 53-08-05-112-015.000-009

Rating: Contributing

Structure; Minimal Traditional c. 1947



Background: Located in the Greater Prospect Hill Historic District.

Request:

1. Build 4' fence around northeast corner of property and a 6' 6" on the southwest corner of the property.
2. Fence will be cedar wood panels, pressure treated posts and stainless steel cable rail.

Guidelines: Greater Prospect Hill Design Guidelines, pg. 14

Decision: Staff **APPROVES COA 20-26** with the following comments:

1. The fence meets all UDO standards for height and material.
2. The fence will not obscure or block the view of the house from the public right of way.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20-26
Date Filed: 7-17-2020
Scheduled for Hearing: 8-13-2020

Address of Historic Property: 508 S Maple St
Petitioner's Name: Karina Pazos
Petitioner's Address: 508 S Maple St
Phone Number/e-mail: 812-325-6068/karina.pazos@bloomington.in.gov
Owner's Name: Karina Pazos
Owner's Address: 508 S Maple St
Phone Number/e-mail: 812-325-6068/karina.pazos@bloomington.in.gov

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-24770-00 Highland S 1/2 Lot 8

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

A fence along east side of property at 4' tall that wraps around the northeast corner to meet neighbor's wooden privacy wall, which by steps up gradually matching the slope of ground. Also, fence on the southwest corner of the property behind house structure, this portion will be 6' 6" tall for more privacy and won't be visible from Maple Street. In addition, a 4' wide privacy wall at the edge of existing limestone retaining wall (in between alley and property driveway on south side of property).

3. A description of the materials used.

Cedar wood panels, cedar or pressure-treated posts, and stainless steel cable rail (this cable will be installed only on east side).

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.

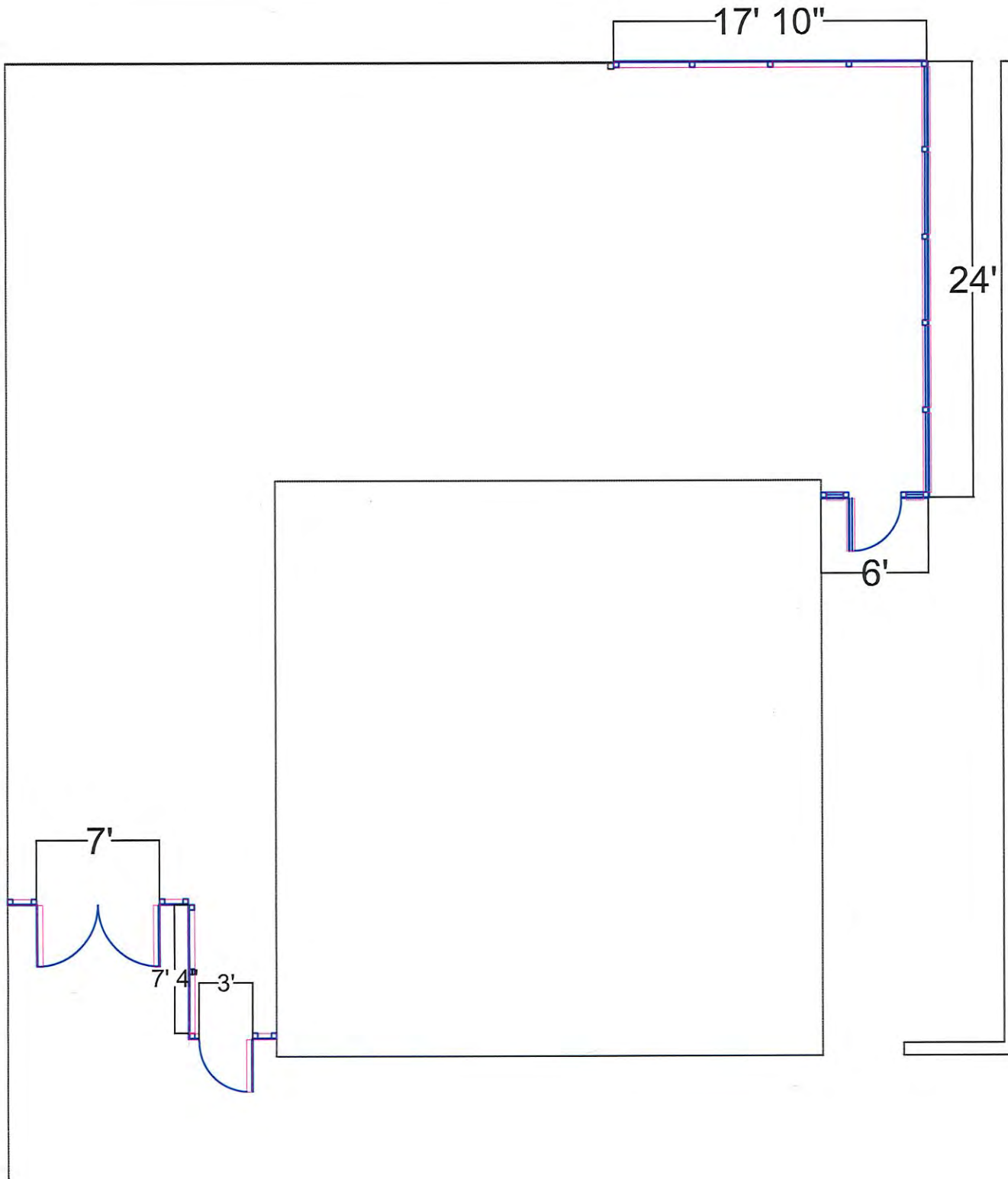
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

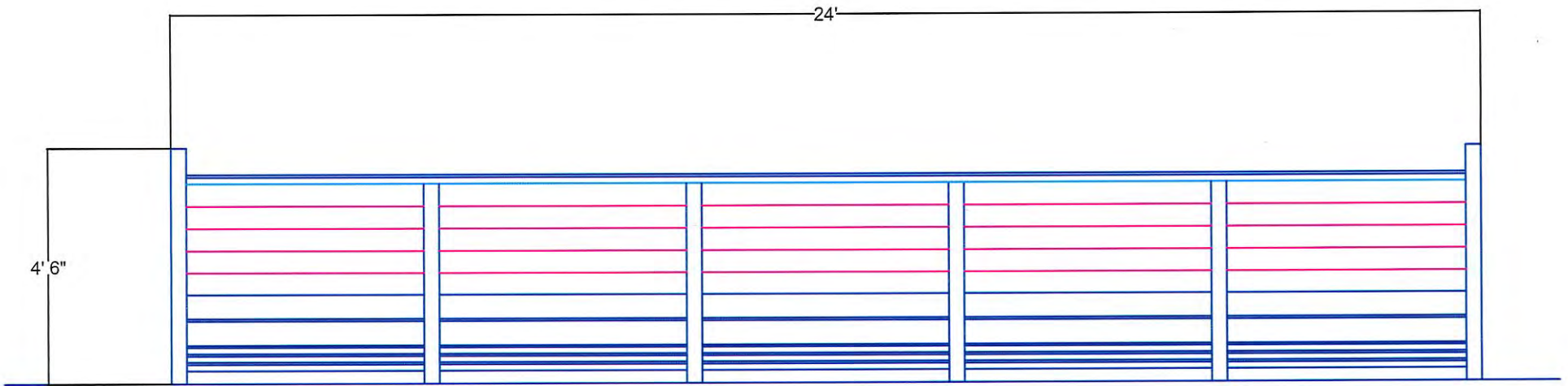


6'6" HEIGHT/AESTHETIC
BEHIND THE HOUSE

NORTHERN PART OF FENCE

EASTERN PART OF FENCE
ADJACENT TO ROAD

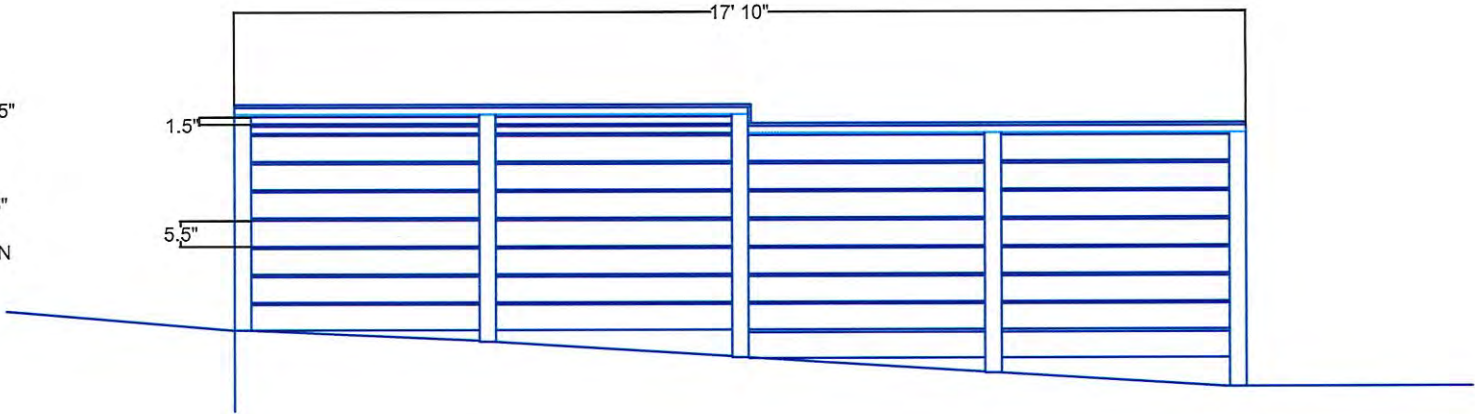




NORTHERN FENCE THAT MEETS
NEIGHBOR'S FENCE. POSTS ARE
VISIBLE FROM INSIDE THE YARD.

TWO STRIPS OF 1.5"
AT THE TOP.

EACH PANEL IS 5.5"
WIDE. HALF INCH
SPACING BETWEEN
PANELS.









COA: 20-30

Staff Decision

Address: 1003 E. Hunter Avenue

Petitioner: Lucas Brown

Parcel #: 53-08-04-102-037.000-009

Rating: Notable

Structure; Spanish Revival Bungalow c. 1930



Background: Located in the Elm Heights Historic District. The petitioner is requesting the new ramp in order to age in place.

Request:

1. Partial removal of existing deck and addition of new decks and ramp to provide accessibility for the owner.
2. Deck and ramp will be wood stained to match existing. Ramp and deck flooring will be composite decking. Guardrails will be 2x2 spindles.

Guidelines: Elm Heights Design Guidelines, pg. 30, 36

Decision: Staff **APPROVES COA 20-30** with the following comments:

1. The deck is self supporting and will not anchor into the brick wall.
2. The deck/ramp location (behind front of primary façade) and material (wood) meet the guidelines standards.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-30

Date Filed: ~~8-13-2000~~ 7-28-2000

Scheduled for Hearing: 8-13-2000

Address of Historic Property: 1003 E Hunter Ave.

Petitioner's Name: Lucas Brown

Petitioner's Address: 2055 W Industrial Park Dr.

Phone Number/e-mail: 812 961 8687

Owner's Name: Cappi Phillips

Owner's Address: 1003 E Hunter Ave.

Phone Number/e-mail: 812-322-2167

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-55900-00 Elm Heights Lot 37

2. A description of the nature of the proposed modifications or new construction:
Partial removal of existing deck and addition of new decks and ramp in the ROW to provide accessibility access for
Owner.

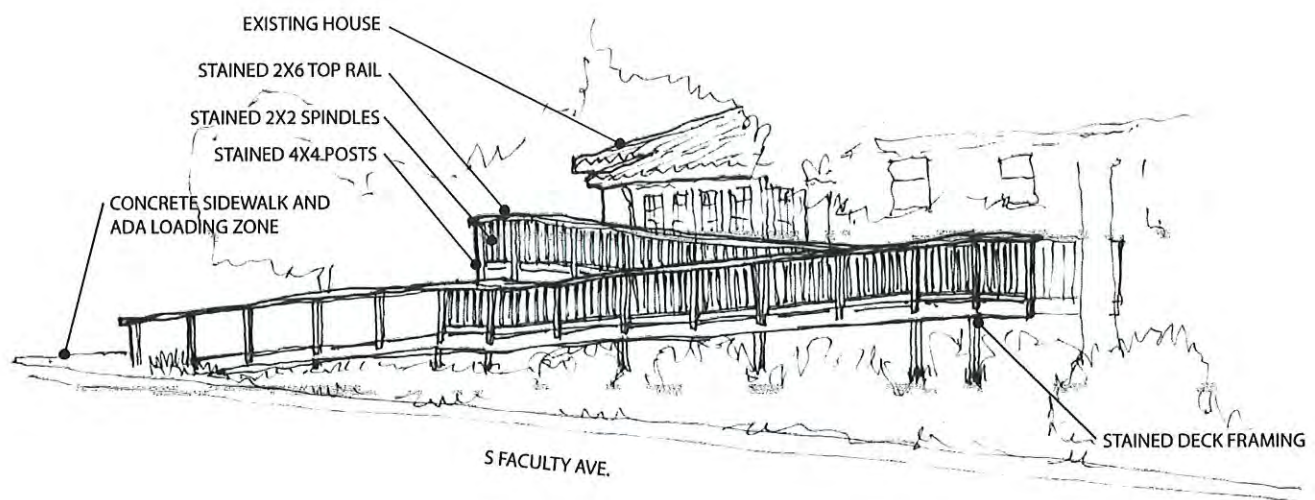
3. A description of the materials used.
Deck and ramp will be wood construction stained to match existing. Ramp and deck flooring will be composite decking
material. Color of decking will closely match existing color. Guard rail will be either vertical 2x2 to match existing
or mosaic panels produced by the Owner. The Owner is a local mosaic artist.

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.

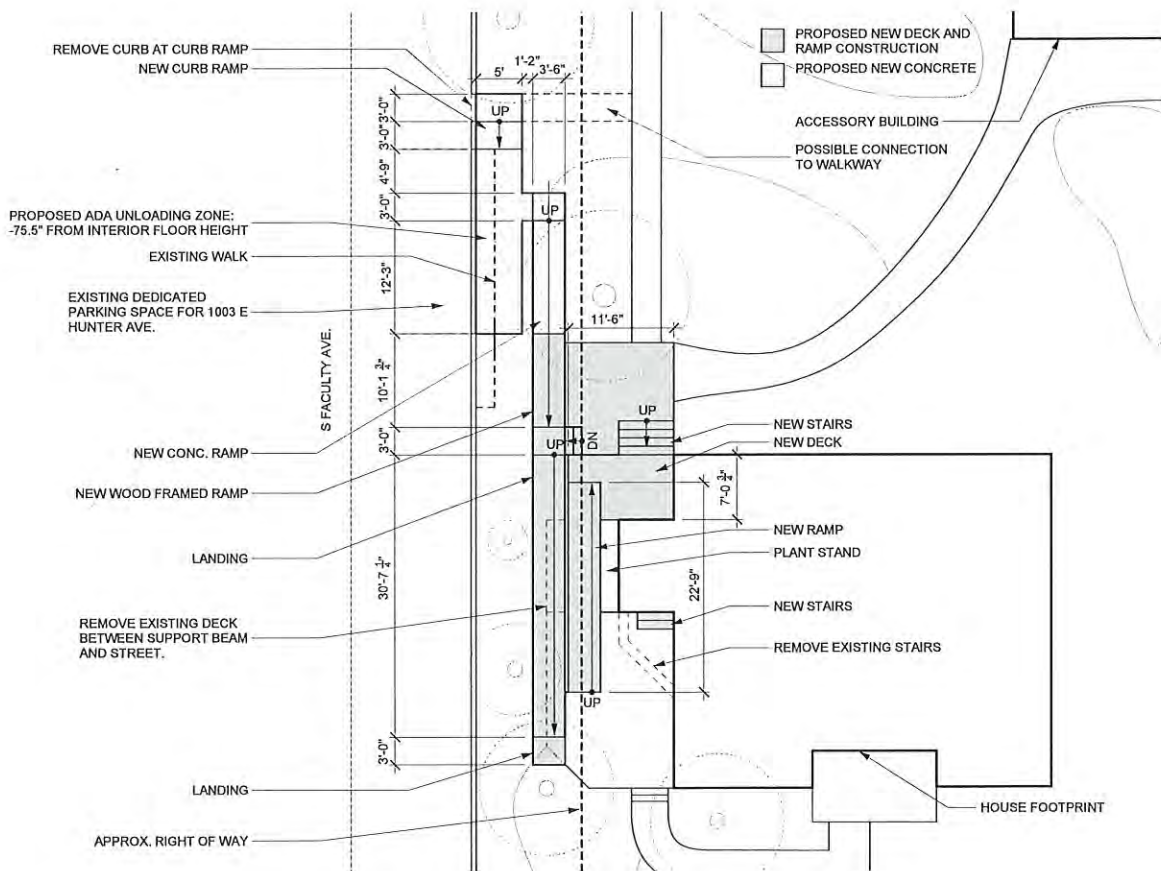
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.



POSSIBLE ALTERNATE FOR 2X2 SPINDLES: MOSAIC PANELS MADE BY OWNER WHO IS A LOCAL ARTIST. PANELS WOULD BE SIMILAR TO EXISTING PANELING AT DECK.

PHILLIPS RAMP PROJECT
 SKETCH LOOKING NORTHEAST FROM
 INTERSECTION OF S FACULTY AND E HUNTER
 7-28-20



1 SITE PLAN
SCALE: 1" = 10'

brownsmith
ARCHITECTS
2055 W INDUSTRIAL PK DR
BLOOMINGTON, IN 47404
usa@brownsmith.com
812-991-6587

PHILLIPS RAMP PROJECT

1003 E HUNTER AVE.
BLOOMINGTON, IN 47401

CERTIFICATION

REVISIONS

SITE PLAN

07-28-20

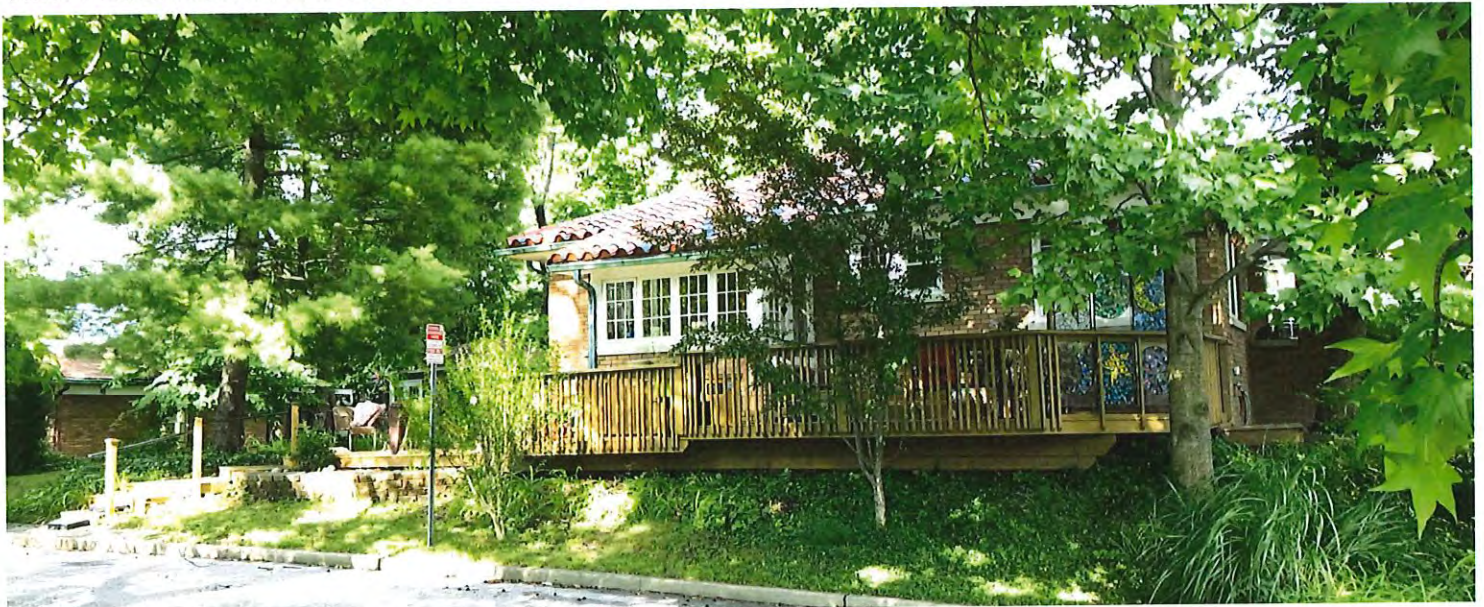
SCALED FOR PRINTING AT 11" x 17"

SHEET NUMBER

AS101



VIEW FROM NORTH-EAST APPROACH ALONG S FACULTY ST.



VIEW FROM EAST FRONTAGE ALONG S FACULTY ST.



VIEW FROM SOUTH-EAST APPROACH ALONG S FACULTY ST.

COA: 20-27

Address: 219 S. Maple St.

Petitioner: Chris Sturbaum

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

Rating: Contributing

Structure; Pyramid Roof Cottage c. 1905



Background: Located in the Greater Prospect Hill local historic district.

Request:

1. Add a story onto an existing one-story rear addition. Siding will be 4" lap to match house. Roof will be flat. The additional story adds 9' to the height to the rear addition.

Guidelines: Greater Prospect Hill Historic District Design Guidelines, pg. 23.

1. Use of materials currently on the existing structure can be continued on the Addition.
2. Excessive impact to the public way façade should be discouraged.
3. Increased design flexibility for additions on non-public way façades may be considered.

Recommendation: Staff recommends **APPROVAL** of COA 20-29 with the following comments:

1. The siding material and architectural detail are compatible with the primary structure.
2. The added height is concerning but because the rear addition will have a flat roof that fills into the hipped roof and does not extend above it, and the side yard setbacks are small, the addition will be hard to see from S. Maple. However, the addition will be highly visible from the alley behind the home that runs parallel to S. Maple.
3. Staff finds that the project meets all three of the guideline's standards for additions.

V. GUIDELINES FOR ADDITIONS

The following Additions exceptions are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guideline exceptions are necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.

Additions Guidelines follow the **New Construction Guidelines** with the following exceptions:

- 1. Materials Exception:** Use of materials currently on the existing structure can be continued on the Addition.
- 2. Building Outline and Mass Exception:** Excessive impact to the public way façade should be discouraged.
- 3. Fenestration* Exception:** Increased design flexibility for additions on non-public way façades may be considered.

*Fenestration: The arrangement, proportioning, and design of windows, doors and openings.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-27
Date Filed: 7-20-20
Scheduled for Hearing: 8-13-20

Address of Historic Property: 219 S. Maple
Petitioner's Name: Chris Sturbaum / Golden Hands Construction
Petitioner's Address: 334 S. Jackson
Phone Number/e-mail: 812 340-0724
Owner's Name: Elizabeth Hamlin / Jonathan Barnett
Owner's Address: 219 S Maple
Phone Number/e-mail: 812-345-4409

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. 21A S Maple

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

Owner is adding a second story on top of a previous one story addition. Existing addition is flat roofed and 2nd story will also be flat roofed. Roofed porch will have traditional railing. New addition will be difficult to see from Maple Street.

3. A description of the materials used.

Siding - 4" lap to match house. Trim in 1x4 to match existing exterior. Upper porch will match lower porch

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.

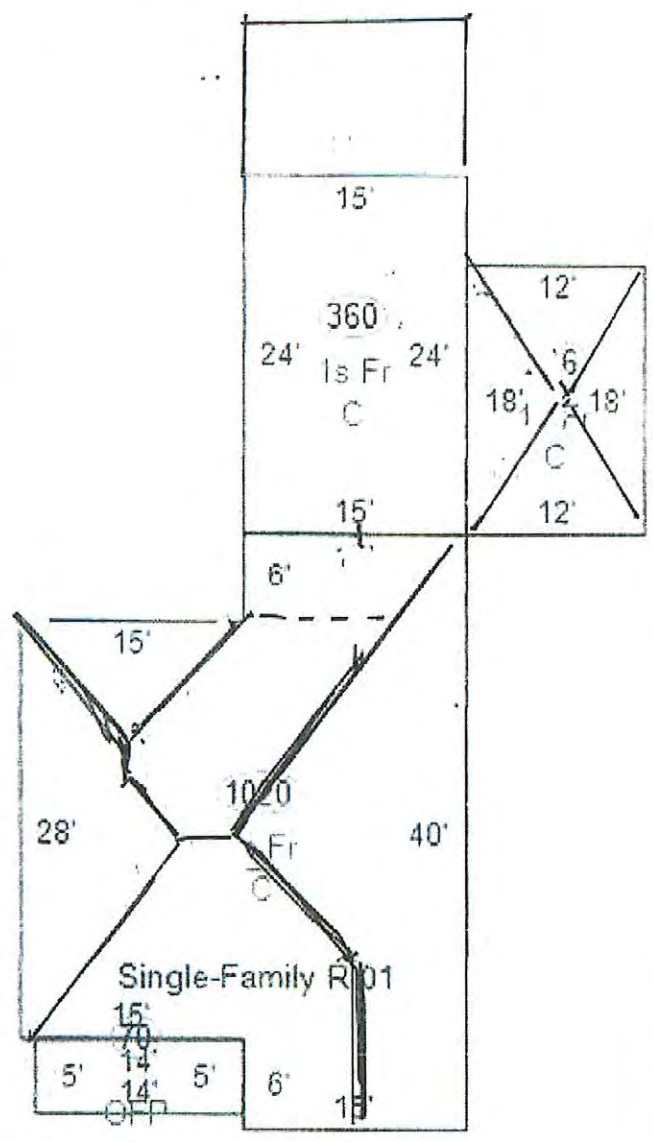
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.

EXISTING

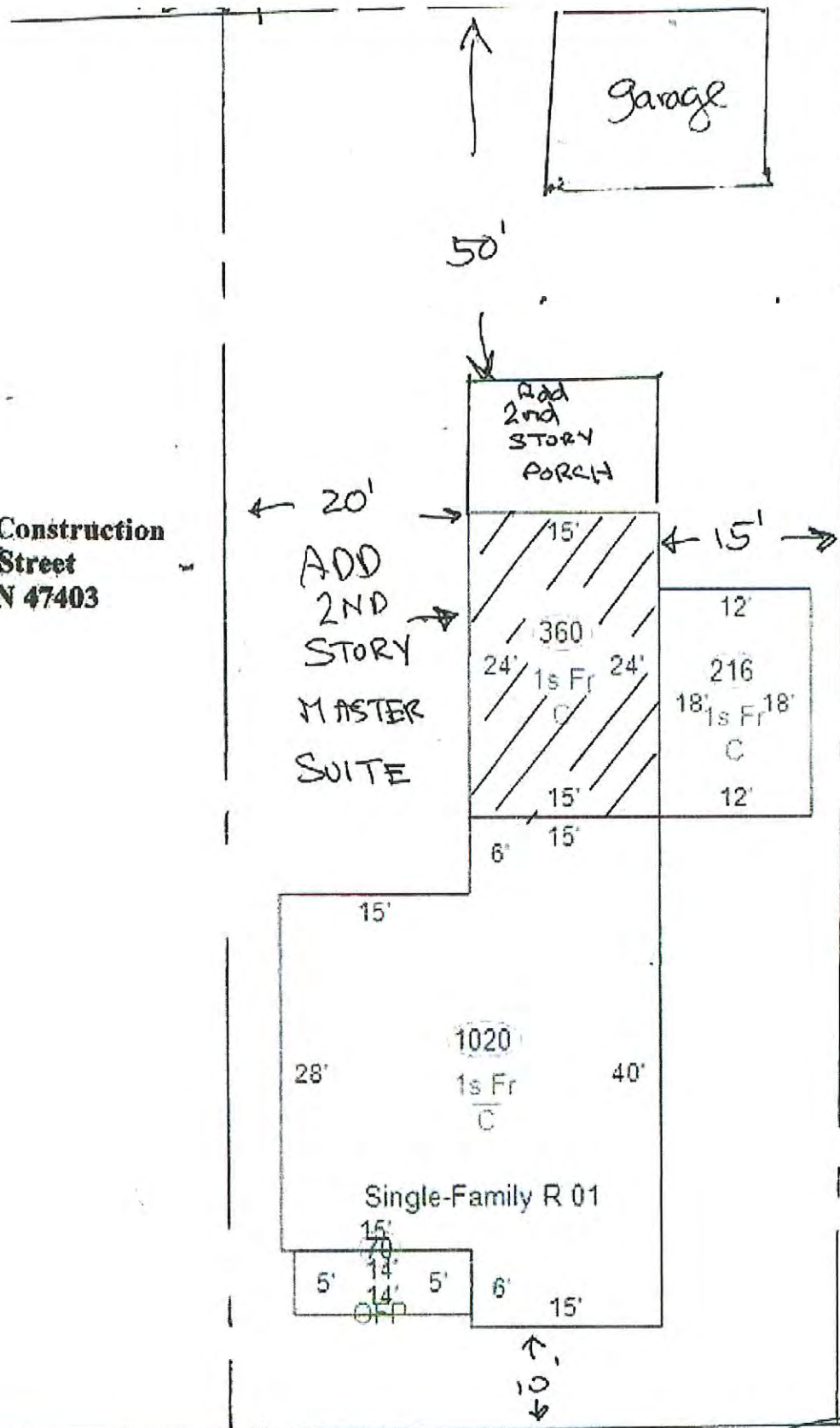
Garage

Golden Hands Construction
334 S. Jackson Street
Bloomington, IN 47403



219 S. Maple Street Site Plan

Golden Hands Construction
334 S. Jackson Street
Bloomington, IN 47403



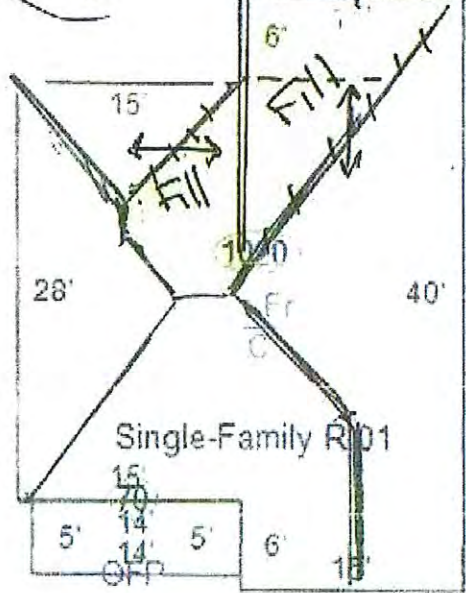
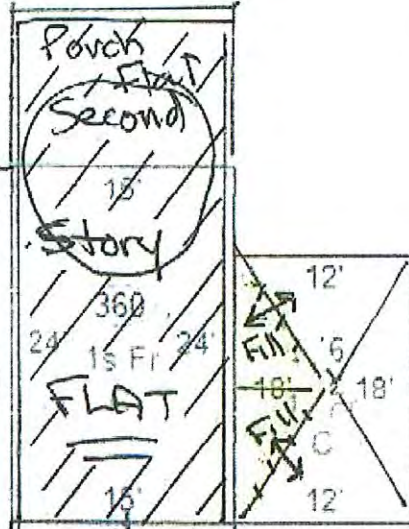
219 S. Maple Street

SITE PLAN

Golden Hands Construction
334 S Jackson Street
Bloomington, IN 47403

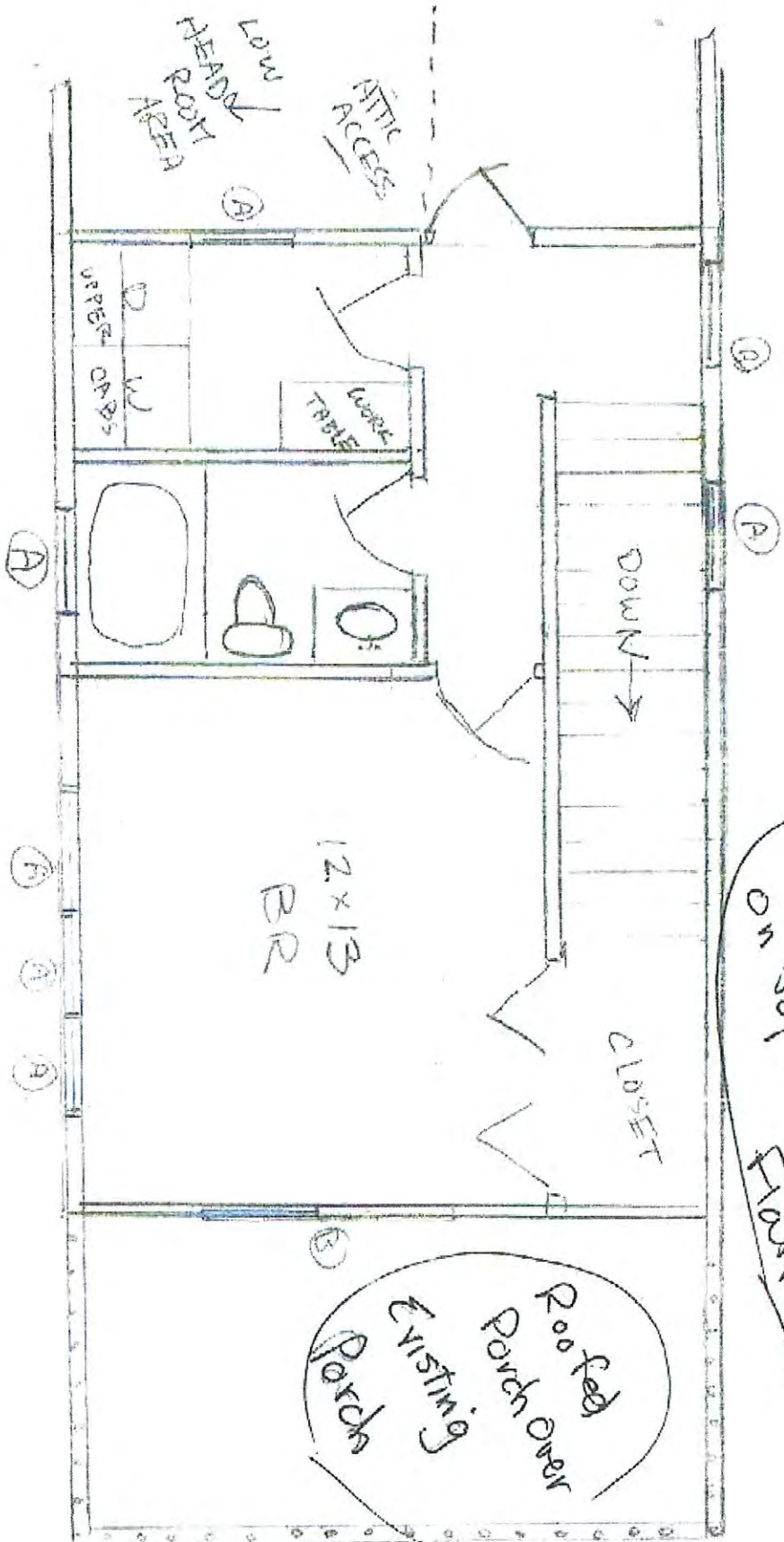
Add 2nd story
w/ Flat Roof
and fill gabled
into new
structure

Roof Plan



219 S. Maple Street

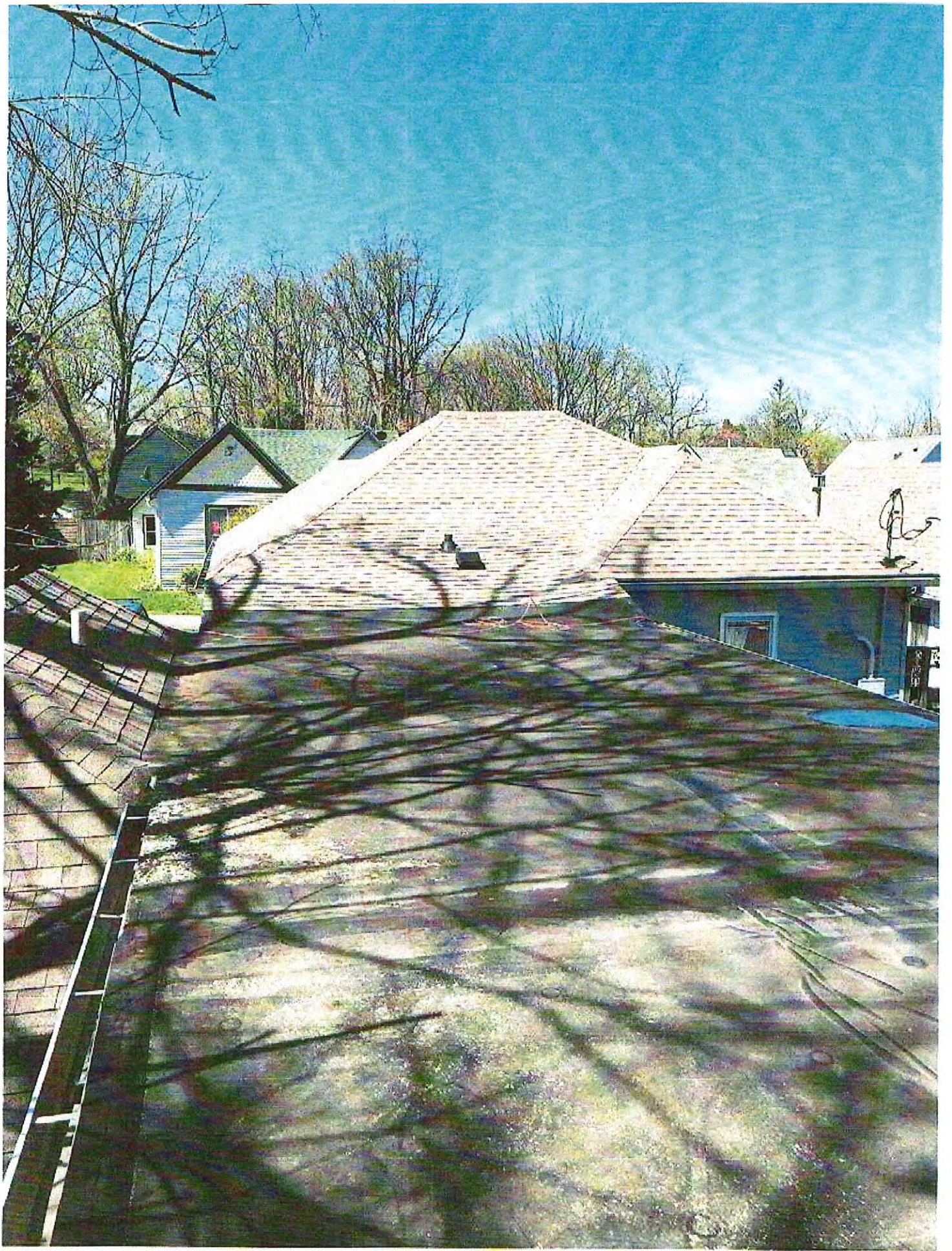
Golden Hands Construction
 334 S. Jackson Street
 Bloomington, IN 47403



2nd story of existing
 on top of
 first floor

- A 32x16 Awning Windows
- B 6'0" Sliding Door











3/27/2001

COA: 20-28

Address: 346 S. Buckner St.

Petitioner: Chris Valliant

Parcel #: 53-08-05-110-018.000-009

Rating: Contributing

Structure; Front Dormer Bungalow c. 1925



Background: The property that was on the lot at 346 S. Buckner received a COA and was demolished in 2019. The petitioner wants to move a “contributing” house to the now vacant lot.

Request: Rebuild bungalow currently located at 307 S. Muller Parkway on the lot.

Guidelines: Greater Prospect Hill Historic District Design Guidelines, pg. 24

1. The building to be moved should be compatible with the contributing architecture surrounding its new site relative to style, scale, and era.

Staff Comments:

1. The architectural style, date of construction, and size of the building is similar to other homes in southwest portion of Greater Prospect Hill historic district.
2. The building is compatible with the historic character of the area it is being moved to.

Staff Recommendation: APPROVAL of COA 20-28

VI. GUIDELINES FOR EXISTING STRUCTURES

A. MOVING OF AN EXISTING STRUCTURE

The following Moving of an Existing Structure Guidelines are copied directly from the 2008 Prospect Hill Conservation District Guidelines that were voted on by over 51% of the neighbors who voted. They have not been modified in any way.

STANDARDS FOR MOVING BUILDINGS

Existing historic buildings in the Prospect Hill Conservation Area should not be moved to other locations in the district. The moving of a historic structure should only be done as a last resort to save a building. It may be considered when its move is necessary to accomplish development so critical to the neighborhood's revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance, its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

SUBJECT TO REVIEW AND APPROVAL:

- 1. Moving any building within the boundaries of the Greater Prospect Hill Historic District.**
- 2. Moving any building into or out of the Greater Prospect Hill Historic District.**

The following guidelines are enforceable by the BHPC.

RECOMMENDED

1. The building to be moved should be compatible with the contributing architecture surrounding its new site relative to style, scale, and era.
2. Small noncontributing storage buildings (under 200 square feet) in backyards may be moved without review. Contributing accessory buildings require review according to guidelines for compatible new construction.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20-28
Date Filed: 7-15-2020
Scheduled for Hearing: 8-13-2020

Address of Historic Property: 346 S Buckner Street
Petitioner's Name: Chris Valliant
Petitioner's Address: 2591 S Garrison Chapel Rd
Phone Number/e-mail: 812-320-2139
Owner's Name: Chris Valliant
Owner's Address: 2591 S Garrison Chapel Rd
Phone Number/e-mail: 812-320-2139

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 #15 Prospect Park 3rd addition 53-08-05-110-018.000-

2. A description of the nature of the proposed modifications or new construction:
Rebuild California bungalow currently located at 307 S Muller Parkway on this Lot #15.

3. A description of the materials used.
The intent is to use all/as many of the original building materials as possible including preserving the original stone columns to add back 1/2 of the original porch

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: 20-29

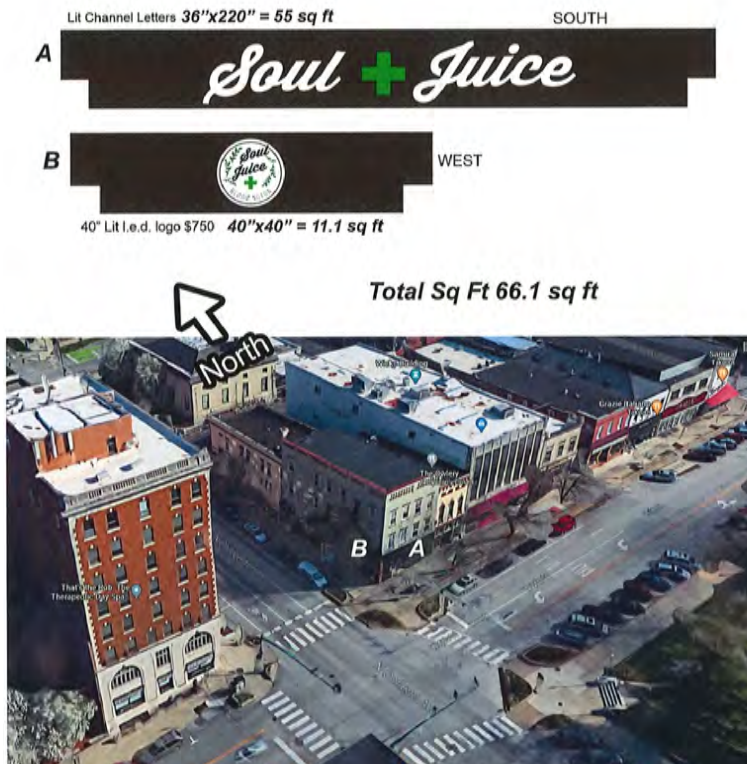
Address: 122 W. 6th Street

Petitioner: Nate Trueblood (Everywhere Signs)

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. Mount new signage on west and south facades of the storefront.
2. Signage will be 5" thick, aluminum sides, with channel letters. Internally lit (LED lights).

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

Recommendation: Staff recommends **APPROVAL** of COA 20-29 with the following comments:

1. The size is proportional to the façade and does not obscure any architectural features. The signage will not be any larger than the previously approved signage on the façade.
2. The material (aluminum) is listed as historically appropriate in the guidelines.
3. Internally lit LED signs are not prohibited by the guidelines.

4. GUIDELINES FOR SIGNAGE AND AWNINGS

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. Not all allowed signage types, by the UDO, are appropriate for the district.

A. Signage, General

1. Care should be taken with the attachment of signage to historic buildings.
2. 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.
3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.

5. 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 additional drilling into stone, brick, or even mortar. 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. It is encouraged that signage be placed where signage has historically been located.
6. Signage which is out of scale, boxy or detracts from the historic façade is discouraged.
7. Care should be taken to conceal the mechanics of any kind from the public right of way.

B. Wall Signs

1. Building-mounted signage should be of a scale and design so as not to compete with the building's historic character.
2. Wall signs should be located above storefront windows and below second story windows.
3. Signs in other locations will be reviewed on a case-by-case basis.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-29

Date Filed: 7-27-2020

Scheduled for Hearing: 8-13-2020

Address of Historic Property: 122 W. 6th St. Bloomington IN 474

Petitioner's Name: EVERY WHERE Signs / NATE TRUEBLOOD

Petitioner's Address: 2630 NORTH WALNUT Bloomington IN 47

Phone Number/e-mail: 812-323-1471 / everywhere signs@gmail

Owner's Name: JULIAN ROYER'S

Owner's Address: 5904 S. FOXWOOD LN Bloomington IN 47

Phone Number/e-mail: 517-348-9549 / Juice Julian@Juice my Soul.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. 013-22750-00 ORIG PLAT PT 225; 225A

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

NEW signs to mount to WEST & SOUTH FACE STORE FRONT

3. A description of the materials used.

5" THICK (ALUM SIDES) CHANNEL LETTERS w/ LEXAN FACE
and L.E.D. LIGHTS MOUNTED INTERNALLY

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: 20-32

Address: 916 S. Morton St.

Petitioner: Jefferson Shreve

Parcel #: 53-08-05-401-079.000-009

Rating: Contributing

Structure; Bungalow, c. 1920



Background: Located in the McDoel local historic district.

Request: Full demolition.

Guidelines: McDoel Historic District Design Guidelines, pg. 8

1. If the structure is contributing, in good repairable condition then a certificate of appropriateness will not generally be given.

Recommendation: Staff recommends **DENIAL** of COA 20-32 with the following comments:

1. While at the fringe of the McDoel district, the structure does not meet any of the criteria for demolition.
2. It is altered, but not significantly, and still retains enough integrity to contribute to the historic character of the district.
3. It does not appear to be in poor condition, although staff has not been inside or received any structural reports.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-32

Date Filed: 8/3/20

Scheduled for Hearing: 8/13/20

Address of Historic Property: 916 S Morton St.

Petitioner's Name: Jefferson Shreve

Petitioner's Address: 227 W. Dodds St B'ton 47403

Phone Number/e-mail: Jefferson.Shreve@Comcast.net 812 327-4000

Owner's Name: Perry Properties, LLC

Owner's Address: 910 E. Markwood Ave Indy 46227

Phone Number/e-mail: Same as petitioner

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. *Lots numbered 17 and 24 (the structure encroaches onto lot 24)*
2. A description of the nature of the proposed modifications or new construction: *Matthew Campbell's Addition, City*

I seek to raze the bungalow located at 914 S. Morton.

I have immediate plans to develop the lot.

Lots 17 & 24 are now in the EM District of the UDC.

3. A description of the materials used.

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

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

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

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

Demo Delay: 20-17

Commission Decision

Address: 424 1/2 S. Walnut

Petitioner: Matt Ellenwood

Parcel Number: 53-08-04-213-011.000-009

Property is Contributing

Structure; Commercial c. 1925



Background: Initially the Dew Drop Inn, Henry Boxman bought the building in 1928 and operated Boxman's Restaurant out of the structure until 1957. Boxman's received nationwide recognition and was featured in popular food-related magazines and articles. Henry Boxman was the second member inducted into the American Restaurant Magazine's Hall of Fame. This restaurant can claim many firsts including the first to offer curbside service, the first neon sign in Bloomington, and the second commercial air conditioner. Boxman was a personal friend of Kentucky Fried Chicken founder Harland Sanders and opened the City's first KFC at the building immediately south of his restaurant (432 S. Walnut).

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. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends holding **Demo Delay 20-17** until further research and discussion can uncover the full significance of the building. Preliminary research indicates that the building may be eligible for local designation under historic district criteria 1A and 2F.

Historic District Criteria. An historic district shall include a building, groups of buildings, structure(s), site(s), monument(s), streetscape(s), or neighborhood(s) which meet at least one of the following criteria:

(1) Historic:

(A) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history.

(B) Is the site of an historic event.

(C) Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architecturally worthy:

(A) Embodies distinguishing characteristics of an architectural or engineering type

(B) Is the work of a designer whose individual work has significantly influenced the development of the community.

(C) Is the work of a designer of such prominence that such work gains its value from the designee's reputation.

(D) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation.

(E) Contains any architectural style, detail, or other element in danger of being lost.

(F) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city.

(G) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

S. COLLEGE AV.

S. WALNUT

D.H.

D.H.

W. SMITH

AV.

E. SMITH

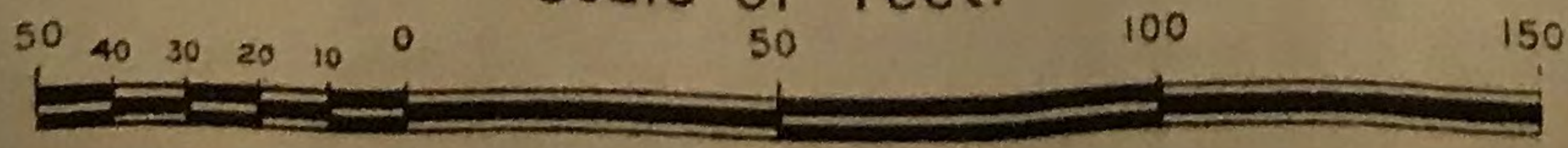
247 (5A)

1927 Sanborn Map Sheet 6

8" W. PIPE

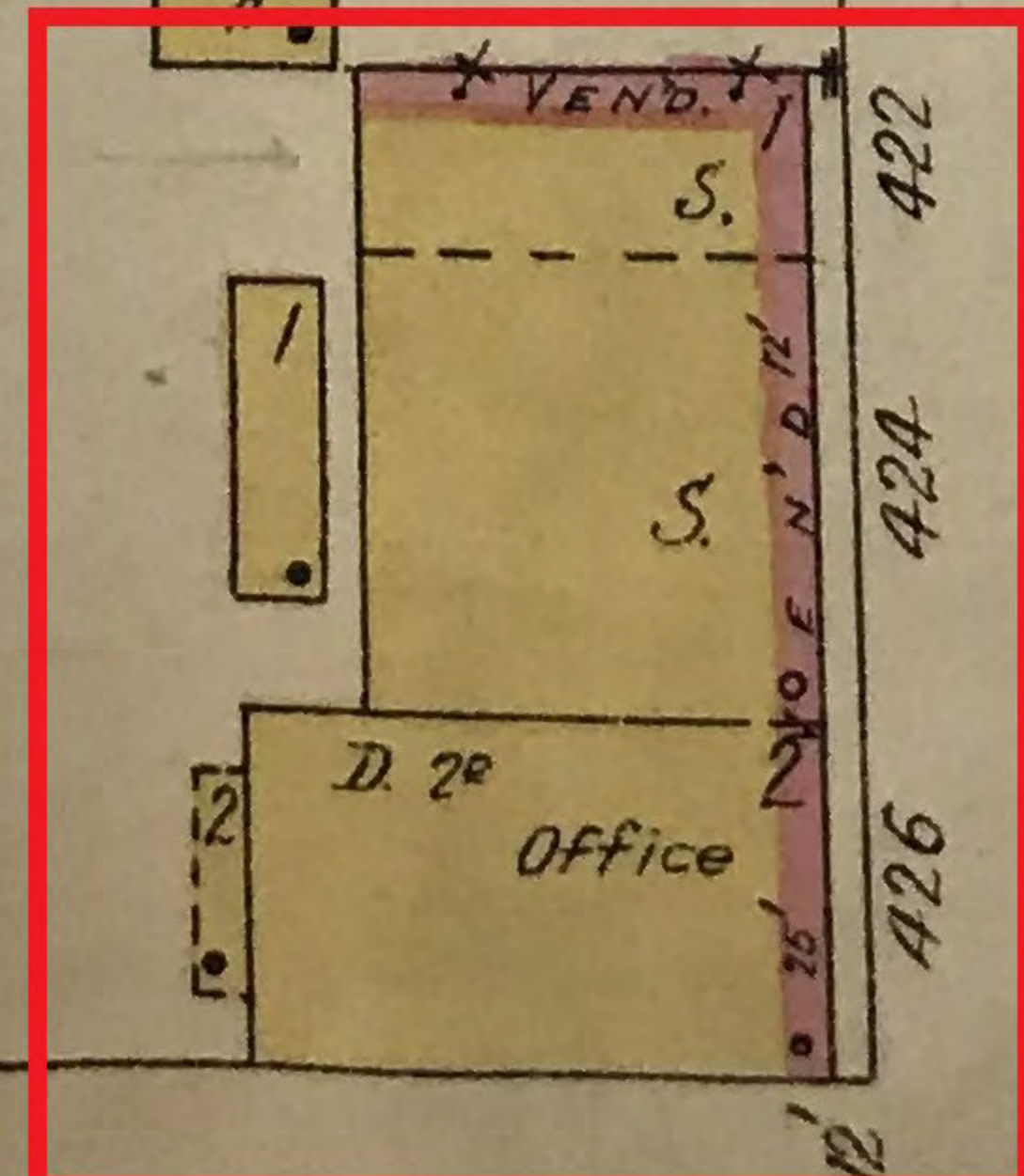
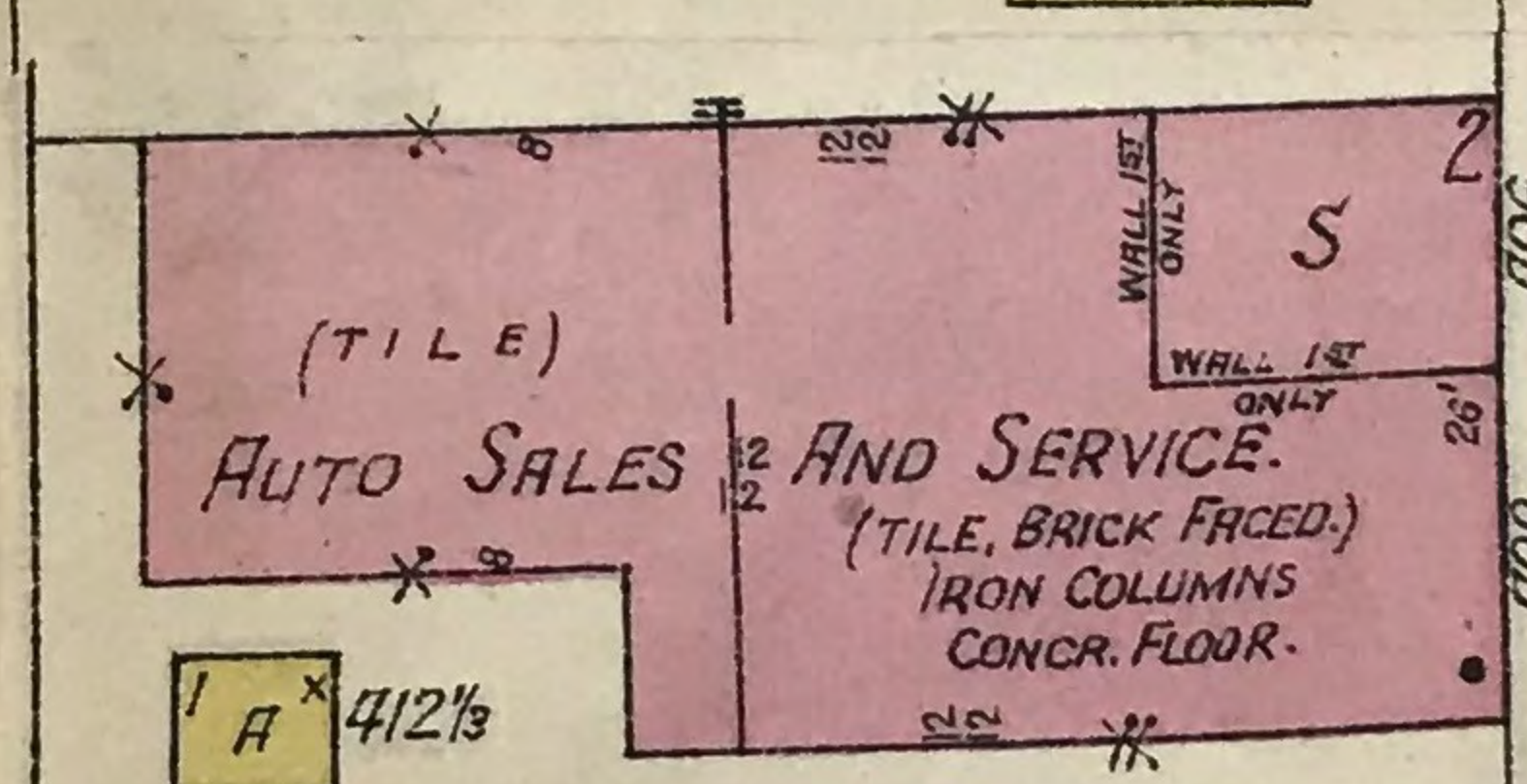
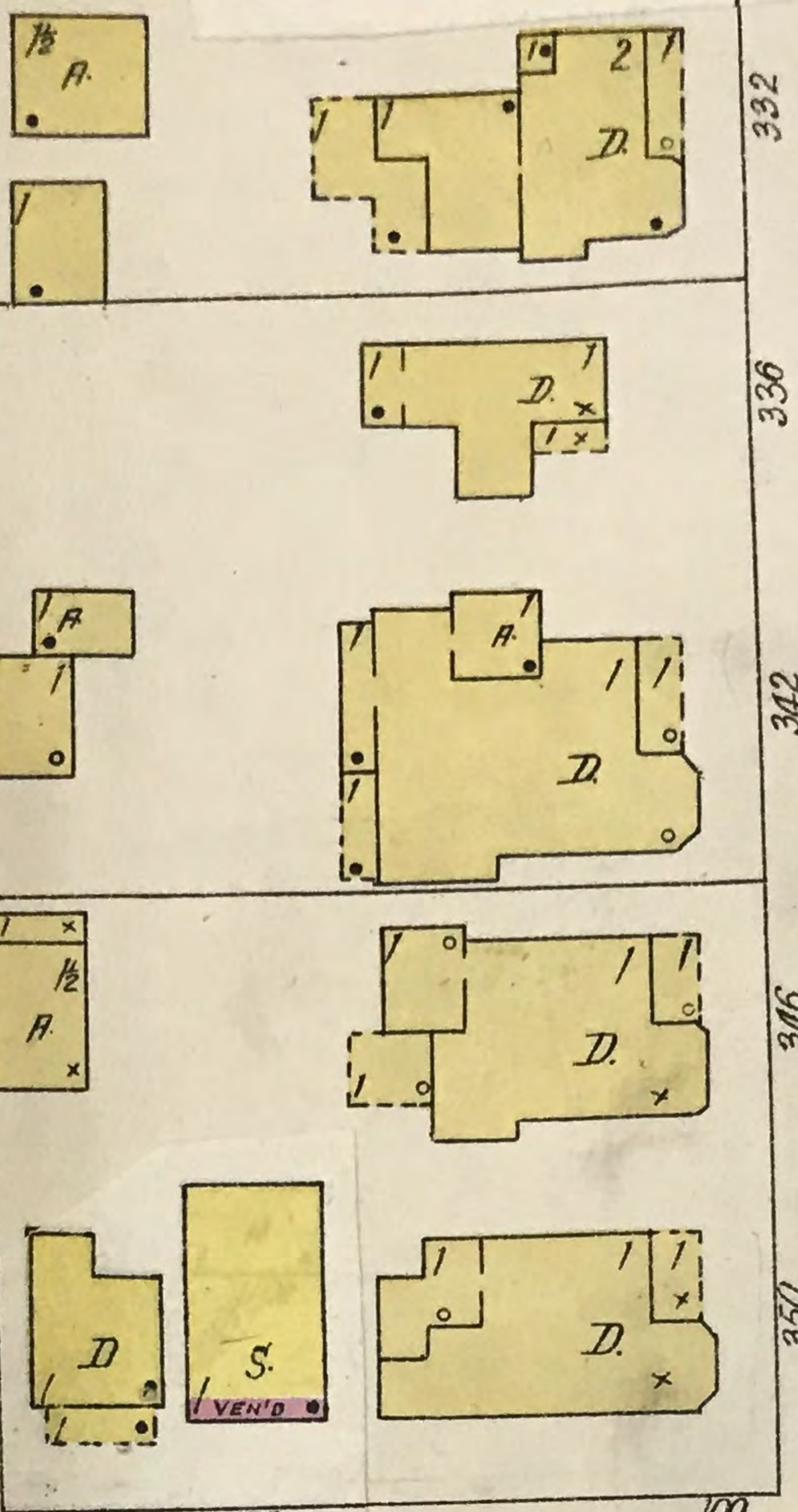
4" W. PIPE

Scale of Feet.



Copyright 1927 by the Sanborn Map Co.

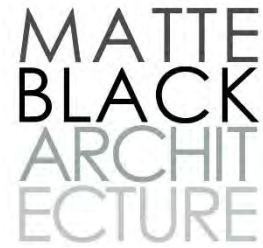
22



Building Assessment

424 S Walnut Street
Bloomington, In 47404

Josh Alley
424 Walnut LLC



The structure at 424 South Walnut, according to available GIS data, was built around 1900 and consists of a 2-story portion on the southeast side of the property along with a 1-story portion on the northeast side of the property. The 2-story portion consists of a vacant commercial space (formerly food and entertainment establishment) with a residential apartment above (condition and occupancy unknown). The 1-story portion contains an open commercial space with a commercial kitchen, bar, restrooms and accessory storage spaces in the western portion of that space. The commercial spaces are connected and open to one another even though it appears that at one point in time they were separate (as evidence by a partial masonry wall opening).

The exterior comprises of masonry and wood-framed construction with a traditional brick storefront on the east (street) side and cmu or wood-framing on the remaining facades. The rear (west) side of the structure is partially below grade due to the slope of the property up to the west. There is an upper level covered deck and lower level storage space at the rear of the 2-story portion that appears to have been added on at some point. The roof consists of a rubber membrane with visible low spots and significant disrepair and neglect. The masonry appears to be in poor condition, especially on the north and parts of the east (street) side. There is noticeable cracking, mortar loss, holes and staining that reflect years of neglect. The condition and makeup of the south exterior façade is somewhat unknown as it appears to have been covered over recently with fiber cement siding. There is exposed wood framing and water damage, particularly at the north and west facades. Also, the roof membrane has been extended down over the north façade and improperly lapped and “sealed” to the brick below. Air and light is visible through the exterior from the northwest corner of the structure. Per previous discussions with CBU a former open culvert that runs under the north portion of the existing building was filled and sealed off during major storm water renovations several years ago.

Some online searches and the GIS database indicate that the east (streetfront) façade has seen a host of materials, entries and tenants with an unknown “original” condition or appearance. There are currently 3 entries on the front of the building, 1 of which leads to the upstairs apartment, a second which is accessed via a long residential style wood ramp and stoop and the third via a vestibule which contains a step up inside to the main commercial floor. The vestibule appears to have been added on at some point and utilizes glass block and a storefront door, which isn't per the original time of construction. The large non-masonry signage area above the vestibule also appears to have been added at a later date and doesn't reflect any particular style or era of construction. Based on older photographs the building front contained larger stoops and multiple tenant entry locations that have since been removed, altered or covered up. The windows and doors appear to be of various types, styles and conditions (most not appearing original) reflecting various tenants, owners and again years of neglect and most likely limited resources.

The interior structure and condition is decidedly not safe nor up to current building code or accessibility standards. The main floor level, which is over a foot above the sidewalk level, varies by several inches in places and interior columns and beams appear to be almost randomly placed with unknown foundation and load-carrying capacities. Some columns have sunken into the floor by several inches indicating there may be no foundation at all. Many beams are sagging and have been covered, reinforced or spliced together in a very haphazard way. The ceiling indicates substantial water damage and may be hiding significant roof structure issues.

BFW Crane (structural engineer) was consulted by the previous owner to help prepare drawings for a new roof replacement as that was deemed to be the most dangerous portion of the existing structure. An initial construction estimate to replace the entire roof of the 1-story portion with a new structure and roof based on those drawings was over \$300,000.00 (see proposal by Building Associates). That did not include any other issues outlined above. The condition of the mechanical, electrical and plumbing systems are somewhat undetermined but most appear to be either outdated, out of code compliance or unsafe. It is very likely that lead and/or asbestos exists within the structure and would also need to be abated. The foundation and crawlspace below the structure wasn't inspected but most likely needs attention as well.

In summary, there are significant and costly repairs, renovations and replacements that would need to be done to the existing structure just to make it occupiable and functional (let alone valuable or desirable to a tenant). It's very likely based on initial estimates that those repairs would exceed the current value of the building and land itself. The building doesn't appear to be a notable example of the original era of construction nor does it contribute to a larger historical context in any significant way. While there are some older structures nearby that have been maintained and do provide a sense of an older context, most of the properties are either newer mixed-use, somewhat older residential or under-developed and out of place (i.e. don't relate to the historic or current architectural fabric). The recommendation would be to demolish the structure and develop the property anew with consideration to both the former (historic) and existing (modern) fabric of the neighborhood. Care should be taken to provide appropriate space that would restore a sense of place and community for years to come.

Thanks and let me know if you have any questions.

A handwritten signature in black ink, appearing to read "Matt Ellenwood". The signature is fluid and cursive, with the first name "Matt" and last name "Ellenwood" clearly distinguishable.

Matt Ellenwood, AIA, IN Architect #AR11100124



3701 Jonathan Drive • Bloomington, Indiana 47404



PROPOSAL

Proposal Submitted To: Skip Vancel		Date of Proposal: 12-20-2019	Job Number 2019163
Address: 424 S. Walnut Ave.		Job Name: Players Pub Renovation	
City, State, Zip Code Bloomington, IN, 47401		Location: Bloomington	
Attention:	Phone #: 305-776-1515	Fax #:	Job Phone #:

SCOPE OF WORK

Provide material, equipment, and labor to complete the following

Option #2

- Provide Temporary power to both units with 100 amp each.
- Demo North exterior wall.
- Demo West exterior wall on North end.
- Demo all roofing and trusses.
- Demo interior walls.
- Demo all wood flooring and floor trusses.
- Install #7 compacted stone for base.
- Install 6’x6’x16” concrete footing with 5# (6 each way) x4
- Install 6’x4’x16” concrete footing. X2
- Install 2’x3’x16” concrete footing. X2
- Install 6x6x3/8” Steel Columns. X8
- Install 8” CMU block- Grout vertically every 24” with #5 rebar and horizontal reinforcement every 16”.
- Install new structurally flat roof trusses.
- Infill 2 openings on South wall to meet 2-hour fire rating. (Finish dry wall)
- Install new vinyl siding on North wall of apartment building above new roof line. This proposal does not include any structural repairs that may be needed.
- Seal new CMU block with Drylok white in color.
- Install caulking and backer rod in expansion joints.
- Install 3/4 tong and groove sheeting on roof.
- Install new 6” seamless gutter on West wall.
- Install T-111 on heal of new roof truss.
- Install new Duro-Last 50 mil membrane on new roof.
- Install tapered 1/4” iso insulation under new membrane.
- Install new coping on North and East parapet.
- All work to be done during normal working hours.

Add option: 1- Layers of 2” Iso insulation to achieve an average R-30 on the roof deck. \$ 3,350.00

Clarifications.

- This price includes \$2,100.00 allowance on building permitting.



3701 Jonathan Drive • Bloomington, Indiana 47404



- We have excluded a meter mode until Duke can give us an exact location where the meter will be located. They will also be providing a cost for the new services.
- We have excluded any modification to the vestibule until the owner or new tenant can provide an exact description on what is wanted.
- All permanent electricity has been excluded.
- All plumbing has been excluded.
- All finishes on the interior have been excluded.
- All windows or doors have been excluded.
- All interior insulation has been excluded.
- Anything not specified on this proposal has been excluded.
- All power to be supplied by one meter. Owner will be responsible for utility bill

Total: \$304,400.00

We propose hereby to furnish materials and labor complete in accordance with above specifications for the sum of:

Three Hundred and Four Thousand Four Hundred Dollars. (\$304,400.00)

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKER'S COMPENSATION INSURANCE.

AUTHORIZED SIGNATURE _____

Brady J. Showalter VP

NOTE: This proposal may be withdrawn by us if not accepted within 60 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE _____

Date of Acceptance: _____

Title



BFW CRANE, INC.

STRUCTURAL
ENGINEERING

Matte Black Architecture
Bloomington, Indiana 47401

04 AUG 2020

Re: 424 S Walnut – Bloomington, IN
Visual Structural Inspection

Matt;

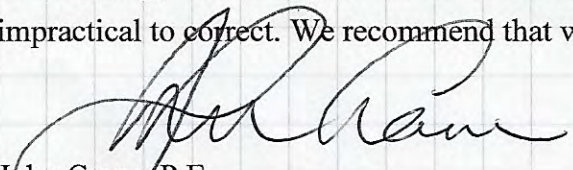
Per your request we have completed a general visual review of the structure located at 424 S Walnut Street.

This building appears to be comprised of a 2-story Southern portion and a single-story northern portion with a common wall. Both have brick veneer and wood floor and roof framing systems. The nature of construction suggests that the northern single-story portion was added after the primary 2-story southern portion was in place.

The single-story portion appears to have a significantly insufficient floor framing system as evidenced by the obvious deflections/slope of the floors. The masonry veneer exhibits visual displacement, cracking of units and mortar joints (particularly severe @ North wall). The entire roof system appears to be randomly framed, with deflections/deformations of components visible in numerous locations.

The 2-story portion also appears to have floor system deficiencies, as deflections and sloping areas of the floor are apparent. Significant irregularities in the framing of the South wall are visible (“lumps” in the siding). The randomly framed exterior balcony structure should be renovated or removed due to obvious structural deficiencies.

In summary, the both portions of the building have numerous structural issues that may be impractical to correct. We recommend that wholesale demolition/reconstruction be considered.


John Crane, P.E.
BFW Crane, Inc.

PO BOX 41
CLEAR CREEK, IN 47426

8 1 2 - 8 2 4 - 4 2 6 0
bfwcrane@comcast.net

Existing Conditions

424 S Walnut Street
Bloomington, IN 47404

MATTE
BLACK
ARCHITECTURE



East Façade (varied conditions & styles)



Entry Vestibule (not accessible or original)



South Façade (hidden exterior condition)



West Façade (porch over storage addition)



West Façade (roof sagging & failing)



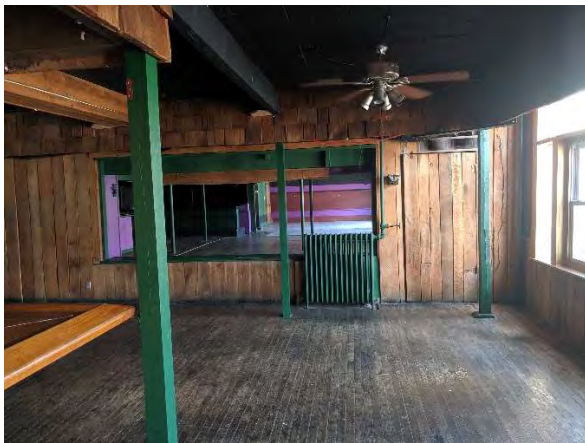
Northwest Façade (exposed wall & roof)



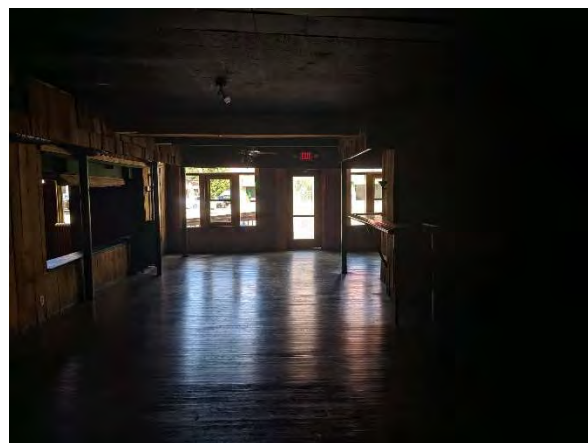
North Building looking east (sinking columns)



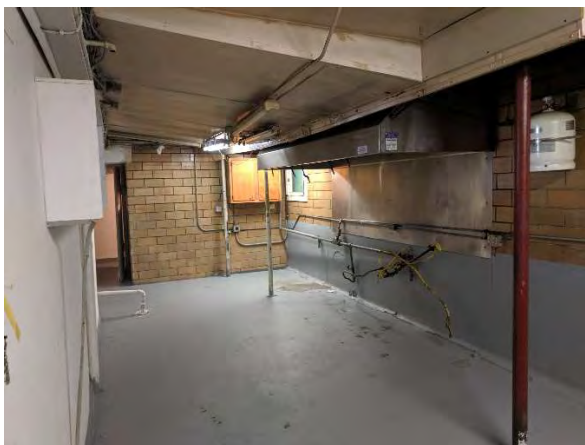
North Building looking north (sagging beam)



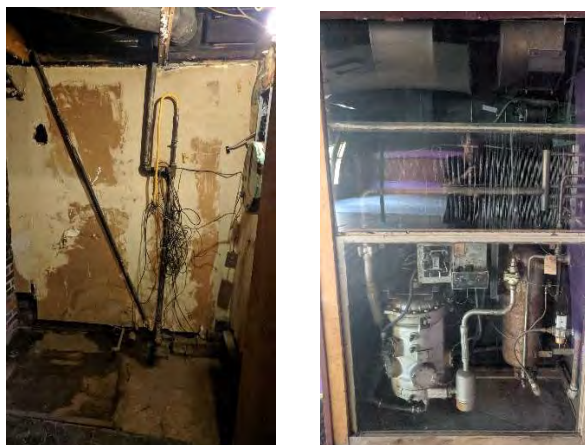
South Building looking north (wall opening)



South Building looking east (hidden supports)



North Building former kitchen



South Building utilities (exposed wiring & mech)

explores diners' heyday



Courtesy photo

The former Boxman's Restaurant, originally known as the Dew Drop Inn, is featured in the "Diner, Ducks and Doves" exhibit at the Monroe County Historical Society now on display at the Monroe County Historical Museum, 202 E. Sixth St. The local mu

1951



THE PIT STOP

6/13/2001

2010





PLAYER'S PUB



M

PLAYER'S PUB

SUNITE

Maple Heights Conservation District Design Guidelines



Table of Contents

Credits	03
Foreword	03
Maps	04
General Location	04
District Boundary	05
Existing Zoning	06
History & Significance	07
Fundamental Concepts	07
Traditional House Forms	08
Guidelines for New Construction	16
Primary Structure Guidelines	16
Context	16
Siding Materials	16
Setback	20
Orientation	21
Building Entry	22
Porches	23
Spacing	24
Building Heights	25
Building Height / Side Setback	26
Building Outline	26
Mass	27
Foundation / First Floor Elevation	28
Fenestration	29
Accessibility	30
Sustainability	31
Accessory Structure Guidelines	32
Other Issues	33
Utilities and Equipment	33
Parking	33
Style and Design	33
Guidelines for Moving Buildings	34
Guidelines for Demolition	35
Procedures for Revising the Conservation District Guidelines	36

CREDITS

City of Bloomington Historic Preservation Commission, 2019

Members of Bloomington City Council, 2019

Design Guidelines Committee:

Neighborhood Members: Thomas Doak, Jane Goodman, Susan Hathaway, Lucy Schaich, assisted by Reynard Cross, Terry Usrey

Bloomington Historic Preservation Commission Members: Sam DeSollar, Deborah Hutton

Bloomington Historic Preservation Commission Staff: Conor Herterich

FOREWORD

Citizens, developers, workers, and homeowners are interested in living and working in neighborhoods that are distinctive. There is abundant evidence that people are more likely to buy houses in distinctive neighborhoods, more likely to establish new businesses in distinctive neighborhoods, and more likely to work together with their neighbors on community projects in distinctive neighborhoods as well. Distinctiveness is an important amenity, and people are willing to contribute to the economic development of a distinctive city or neighborhood.

One of the things that makes a neighborhood distinctive is its history. The most obvious evidence of a neighborhood's history is the kinds of buildings and structures it contains. The objective of this set of conservation guidelines is to preserve the distinctiveness of the Maple Heights neighborhood by conserving the architectural evidence of its history and to maintain its affordability. These guidelines regulate the demolition of properties, delineate design guidelines for new construction, and address the movement of houses into and out of the district. They do not cover modifications to existing houses and other structures unless they are to be moved or demolished.

These design guidelines are intended to assist property owners in making informed decisions about their historic homes and properties. The underlying goal is to preserve the elements of the district that create its unique character but also to acknowledge the advantages of reuse, renovation, and repair.

In creating this book of design guidelines, the Committee consulted guidelines used by other neighborhoods in Bloomington, especially Prospect Hill, as well as neighborhoods and communities in other states.

SCOPE OF DESIGN GUIDELINES

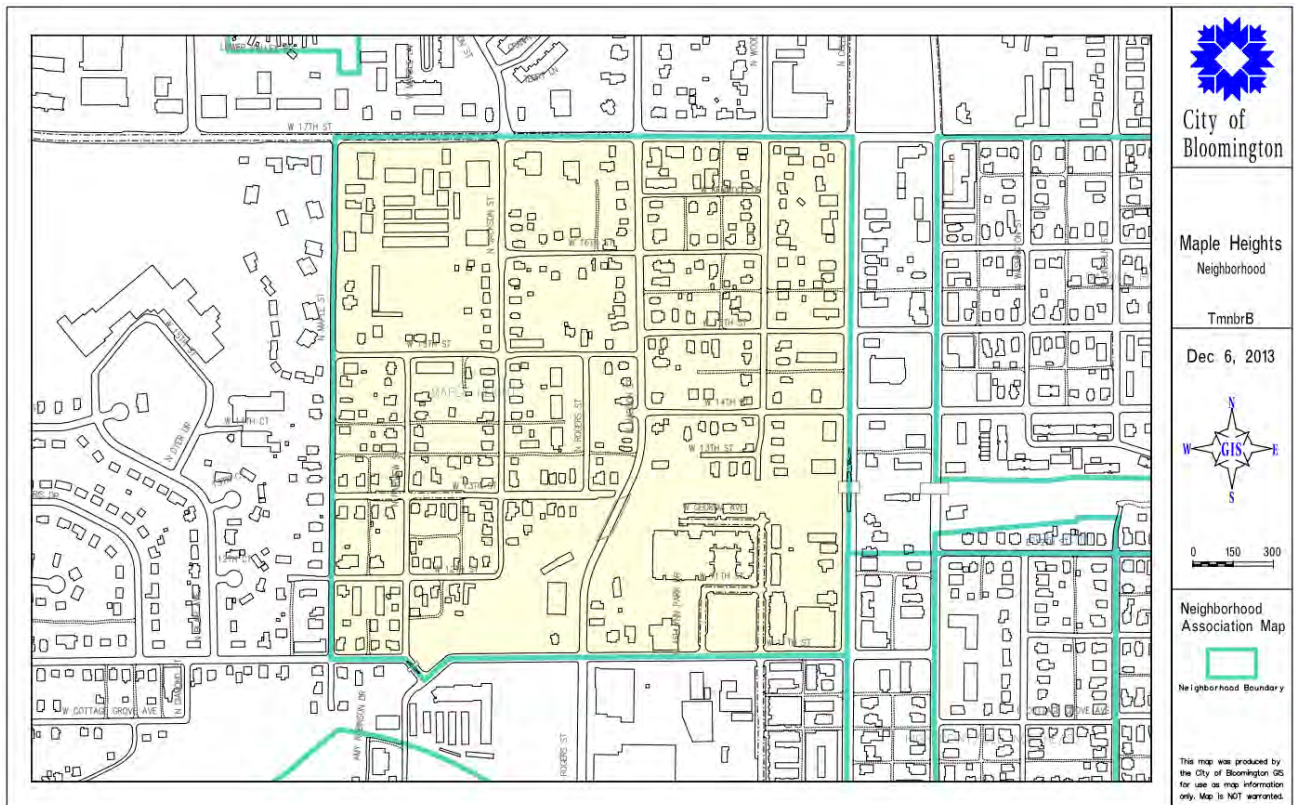
The Maple Heights Conservation District roughly covers the area bounded on the south by West 11th Street, on the north by West 15th Street, on the west by North Maple Street, and on the east by Jackson and Rogers Streets. The district boundaries were drawn to include the houses deemed of greatest architectural and historic significance. See the attached map for the exact boundaries. This area is currently zoned residential core.

LIST OF MAPS

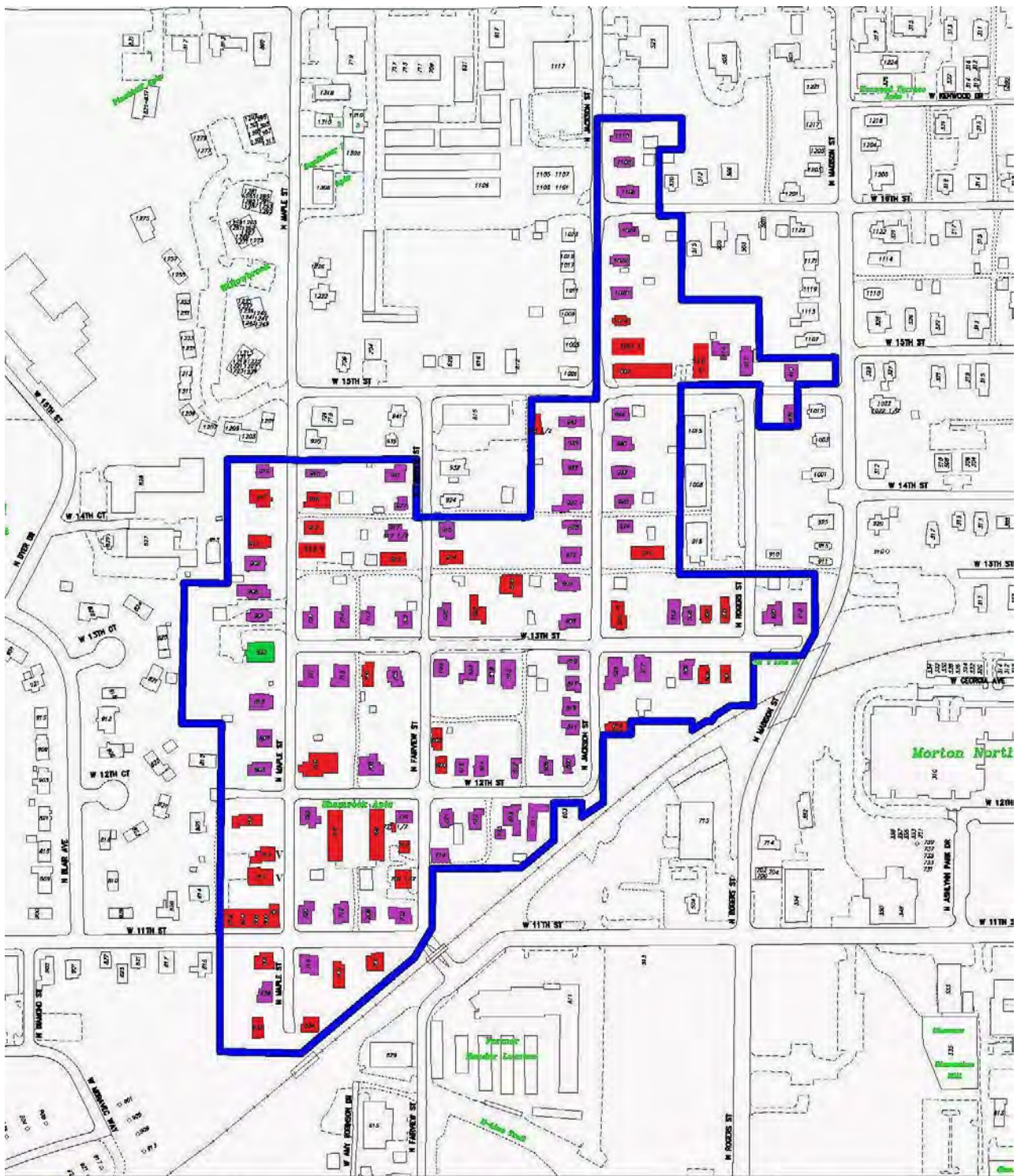
Figure 1: Maple Heights Neighborhood Boundaries

Figure 2: Maple Heights Conservation District Boundaries

Figure 3: Maple Heights Zoning Map



Maple Heights Neighborhood Boundaries



Maple Heights Proposed Conservation District

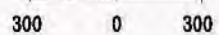
For use as map information only, information is NOT warranted.

- V - Vacant
- - Non Contributing
- - Contributing
- - Notable

May 31, 2018

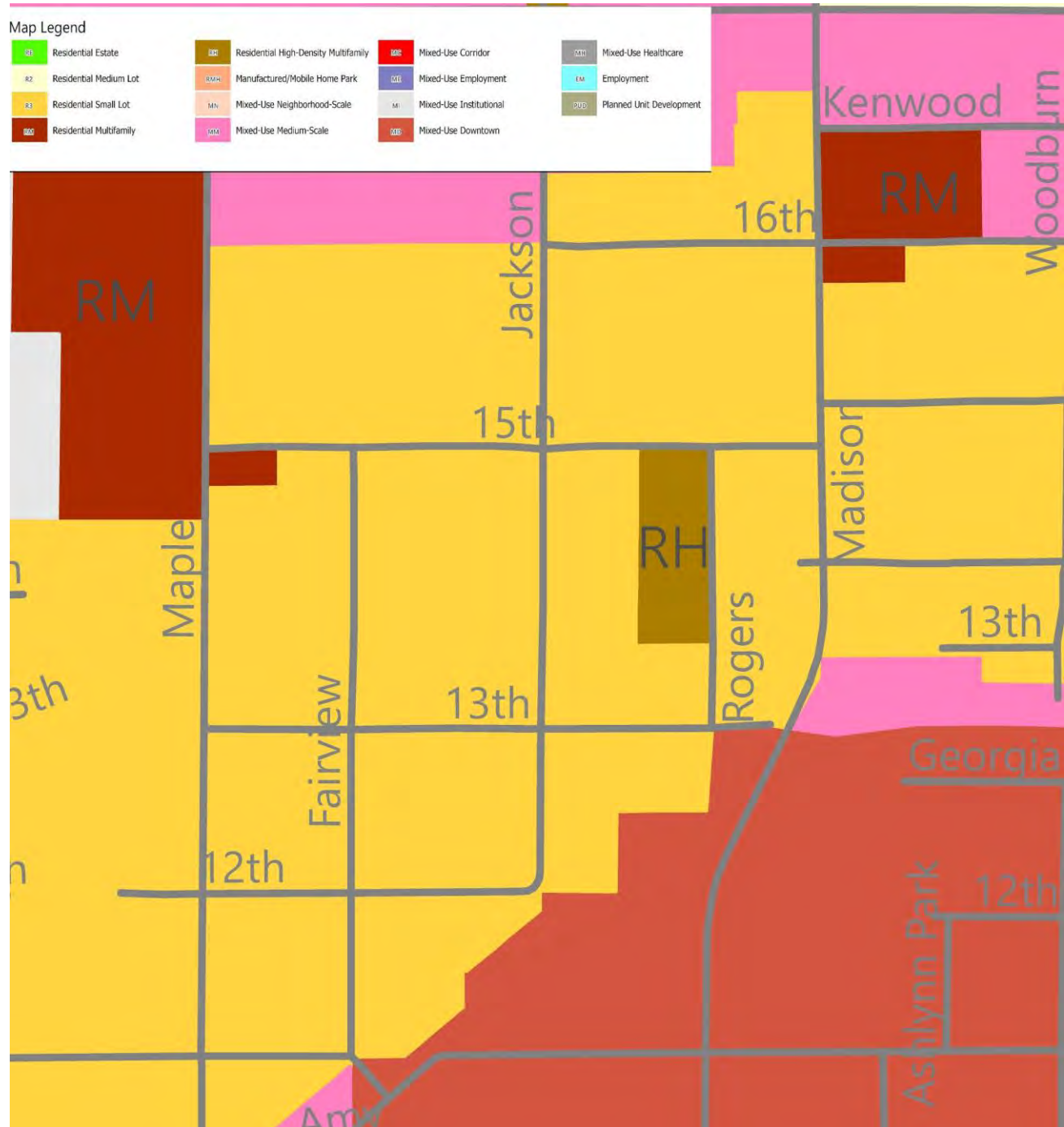


Scale: 1" = 300'



Maple Heights Conservation District Boundaries

Existing Zoning



Bloomington Zoning map of the Maple Heights neighborhood.

HISTORY AND SIGNIFICANCE

Just a half mile north of the Showers Brothers Furniture Factory complex in downtown Bloomington, Maple Heights developed out of a need for worker housing near downtown factories during the late 19th and early 20th centuries. However, the story of the neighborhood goes back further to the Blair family, which in 1825 settled the land where the neighborhood is located. Prominent Covenanters in the Bloomington community, the Blair family farmed the land and through the years also played important roles in the Underground Railroad, Indiana University, and local government and development.

As the family sold off portions of the farm beginning in the late 1800s, developers subdivided the land to create plots for prospective homeowners. With the exception of the Blair farmhouse (the house now known as the “Blair House”), which was built around 1860, construction dates of houses within the Maple Heights Neighborhood closely follow the creation of the platted additions, with the earliest of the houses being constructed between 1895 and 1915.

The construction and styles of houses built in Maple Heights are representative of the need for worker housing near the downtown area. As factories and businesses such as the Showers Brothers Furniture Factory and the Nurre Glass Works grew and prospered with the expansion of the rail industry, companies began employing more factory workers throughout the city. This led to an increased need for small, affordable houses located near a worker’s place of business. Maple Heights became an ideal location for families to live affordably while still remaining close to most of the major factories into at least the 1930s.

FUNDAMENTAL CONCEPTS

The purpose of new construction guidelines is to present concepts, alternatives, and approaches that will produce design solutions that recognize the characteristics of the Maple Heights Neighborhood Conservation District area and brings harmony between new and existing buildings. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions that may be appropriate. While guidelines can create an acceptable framework, they cannot ensure any particular result. Consequently people may hold a wide range of opinions about the resultant designs since those designs are largely a factor of the designer's ability.

- The Maple Heights Neighborhood is an historic area unique to Bloomington and represents a specific period in the development of the City.
- Attempts to design new construction modeled after other historic communities, such as Georgetown, Savannah, Williamsburg, or New Harmony, are not appropriate.
- New construction should reflect the design trends and concepts of the period in which it is

created. New structures should be in harmony with the old, yet at the same time be distinguishable from the old, so the evolution of the historic area can be interpreted properly. The architectural design of any period reflects the technology, construction methods, and materials available at the time. Therefore, today's architecture should reflect the design approaches, technology, and materials currently accessible. Imitation of "period" styles in buildings of new construction is not appropriate in any historic area. Mimicking the traditional design characteristics of an area will dilute the quality of the existing structures and will threaten the integrity of the district.

- Newly designed buildings should not detract from the character of the historic area. Form, scale, mass, and texture are all elements that allow classification of a particular building into type and/or style categories. The concentration of a certain style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.
- New construction should clearly indicate, through its design and construction, the period of its integration within the district.
- Universal access to all persons is encouraged in new construction.

TRADITIONAL HOUSE FORMS

The area included in the Maple Heights Conservation District displays housing forms and styles that were commonly constructed from the 1890s through the 1930s. These forms are not unique to Maple Heights, but illustrative of early working-class residential neighborhoods in Bloomington generally. It is the architectural fabric created by these many small houses which make this neighborhood distinctive and which we seek to protect through the guidelines.

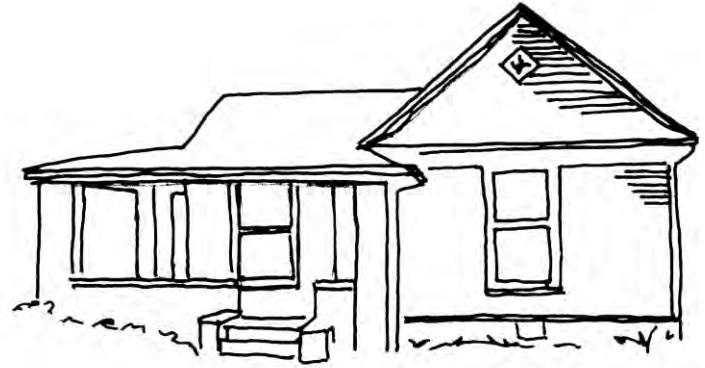
The dominant styles of houses in the neighborhood are gabled-ell cottages and pyramid roof houses. However, there are examples of Shotgun Houses, Double-Pen Houses, I-Houses, Dormer-Front Bungalows, and California Bungalows. Many of these early twentieth century structures are intact and maintain their historic integrity.

Sample Styles of Houses Found in the District

- Gabled-ell – common between 1890 and 1910.
- Pyramid Roof Cottage – common between 1900 and 1930
- California Bungalow – common between 1910 and 1939.
- Dormer Front Bungalow – common between 1905 and 1930.
- Shotgun – common between the mid-1800's and 1930.
- Double Pen- common in the 19th century
- I-House – common between the mid to late 19th century

Gabled-ell

The gabled-ell form has a cross-gabled plan with a front porch stretched across the intersecting gables. The house is usually placed with the long side of the house parallel to the street. The entrance is double sided with doors on each of the wings facing one another. The houses convey a horizontal plane much like a ranch. Sometimes the house is located on an alley with the long side appearing perpendicular to the street.



?



? 819 N. Jackson Street – Contributing
? Architectural Style: Gable Ell (c.1900)



?

? 600 W. 12th Street – Contributing
? Architectural Style: Gable Ell (c. 1930)

Pyramidal Cottage

A variant of the gabled-ell, the pyramidal cottage is common throughout Maple Heights. Although the plan of the house is similar to the gabled-ell, the entire structure is covered by a hipped or pyramidal roof, so the massing and height are different. A Pyramidal roof house is generally taller and appears more massive than the gabled-ell, even when the lot coverage is similar. This form retains the facing front doors and the front porch, although sometimes the porch is recessed or cut-in beneath the principal roof.



?

? Blair family house constructed by James N. Blair – 721 W. 13th Street – Contributing



?

? Blair family house constructed by James N. Blair – 715 W. 13th Street – Contributing
? Architectural Style: Pyramid Roof Cottage (c. 1915)

Bungalow

The bungalow form is also a single story but can have living space on the second floor with dormer windows providing light. The front porches are large and comfortable and stretch entirely across the front façade. They can be covered by a gable or a hipped roof. The roof shapes are simple and the houses are small and compact in scale compared with pyramidal cottages.



(Left) Blair family house constructed by James N. Blair – 813 N. Maple Street – Contributing
☐ (c.1927) (Right). 621 W. 12th Street – Contributing (c. 1930)



?

? 938 N. Jackson – Contributing
? Architectural Style: Dormer Front Bungalow (c. 1930)

Shotgun

The Shotgun house is visibly narrower than any other form. It is a single room wide and two to three rooms deep. The gables always face the street and the small shed roof porch stretches across the narrow front façade. Shotguns are always the smallest width in plan and have minimal mass. These minimal habitations were brought up from the south and often were called railroad houses.

?



?



?

? 612 W. 12th Street – Contributing



? 619 W. 13th Street – Contributing

?

Double-Pen

Double-pens are another early vernacular form that first appeared in rural areas. The house is side gabled and symmetrical from the front elevation. The front porch covers paired front doors.



625 W. 13th Street -- Contributing

I-House

I-houses generally feature gables to the side and are at least two rooms in length, one room deep, and two full stories in height. They also often have a rear wing or ell for a kitchen or additional space. The facade of an I-house tends to be symmetrical, and they were constructed in a variety of materials, including logs, wood frame, brick or stone.

The Blair House, built by John Blair around 1860, is the only I-House in Maple Heights.



❏ Blair House – 823 N. Maple Street – Contributing.
❏ Architectural style: I-House (c. 1900)

GUIDELINES FOR NEW CONSTRUCTION

The purpose of these Guidelines is to present flexible approaches to appropriate design in the Maple Heights conservation area. The goal is to harmonize new buildings with the historic fabric that remains. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result.

PRIMARY STRUCTURE GUIDELINES

The following guidelines relate to the construction of any new primary building. They are enforceable by the BHPC and are subject to its “ Review and Approval” by application for a certificate of appropriateness. These guidelines are less comprehensive and less restrictive than for a Historic District.

Definition: The predominant structure on any lot or parcel. For residential parcels or lots, this is the primary dwelling.

SUBJECT TO REVIEW AND APPROVAL:

- All construction of primary buildings is subject to review and approval by the Bloomington Historic Preservation Commission (BHPC).
- Buildings less than 80 square feet need no approval.

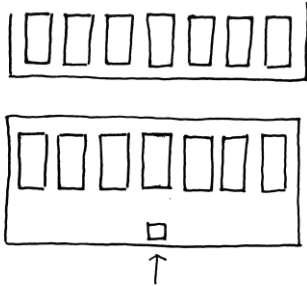
CONTEXT

Standards and guidelines serve as aids in designing new construction which reacts sensitively to the existing context. Therefore, the most important first step in designing new construction in any conservation district is to determine just what the context is. “Contributing” properties are important to the density and continuity of the historic neighborhood but are not individually outstanding or notable. You can find out more on the City’s webpage: <https://bloomington.in.gov/historic-bloomington/info>

Every site will possess a unique context. This will include the “contributing” buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

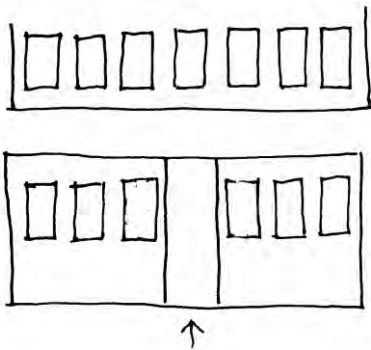
Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. DEVELOPED SITE. This is usually a site upon which there already exists a historic primary structure. New construction usually involves the construction of an accessory building such as a garage.



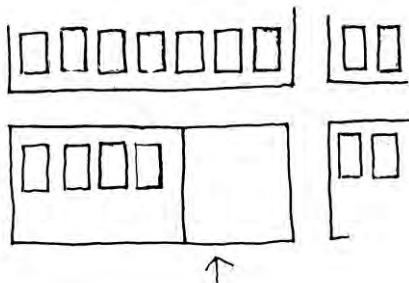
Context. New construction must use the existing historic building as its most important, perhaps only, context.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.



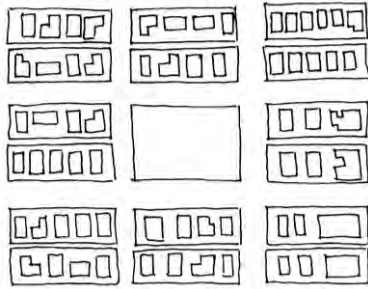
Context. The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

3. LARGE SITE. This is usually a combination of several vacant lots, often the result of previous demolition.



Context. Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

4. REDEVELOPMENT SITE. This site may consist of four or more contiguous vacant lots. Often there is much vacant land surrounding the site.



Context. The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

SIDING MATERIALS

Definition: The visual, structural, and performance characteristics of the materials utilized to clad a building exterior.

RECOMMENDED

1. When fiber cement board siding is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
2. Brick, limestone, clapboard, cement board, wood, wood shingles/shakes used decoratively.

NOT RECOMMENDED

1. Asphalt shingles for walls, vinyl,

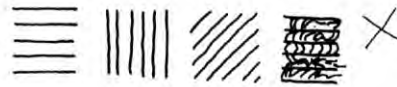
When hardboard or concrete board siding is used to simulate wood

used to

Typical Siding Yes!



Simulated grain NO!



Recommended



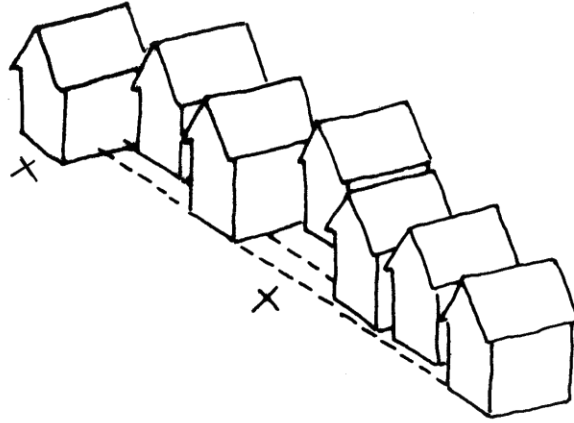
Not Recommended

SETBACK

Definition: The distance a building is set back from a street, alley or property line.

RECOMMENDED

1. A new building's setback should conform to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed. On corner sites, the setbacks from both streets must conform to the context
2. Existing structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

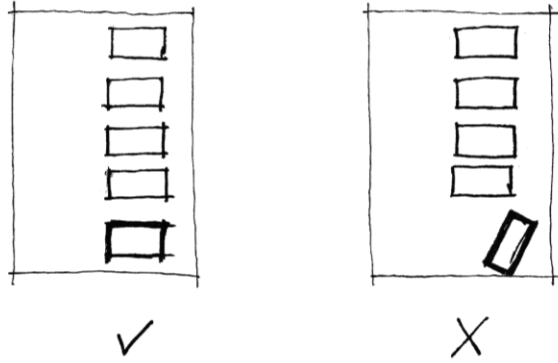


ORIENTATION

Definition: The direction that a building faces.

RECOMMENDED

1. New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. (See Introduction for information about the traditional forms in the neighborhood.)



NOT RECOMMENDED:

1. New buildings at angles to the street that are not characteristic within the building or neighborhood context.
2. Buildings or building groupings that turn away from the street and give the appearance that the street facade is not the front facade.



Not Recommended: The building on the left is not oriented towards the street.

BUILDING ENTRY

Definition: The actual and visually perceived approach and entrance to a building.

RECOMMENDED:

1. The front entry should face the street. The entry should face the street of its designated legal address. New buildings should reflect a similar sense of entry to that expressed by surrounding historic buildings.

2. Not all of the early 20th century houses in Maple Heights had porches however, the majority of them did. Incorporating front porch elements in the design of new houses is encouraged.
3. Accessibility for all new buildings is encouraged (see “Accessibility” guidelines for New Construction).

NOT RECOMMENDED:

1. Entrances that are hidden, obscured, ambiguous, or missing from the street facing side.
2. Designing approaches to buildings that are uncharacteristic within the area.
3. Creating a primary entrance to a commercial/public building that is not accessible for persons with disabilities.



Not Recommended: The entryway is not located on the street-facing facade.

PORCHES

Definition: A raised, usually unenclosed platform attached to one or more sides of a building and used primarily as a sitting area, outdoor living space, or covered access to a doorway.

Many houses in the Maple Heights Conservation District have a prominent front porch. Some porches wrap around one side of the house.

RECOMMENDED:

1. Inclusion of a front porch is recommended.

2. Porch height - see notes regarding ornamentation
3. Lattice or visual barrier below porch - see notes about avoiding gap under porch -
4. Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance.
5. Columns and posts should be an appropriate type for the style of house. For example, thicker square tapered columns are typical on Craftsman-style houses.

NOT RECOMMENDED:

1. Porch elements that use more than one architectural style.
2. Porch elements that differ from the architectural style of the primary structure.
3. Ornamental metal porch columns and railings.
4. Enclosed front porches.
5. Replacing original stone steps.

SPACING

Definition: The distance between contiguous buildings along a block face.

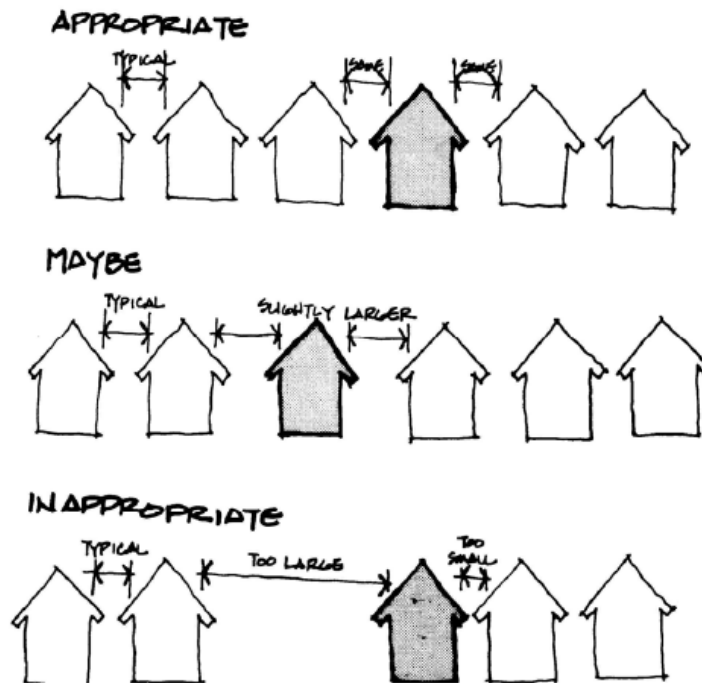
RECOMMENDED

1. New construction that reflects and reinforces the spacing found in its block. It should maintain the perceived regularity or lack of regularity of spacing on the block.

NOT RECOMMENDED:

1. The creation of large open spaces where none existed historically. Such spacing is

uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.



BUILDING HEIGHTS

Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

NOTE: In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.

Note 1: In areas governed by this plan, building heights should be determined using these guidelines. A zoning variance may be required to accommodate an appropriate height.

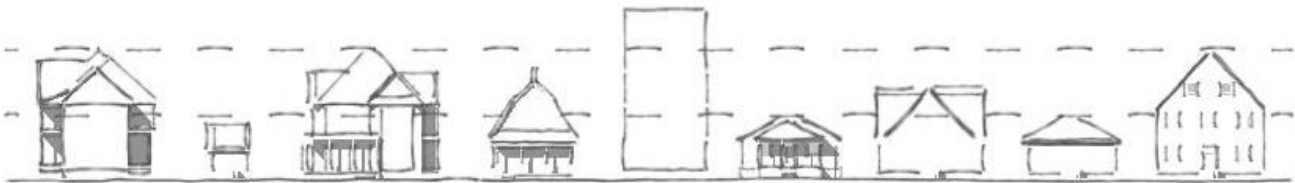
Note 2: Consideration may be given to historic structures that previously occupied the site.

Note 3: Varied building heights may be appropriate depending upon the context of a particular area or zone.

1. New construction at the end of a block should take into account building heights on adjacent blocks.
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.
4. Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.
5. Foundation and floor line heights should be consistent with contiguous properties.

NOT RECOMMENDED:

1. Any building height that appears either diminutive or overscale in relation to its context.



BUILDING HEIGHT/ SIDE SETBACK

Definition: The relationship between the height of the house and the distance between them.

RECOMMENDED

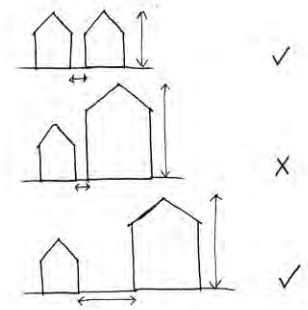
1. A new house of the same height as existing houses may be as close to them as they are to



each other.

2. A new house which is taller than the house next to it must be set back further from the side

property line than existing houses



BUILDING OUTLINE

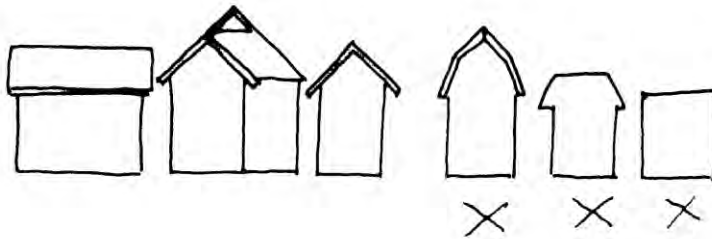
Definition: The silhouette of a building as seen from the street.

RECOMMENDED

1. The basic outline of a new building should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.

NOT RECOMMENDED:

1. Roof shapes that create uncharacteristic shapes, slopes and patterns.

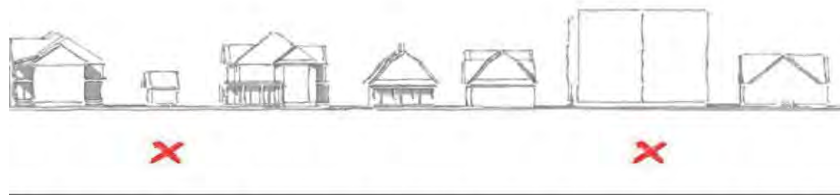


MASS

Definition: The three-dimensional outline of a building. Including the perception of the general shape and form as well as size of a building. See the architectural description of traditional forms provided in the introduction for guidance.

RECOMMENDED

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



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

FOUNDATION/ FIRST FLOOR ELEVATION

Definition: The supporting base upon which a building sits and the finished elevation of the living space.

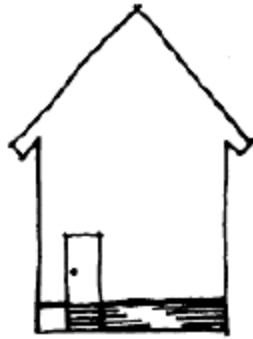
RECOMMENDED

1. New construction first-floor elevation and foundation height should be consistent with contiguous buildings.

NOT RECOMMENDED:

1. High, raised entrances if surrounding buildings are raised only two or three steps off the ground.
2. Designs that appear to hug the ground if surrounding buildings are raised on high foundations.

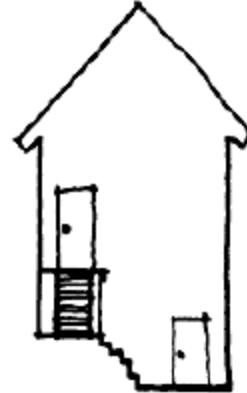
APPROPRIATE



INAPPROPRIATE



DOOR AT
GRADE



DOOR TOO FAR
ABOVE AND
BELOW GRADE



FENESTRATION

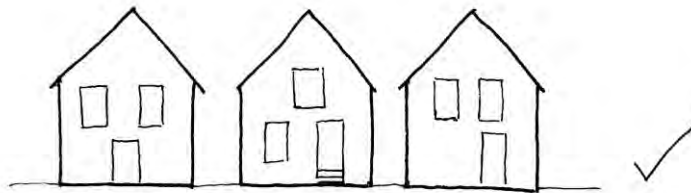
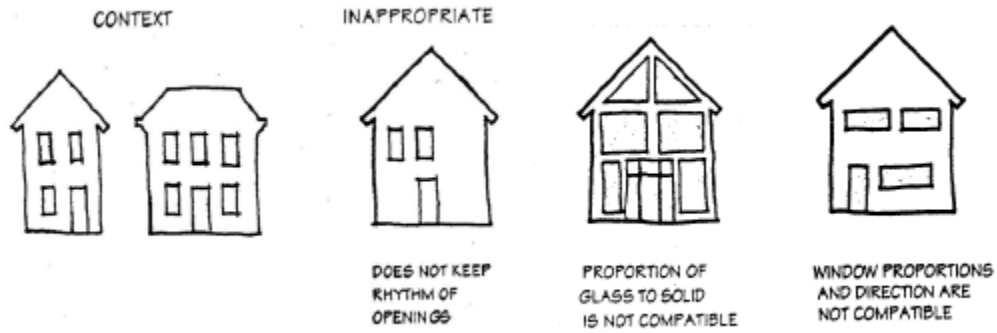
Definition: The arrangement, proportioning, and design of windows, doors, and openings.

RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

NOT RECOMMENDED:

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window sash configurations that conflict with those on surrounding buildings.



ACCESSIBILITY:

The City of Bloomington recognizes the need to accommodate and include persons with disabilities to the greatest extent possible. With regards to historic areas, the goal is to facilitate universal access for all persons.

When designing new structures, the below listed guidelines should be considered.

RECOMMENDED:

1. Building elements and site design intended to provide accessibility should be designed as integral parts of the building and/or site. This is best accomplished if such elements receive the same level of design consideration as all other elements of the building. Such elements should:

- be integrated into the architectural design and expression of the building,
- reflect the same attention to detail and finish as the rest of the building, and
- be constructed of the same quality of materials as the rest of the building.

2. Innovative design is encouraged as a way to achieve accessibility in new construction. Accessibility may be a challenge when it conflicts with established, traditional design principles. An example is a street where all the historic houses and porches are many steps above ground level. However, new construction allows the ability to design from scratch using innovative methods to achieve visual compatibility with the surroundings and also provide practical, first-class accessibility.

NOT RECOMMENDED:

Site development and building design for accessibility should not result in the appearance that accessibility is simply “accommodated” rather than consciously designed in an integrated manner. Such elements should not appear to be “after-thoughts.” To accomplish this, the following should be avoided:

- materials that are a poorer quality than those used elsewhere in the building,
- design that visually conflicts with the site and the building,
- accessible paths and entrances that are awkward, not readily useable or add excessive travel time to use.

SUSTAINABILITY:

Good preservation practice is often synonymous with sustainability. There are numerous treatments--traditional as well as new technological innovations--that may be used to upgrade a historic building to help it operate even more efficiently.

When designing new structures, the below listed guidelines should be considered.

RECOMMENDED:

- Locate solar panels on the house roof at the same pitch as the existing roof. Position close to the roof surface and as inconspicuous as possible. Alternatively, place solar panels in the backyard or on the garage roof. Creative use and placement of alternative energy sources is encouraged.
- ACCEPTABLE: Install at elevations not significantly above the roof surface. Install as inconspicuous as possible while still functional.

ACCESSORY STRUCTURE GUIDELINES

Definition: An accessory structure is any structure occupying the lot that is secondary to the principal building on the lot.

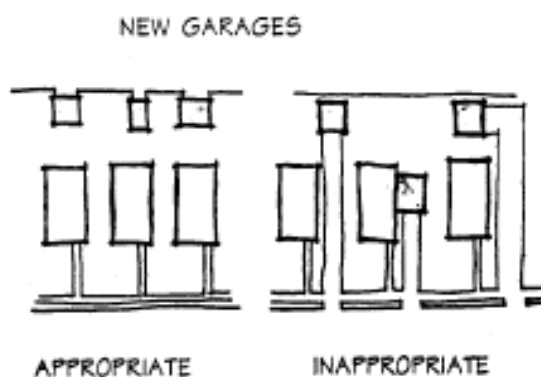
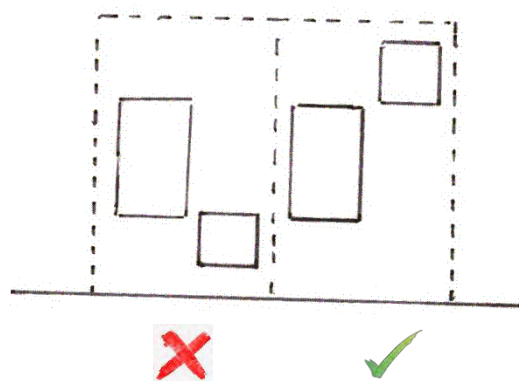
When designing a new accessory building such as a garage or storage building, the context to which the designer must relate is usually defined by the existing buildings on the site. For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to accessory buildings and are particularly important when undertaking such a project.

SUBJECT TO REVIEW AND APPROVAL:

- All construction of accessory buildings with an area **greater than 80 square feet** are subject to review and approval by the Bloomington Historic Preservation Commission (BHPC).
- Buildings less than 80 square feet need no approval.

RECOMMENDED:

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley.
3. The scale, height, size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.



OTHER ISSUES

UTILITIES & EQUIPMENT

Definition: Any utilities that might be above ground and visible (such as meters and electric lines) and any mechanical equipment associated with the building (such as air-conditioning equipment).

RECOMMENDED

1. Mechanical equipment, such as permanent air conditioning equipment and meters should be placed in locations that have the least impact on the character of the structure and site and the neighboring buildings.

PARKING

Definition: Locations for overnight storage of vehicles

RECOMMENDED

1. Where possible, parking should be accessed by the existing alleys in the rear of the building.
2. Where alleys do not exist, then on-street parking is a legitimate alternative.

STYLE AND DESIGN

Definition: The creative and aesthetic expression of the designer.

RECOMMENDED

1. No specific styles are recommended. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.

GUIDELINES FOR MOVING BUILDINGS

Existing historic buildings in the Maple Heights Conservation Area should not be moved to other locations in the district. The moving of a historic structure should only be done as a last resort to save a building. It may be considered when its move is necessary to accomplish development so critical to the neighborhood's revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance, its location, and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

SUBJECT TO REVIEW AND APPROVAL:

- Moving any building within the Conservation District
- Moving any building into or out of the Conservation District

RECOMMENDED

1. The building to be moved should be compatible with the contributing architecture surrounding its new site relative to style, scale, and era.
2. Small non-contributing storage buildings (under 200 square feet) in backyards may be moved without review. Contributing accessory buildings require review according to guidelines for compatible new construction.

GUIDELINES 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 Maple Heights 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.

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."

SUBJECT TO REVIEW AND APPROVAL:

- Demolition of primary structures within the boundaries of the conservation district
- Demolition of contributing accessory buildings

GUIDELINES 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.

With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The HPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition. The process for this is described in Title 8.

PROCEDURES FOR REVISING THE CONSERVATION DISTRICT DESIGN GUIDELINES

It may become necessary to revise sections of the Maple Heights Conservation District guidelines within the context of the state enabling legislation. In this event:

1. The Maple Heights Neighborhood Association (MHNA) will draft a change.
2. The change will be advertised through the MHNA's traditional information methods: email, our website, and newsletters.
3. After advertisement, the change will go to the Bloomington Historic Preservation meeting for a public hearing and approval.

For more information and assistance call the City's historic preservation program manager at **812-349-3507**.

A Certificate of Appropriateness application form is available to download at <https://bloomington.in.gov/neighborhoods/preservation/certificate-of-appropriateness>