

**Bloomington Historic Preservation Commission, Teleconference  
Meeting, Thursday September 9, 2020, 5:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. August 27, 2020 Minutes

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA 20-37**

325 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Josh Kelly

*Installation of new fencing. (Change from previously approved COA 20-20)*

**B. COA 20-39**

919 E. University Street (Elm Heights Historic District)

Petitioner: Charlie Matson

*Removal of dying oak tree in front yard.*

**Commission Review**

**A. COA 20-36**

600 S. Woodlawn Avenue (Elm Heights Historic District)

Petitioner: Joel Keefer (Loren Wood Builders)

*Replacement of destroyed front porch entry.*

**B. COA 20-38**

Lot on W. 6th Street (no address assigned) (Near West Side Conservation District)

Petitioner: Charlie Webb (Clear Tech Dwelling LLC)

*New construction on vacant lot.*

**C. COA 20-40**

331 E. 16th (Garden Hill Historic District)

Petitioner: Jeff Brawley

*Addition of a second story.*

**V. DEMOLITION DELAY**

**A. Demo Delay 20-17**

424 ½ S. Walnut

Petitioner: Josh Alley

*Full demolition*

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

- A. **Restaurant Row Design Guidelines**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

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

Next meeting date is September 24, 2020 at 5:00 P.M. and will be a teleconference via Zoom.

**Posted: 9/8/2020**

**Bloomington Historic Preservation Commission,  
Teleconference Meeting, Thursday August 27 2020, 5:00  
P.M. AGENDA**

**I. CALL TO ORDER**

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

**II. ROLL CALL**

**Commissioners**

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

**Advisory**

**Absent**

Duncan Campbell  
Ernesto Casteneda  
Derek Richey  
Jenny Southern

**Staff**

Conor Herterich HAND  
Dee Wills HAND  
Keegan Gulick, Planning and Transportation  
Doris Sims HAND  
Philippa M. Guthrie, Legal

**Guests**

Jordan Huneycutt  
Nate Trueblood  
Sean Raker  
Julian Rogers  
Phil Worthington  
Paul Chambers  
Carri Slough  
Matt Ryan  
Shian Riker  
Leighla Taylor

### III. APPROVAL OF MINUTES

#### A. August 27, 2020 Minutes

**Sam DeSollar** made a motion to approve August 27, 2020 minutes  
**Deb Hutton** seconded.  
**Motion Carried 4-0-2 (Yes-No-Abstain)**

### IV. CERTIFICATES OF APPROPRIATENESS

#### Staff Review

##### A. COA 30-34

107 N. Walnut Street (Courthouse Square Historic District)  
Petitioner: Leighla Taylor (FastSigns)  
*Installation of new signage on façade.*

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

**Conor Herterich** stated **COA 20-32** petition to demolish the house at  
**916 S. Morton Street** was withdrawn from the agenda.

**Conor Herterich** stated that **COA 20-26** was approved. The installation of  
the new sign would be placed on the same fascia board as the previous sign,  
and will not require any new holes to be drilled.

#### Commission Review

##### A. 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.*

**Petitioner** entered meeting @ 6:10 pm

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

**Chris Sturbaum** asked if the sign would extend across the front of the  
building. **Conor Herterich** explained where the signs would be placed on  
the building. **Chris Sturbaum** stated that the picture showed the current sign  
stopping two thirds of the way across. This sign goes all the way across the  
building? **Sam DeSollar** stated that these were pre-construction photos.  
**Jordan Huneycutt** explained the placement and reasoning for the design  
of the signs. **Chris Sturbaum** stated that the sign does not go all the way  
across then. What is on the right and left of the sign? **Conor Herterich**  
stated that it was black fascia board. **Jordan Huneycutt** explained the  
replacement of the front windows and fittings, and how it all fits in together  
with the fascia.

**Sam DeSollar** asked **Conor Herterich** about the original wood materials that had been removed from the building. **Julian Rogers** stated that there was asbestos along the boards that were removed.

**Deb Hutton** stated that she thought it would be a great artistic and practical contribution to the courthouse.

**Sam DeSollar** made a motion to approve **COA 20-29**.

**Deb Hutton** seconded.

**Motion Carried 8-0-0**

**B. COA 20-31**

910 E. University Street. (Elm Heights Historic District)

Petitioner: Paul Chambers

*Alterations to the front porch.*

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

**Conor Herterich** stated that the Elm Heights design guide lines speak to front porch materials and suggest that it is ideal to retain the existing materials when possible. Staff has no issue with replacing the steps because the same material would be used. **Conor Herterich** stated that as a contributing house, this change was acceptable and compatible.

**Deb Hutton** asked if wooden columns or limestone columns separate from the house would be more period appropriate. **Conor Herterich** stated that there are more wooden columns than limestone columns in the district. **Sam DeSollar** asked if the configuration change of the stairs would present a code requirement to have a three foot landing. **Paul Chambers** stated that the configuration would probably require a building permit because he will be pouring concrete. **Sam DeSollar** stated that he would caution the petitioner about changing the configuration because of current code. The building department may require a three foot wide landing. **Paul Chambers** explained his plan further in detail to the Commissioners. **Sam DeSollar** asked more questions about the knee walls and the steps. **Sam DeSollar** asked **Conor Herterich** if there had been any feedback from the Elm Heights Neighborhood Design View Committee. **Conor Herterich** stated that he had heard from two out of three who both support the project. **John Saunders** asked if the columns were original or did they get placed at some time. **Paul Chambers** stated that he thought they were original. **Chris Sturbaum** asked why not build a big landing and move the steps out front. **Paul Chambers** stated that was his plan and proceeded to explain more of the plan to **Chris Sturbaum**. Discussion ensued afterward.

**Jeff Goldin** stated that he would support this project. **Lee Sandweiss** stated

that she was fine with switching the limestone columns for the wood, but did not understand shortening the bottom two steps. **Doug Bruce** stated that he agreed with **Conor Herterich** and the Elm Heights Committee. However he also agrees with **Lee Sandweiss** about the shortening of the bottom two steps, but was not opposed to it. **Sam DeSollar** stated that he has no issue with changing the materials of the columns, but that he does have an issue with the 12 inch step being a safety hazard. **Chris Sturbaum** stated that he would like to see the steps in the same configuration but moved forward and to replace the two bottom steps. Also to add two matching black iron rails on both sides.

**John Saunders** agreed with **Chris Sturbaum** and **Sam DeSollar**.

**Deb Hutton** made a motion to approve **COA 20-31**

**Chris Sturbaum** seconded.

**Motion Carried 4-2-0**

**Conor Herterich** asked **Paul Chambers** if he understood the conditions of the motion. **Paul Chambers** said that he understood he could change the materials of the columns, but that the steps would remain the same. That he was to add to decorative handrails, and up to a 36 inch landing.

**Conor Herterich** asked **Philippa Guthrie** if the HPC could force a petitioner to add something to their petition that was not in the petition. **Philippa Guthrie** replied that they could not. **Philippa Guthrie** stated that it could be suggested, but that you cannot force someone to spend more money than they had decided on [if you are going to otherwise approve the elements they petitioned for]. **Sam DeSollar** asked what they had asked to add that was not in the petition. **Chris Sturbaum** asked if the petitioner would agree to the handrails. And stated that if the petitioner agreed, he would be making a commitment to do it. **Paul Chambers** said the petitioner was not at the meeting and he could not agree to something new without consulting her. **Philippa Guthrie** again asked why the **Commissioners** were asking the petitioner to add something that was not in the petition. **Conor Herterich** stated there needed to be a new motion made without the handrails added. **Deb Hutton** asked if they could make a new motion and add the handrails as a recommendation. More discussion ensued about the handrails.

**Sam DeSollar** made a motion to rescind the first motion.

**Susan Dyer** seconded.

**Motion Rescinded 8-0-0**

**Sam DeSollar** made a new motion to approve **COA 20-31** with a caveat that the existing stair width be maintained for the entire width of the stairway. That a code compliant landing is acceptable, and that the existing wood columns may be replaced with limestone. It is also recommended, not required that a matching metal handrail be placed on the side of the stair where there is no handrail.

**Deb Hutton** seconded.

**Motion Carried 8-0-0**

**C. COA 20-33**

338 S. Jackson Street. (Greater Prospect Hill Historic District)  
Petitioner: Chris Sturbaum  
*Build 15x15 addition to the rear NW corner of the house.*

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

**Deb Hutton** had a question about the appearance of the addition looking similar to the original house. **Conor Herterich** explained.

**Conor Herterich** removed **Chris Sturbaum** from the meeting.

The **Commissioners** support the project. **Conor Herterich** asked **Keegan Gulick** about the side yard setback, and asked **Chris Sturbaum** back into the meeting to discuss. **Keegan Gulick** stated that he could add for a structure like this, the existing side yard setback can be utilized to make an addition to the rear. Code does allow for exemptions like this situation. From the planning perspective this would be fine.

**Sam DeSollar** made a motion to approve **COA 20-33**  
**Susan Dyer** seconded.  
**Motion Carried 7-0-0**

**D. COA 20-35**

**401 N. Morton Street** (Showers Furniture Factory Historic District)  
Petitioner: J.D. Boruff  
*Application of water-sealant product to brick on south façade.*

**COA 20-35** was pulled from the Agenda.

**V.**

**A. DEMOLITION DELAY**

**Commissioner Review**

**A. Demo Delay 20-18**

301 E. 19th Street  
Petitioner: University Properties III, LLC  
*Full Demolition*

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

No **Commissioners** had any questions.

**Jeff Goldin** stated that this house was unremarkable, and the neighborhood has changed so much, that it makes sense to allow the demolition.

**John Saunders** made a motion to approve **Demo Delay 20-18**.  
**Sam DeSollar** seconded.  
**Motion Carried 8-0-0**

**B. Demo Delay 20-19**

1018 W. 1st Street

Petitioner: Matt Ryan w/ Brawley

*Full demolition*

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

**Cheyenne Riker** stated that he was there on behalf of 1018 W. 1<sup>st</sup> Street LLC. and could answer any questions on behalf of the company that owns the project. **Cheyenne Riker** also stated that **Matt Ryan** is present and listed as “**Chewy**” underscore. **Cheyenne Riker** proceeded to explain how the company obtained 1018 W 1<sup>st</sup> Street and the east surrounding properties with the knowledge that they were in dilapidated condition and that they were a public health hazard. We thought that these properties would be a good addition to the 1008 property. By demolishing the buildings we could beautify the property. An outdoor recreational area or park has also been discussed. The area seems to be moving toward a health care setting. **Conor Herterich** asked **Cheyenne Riker** what company he was with. **Cheyenne Riker** stated I represent **Haven Behavioral Health Care**. We manage **Indiana Center for Recovery**. We may use the property for a health care purpose. It has not been decided yet.

**Chris Sturbaum** stated that the property was in bad shape. **Doug Bruce** stated that he has worked with this group as a client and maybe he should leave the meeting briefly and that he would abstain from the vote. **John Saunders** asked **Doug Bruce** to leave the meeting.

**Chris Sturbaum** stated that there are neighborhoods transitioning and that it was their responsibility to recognize this. **Deb Hutton** had no comment, but asked if this was in the new Hospital Redevelopment Area. **Conor Herterich** stated that it is not.

**John Saunders** made a motion to approve **Demo Delay 20-19**

**Jeff Goldin** seconded.

**Motion Carried 7-0-0**

**C. Demo Delay 20-20**

1010 W. 1st Street

Petitioner: Matt Ryan w/ Brawley

*Full Demolition*

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

**Chris Sturbaum** asked to see a Google Map of the area. **John Saunders** asked what the zoning for the property was. **Jeff Goldin** stated that the current zoning was **MH (Mixed Use Healthcare)**

**Chris Sturbaum** stated that there was concern about the Treatment Center taking over this area. But I don't know that it is our job to stop. I do see this end of the street being lost. **Jeff Goldin** stated that this was a context not a fight for them to take on. **Lee Sandweiss** stated that it would be nice if someone like BRI could move the structure. **Sam DeSollar** stated that it will interesting to see what happens with the entire area with the Hospital Redevelopment site.

**John Saunders** made a motion to approve **Demo Delay 20-20**.

**Deb Hutton** seconded.

**Motion Carried 7-0-0**

**D. Demo Delay 20-21**

221 E. 16th

Petitioner: Jeff Brawley

*Partial demolition*

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

**Jeff Brawley** will be submitting a retroactive COA for the property that will be discussed at the next meeting on September 10, 2020.

**Demo Delay 20-21** has been taken off of Agenda and will come back to the next meeting as a COA.

**E. Demo Delay 20-17 (continued)**

424 ½ S. Walnut St

Petitioner: Josh Alley

*Full demolition*

**Conor Herterich** stated that this project will be discussed at the September 10, 2020 meeting after a site visit was conducted.

**Demo Delay 20-17** was pulled from the Agenda.

**IV. NEW BUSINESS**

**V. OLD BUSINESS**

**VI. COMMISSIONER COMMENTS**

**VII. PUBLIC COMMENTS**

**VIII. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

Meeting was adjourned by **John Saunders @ 6:22 p.m.**

**END OF MINUTES**



**COA: 20-37**

**Staff Decision**

Address: 325 S. Rogers Street

Petitioner: Josh Kelly

Parcel #: 53-08-05-101-009.000-009

**Rating:** Contributing      **Structure;** Queen Anne c. 1890



**Background:** The building is located in the Prospect Hill local historic district. The petitioner previously received approval for a fence (COA 20-20) however they have decided to alter there request and submit a new COA.

**Request:**

1. Install a 6' slat-style (vertical board) privacy fence around the backyard. The fence slats will be will be constructed of cedar and the posts and rails of pressure treated pine.
2. Due to lumber shortage a temporary fence of 4" welded wire and t-posts will be constructed until the lumber for the permanent fence can be requisitioned.

**Guidelines:** Prospect Hill Historic District Design Guidelines, pg. 22

**Decision:** Staff **APPROVES COA 20-27** with the following comments:

1. The fence is in a more favorable location than the earlier approved COA because it begins behind the midway point between front and rear walls of the primary structure. This makes it more of a back yard fence which is preferred in the guidelines.
2. The material and style of the fence meets the design guidelines standards.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** 20-37

**Date Filed:** 8/19/2020

**Scheduled for Hearing:** 9/10/2020

\*\*\*\*\*

**Address of Historic Property:** \_\_\_\_\_

**Petitioner's Name:** \_\_\_\_\_

**Petitioner's Address:** \_\_\_\_\_

**Phone Number/e-mail:** \_\_\_\_\_

**Owner's Name:** \_\_\_\_\_

**Owner's Address:** \_\_\_\_\_

**Phone Number/e-mail:** \_\_\_\_\_

Instructions to Petitioners

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

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

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

1. A legal description of the lot. \_\_\_\_\_

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

3. A description of the materials used.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

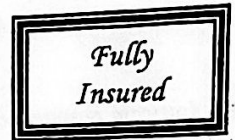
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

\*\*\*\*\*

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

ESTIMATE DATE

# ESTIMATE AND PROPOSAL VALUE FENCE COMPANY



OWNER: KIRK MULLIS  
7122 W. DINSMORE ROAD  
BLOOMINGTON INDIANA • 47403  
PHONE: 812-824-9881  
EMAIL: VALUEFENCE@COMCAST.NET

8-12-2020

Josh Kelley

812-279-5829

Customer/Company Name

Phone #

Work/Cell #

Email-joskelley@gmail.com

325 S. Rogers St.

Job Site

Mailing Address

Fax #

Bloomington

TN.  
State

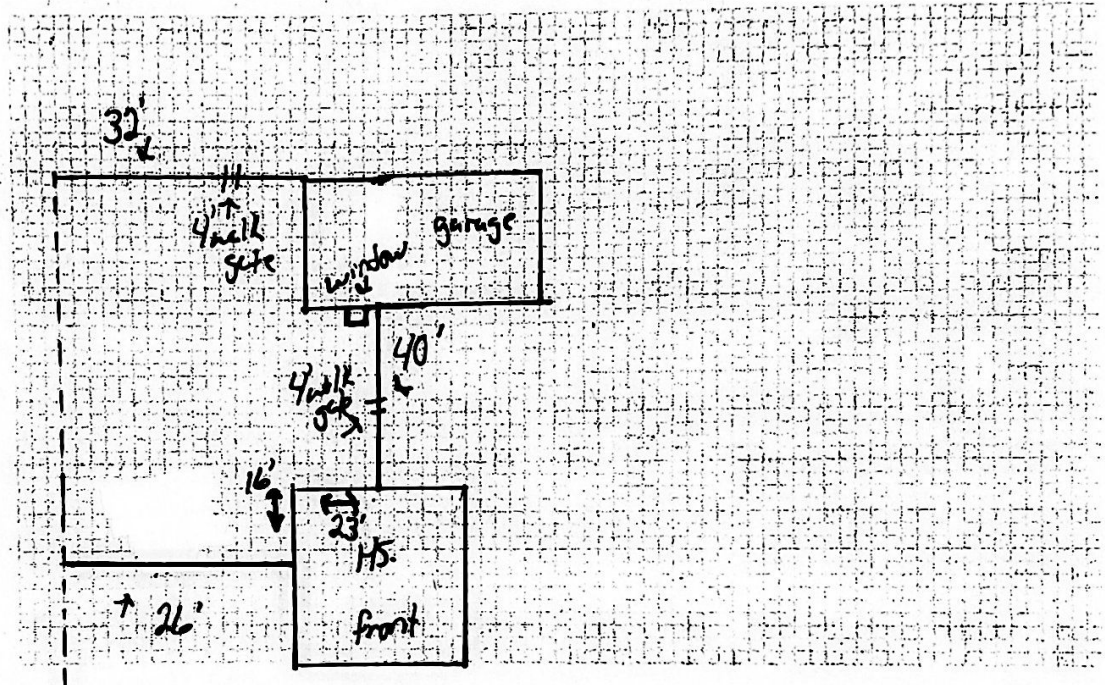
47403  
Zip

County

Twp.

Cross Street

- WALK GATES \_\_\_\_\_ DGATES \_\_\_\_\_
- ↑ RESIDENTIAL CHAIN LINK
- ↑ COMMERCIAL CHAIN LINK
- ↑ GALVANIZED WIRE
- ↑ VINYL COATED WIRE
- ↑ VINYL COATED WIRE
- ↑ WOOD PICKET
- ↑ WOOD PRIVACY
- ↑ SPLIT RAIL
- ↑ GALVANIZED WIRE
- ↑ VINYL COATED WIRE
- ↑ CUSTOM PICKET
- ↑ CUSTOM PRIVACY
- ↑ OTHER \_\_\_\_\_
- ↑ PROPERTY PINS FOUND
- ↑ FOLLOW CONTOUR - FENCE
- ↑ CLOSE TO GROUND,  
TOP MAY BE UNEVEN
- ↑ EVEN AT TOP



TOTAL \$ 3925.00 installed

INSTRUCTIONS AND COMMENTS:

Install 98' of 6' tall treated privacy with two  
4' wide walk gates. Install 6' of 4' welded wire with  
tee post for temp, use existing gate between house & garage  
 Specs: 4x4x8  
2x4x8 } treated pine  
1x6x6  
80 lb concrete per post

THIS CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS PRINTED ON THE REVERSE SIDE AND WHICH ARE MADE A PART HEREOF BY THIS REFERENCE. PAYMENT IN FULL IS DUE UPON COMPLETION OF FENCE. UNPAID BALANCES ARE SUBJECT TO AN INTEREST RATE OF 1 1/2% MONTH FROM DATE OF COMPLETION OF FENCE.

VALUE FENCE COMPANY (SELLER)

BY: Kirk Mullis

(Authorized Signature)

Acceptance of Proposal - The 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: X

Date: X

1/3 Deposit Required @ Signing

"Building Our Reputation One Fence at a Time"

# Terms, Covenants and Conditions

## Terms:

Net from date of invoice unless otherwise stipulated. Interest at the rate of 1½% per month will be charged on all past due accounts.

## Extras:

In consideration of the price herein quoted, the purchaser agrees that the fence lines will be clear of all obstructions and that the lines will be properly marked by customer by stakes or otherwise. The price herein named does not contemplate the encountering of rock, boulders, or other conditions that mandate the use of jackhammers or other coring equipment; if these conditions are encountered and if it is necessary to drill for the setting of the posts or to furnish extra large or deep foundations for the posts or to perform any extra labor, an extra charge of \$60 per hour will be made to cover the additional expense involved.

## Delays:

Contracts which include erection are taken on condition that the entire work be erected without interruption. If it is necessary to make more than one trip to complete the erection on account of changes or delays on the part of the Purchaser, an extra charge will be made to cover the additional expense involved. In the event of any undue delay caused by any party other than Value Fence then Value Fence shall have the right to pass along any increases in cost resulting there from.

## Measurements:

Complete measurements of the fence lines and gate openings together with diagram, to be furnished by the Purchaser unless other arrangements are made at the time of signing this contract. Purchaser is responsible to assure the fence is within his/her property boundaries. Normal installation fees will be charged if a fence must be relocated due to incorrect location of property boundaries.

## Changes:

No changes in measurements, location of lines or conditions will be allowed except at prices mutually agreed upon, in writing, at the time these changes are made.

## General:

All custom gates orders must be prepaid and are not returnable.

Cancellation of a contract requires that the purchaser pay any restocking and shipping fees\* on returned materials. (\*25% to 50% of Fees)

All agreements are contingent upon the absence of strikes, lockouts, riots, fires, accidents, acts of God, floods, war, insurrection, embargo restrictions, carrier delays, delay or failure to receive raw material deliveries, or by other causes, whether of like or different nature beyond our control.

This contract embodies the entire understanding between the parties, and there are no verbal agreements or representations in connection therewith. Any modification of this agreement must be in writing.

Prices quoted herein are subject to change without notice until such as the proposal is accepted by both parties.

Purchaser must obtain licenses, planning permission approvals and permits, where such licenses, approvals and permits are required. Purchaser is solely responsible for planning the fence in accordance with all neighborhood covenants. Normal installation fees will be charged if a fence must be relocated to comply with neighborhood covenants.

Location of well and pool pipes, electric lines, sprinkler systems, or any private utilities will be clearly marked by the customer, and any damage incurred due to incorrect marking will solely be the responsibility of the customer to repair.

Jobs will be scheduled on a "first come/first serve basis: upon receipt of the first deposit and availability of material. Scheduled dates are tentative depending on weather conditions. You will be called prior to actual start of installation.

Customer or their representatives will be present at the start of the job.

Normally, after installation, excess dirt is mounted around posts to allow for settling.

This estimate is only an estimate. The price is subject to change due to any of the following conditions: 1) added materials, 2) severe digging conditions 3) change in materials ordered.

Lawn damage, due to working in wet conditions at the customer's request, will be the customer's responsibility.

If an attorney is used to enforced or collect any obligation due on this obligation, then the purchaser agrees to pay reasonable attorney's fees in addition to any sums then due and owing.

All materials remain the property of Value Fence Company, Inc. until fully paid for and can be removed for non payment.

**COA: 20-39**

**Staff Decision**

Address: 919 E. University Street

Petitioner: Charlie Matson

Parcel #: 53-08-05-102-014.000-009

**Rating:** Contributing

**Structure;** Tudor Revival c. 1920



**Background:** The building is located in the Elm Heights Historic District.

**Request:**

1. Remove mature oak tree in front yard.

**Guidelines:** Elm Heights Historic District Design Guidelines, pg. 12

**Decision:** Staff **APPROVES COA 20-39** with the following comments:

1. An arborist has stated that the tree is decaying and that several large limbs present a hazard. A limb has already fallen several years ago and damaged a neighbors property.
2. The guidelines allow for the removal of a mature tree if it is dead or dying. This tree is dying.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-39  
Date Filed: 8-27-20  
Scheduled for Hearing: 9-10-20

\*\*\*\*\*

Address of Historic Property: 919 E. University St., Bloomington, IN 47401  
Petitioner's Name: Charles & Katherine Matson  
Petitioner's Address: 919 E. University St., Bloomington, IN 47401-5039  
Phone Number/e-mail: (812) 331-0413, (812) 606-8045, matsonhoosier@yahoo.com  
Owner's Name: Charles & Katherine Matson  
Owner's Address: 919 E. University St.  
Phone Number/e-mail: As Above

Instructions to Petitioners

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

A "Complete Application" consists of the following:

1. A legal description of the lot. \_\_\_\_\_

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

*Removal of large oak tree that is dying.\*  
The tree is on the west side of the front yard.*

*\* See "Client Notes" on Page 1 of Proposal # 5481 from  
Bluestone Tree by Matt Baldwin (Attached)*

3. A description of the materials used.

*Will use qualified & insured tree service  
contractor.*

*Would like to have tree removed in early  
November 2020.*

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate. *Photo of tree sent with text message to Conor Herterich on 8/24/20.*

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.





**Proposal For**

**Charlie Matson**

919 East University Street main: 812-331-0413  
 Bloomington, IN 47401 MATSONHOOSIER@YAHOO.COM

**Location**

919 E University St  
 Bloomington, IN 47401

ACCEPT	ITEM DESCRIPTION	QUANTITY	AMOUNT
<input type="checkbox"/>	1) Tree Removal - With Cleanup <i>Optional</i> Dead tree (on east side of front yard)- Safely dismantle tree. Haul away all debris. Cut stump low. Cleanup final work site.	1	\$ 285.92
<input type="checkbox"/>	2) Tree Removal - With Cleanup <i>Optional</i> Maple (on eastern backyard fence line)(major decay in trunk)- Safely dismantle tree. Haul away all debris. Cut stump low. Cleanup final work site.	1	\$ 1,345.34
<input type="checkbox"/>	3) Tree Removal - With Cleanup <i>Optional</i> Dead spruce (for neighbor)- Safely dismantle tree. Haul away all debris. Cut stump low. Cleanup final work site.	1	\$ 1,878.43
<input type="checkbox"/>	3) Grind Stump - Leave Chips <i>Optional</i> Dead spruce stump- Grind stump and leave wood chips on site. No clean up. The cost is based on the size of the stump at root flare.	1	\$ 276.34
<input checked="" type="checkbox"/>	4) Tree Removal - With Cleanup <i>Optional</i> Large Declining Oak- Safely dismantle tree. Haul away all debris. Cut stump low. Cleanup final work site.	1	\$ 5,678.12
<input checked="" type="checkbox"/>	4) Grind Stump - Leave Chips <i>Optional</i> Large declining oak- Grind stump and leave wood chips on site. No clean up. The cost is based on the size of the stump at root flare.	1	\$ 504.39

\*\*add \$250 for chip removal. *(Owner will use chips for mulching)*

**Client Notes**

I reassessed the large black oak and found that many of the limbs and epicormic shoots did not leaf out and those that did leaf out are thinning. The large pocket of decay is concerning. Many of the remaining limbs below the large area of decay, are overextended and have potential targets under them. It is hard to say how far the decay extends down into the trunk. I only recommend the removal of this tree based on its overall health, large dead limbs, overextended limbs with targets below and large area of decay.



**COA: 20-36**

Address: 600 S. Woodlawn Avenue

Petitioner: Joel Keefer (Loren Wood Builders)

Parcel #: 53-08-04-110-011.000-009

**Rating:** Contributing

**Structure;** Small Ranch c. 1950



**Background:** The property is located in the Elm Heights Historic District. Previous covered entry was deteriorated and collapsed on its own accord.

**Request:** Construction of covered entry.

1. Shed roof will break from hipped roof of the house.
2. Two 4x4 squared steel columns painted black.
3. Columns will be anchored to existing concrete path.

**Guidelines:** Elm Heights Historic District Design Guidelines, pg. 32

**Staff Comments:**

1. Typically Ranch homes had wide eaves that created an overhang supported by decorative metal columns or simple wood posts. Front entries were almost always sheltered by the main roof of the house.
2. While this would extend the covered entry beyond what was originally intended, staff does not find that the change is detrimental to historic character of the home.
3. A similar covered entry used to exist but has collapsed.
4. Staff would prefer to see decorative metal columns

**Staff Recommendation:** APPROVAL of COA 20-36

## 5.4 Porches and Porticos

Front porches and entrance porticos are often the focus of historic homes as they distinguish the street facade. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, entablatures, and trim work, porches and porticos can be extremely important in defining the overall historic character and style of a building. In Elm Heights, porches and porticos vary in size, height, material, and covering. The materials used are either the same as the primary structure or are a complementary material, such as a wood porch on a brick or limestone house. Overall, porches and porticos draw attention to the entrance and its features, such as transoms, sidelights, architraves, and pediments. Likewise, some entrances have only an uncovered stoop, drawing further attention to the doorway features. Additional information concerning new construction of rear porches and decks can be found in Section 5.1, Additions and New Construction, and Section 5.2, Patios, Terraces, and Decks.

### Preservation Goals for Porches and Porticos

To retain and restore original porches and porticos and their inherent materials and features through cleaning, repair, and routine maintenance.

### Things to Consider As You Plan

Front porches are not just design features; traditionally, they served many different functions including as entertainment and relaxation areas. They also provide places for interaction between the community and the home owner, connecting the residents with both neighbors and passersby. When designing your front porch, consider not only its appearance but also how you and your family will use it in the future.

Historically open porches and porticos should be maintained in their open state. If original porch or portico materials or features are deteriorated beyond repair, when feasible they should be replaced with components of the same material and design.



### *Guidelines for Porches and Porticos*

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item further assist applicants with the COA process. Also refer to Section 7.2 Web Sites for Project Planning and Restoration Resources for additional guidance.

- I. Removal of any porch, portico, or its materials or features outlined above and visible from the public right-of-way.**
  - The retention of all architectural metal elements is encouraged. If replacement is necessary, consider in kind replacement over substitute materials if feasible.
  - The enclosure of historically open front porches and porticos is discouraged. Increased flexibility is given for porch and portico enclosures along secondary facades. However, all proposals for enclosure require a COA.
- II. Reconstruction of missing, or the installation of new, functional or decorative porch or portico elements that are integral components of the building or site and visible from the public right-of-way, such as doors, steps, balustrades, pilasters, entablatures, and trim work.**
  - Replace missing elements based on accurate documentation of the original or use a compatible new design.
  - Consider compatible new materials only if using original materials is inadvisable or unfeasible.
  - Porches or porticos that are not original but have gained historical or architectural significance in their own right should be retained. However, new porch or portico elements should not be introduced that create a false historical appearance.
  - Refer to the guidelines for Additions and New Construction, Section 5.1, for design assistance when constructing new porches or porticos.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** 20-36 \_\_\_\_\_

**Date Filed:** 8/18/2020 \_\_\_\_\_

**Scheduled for Hearing:** 9/10/2020 \_\_\_\_\_

\*\*\*\*\*

**Address of Historic Property:** \_\_\_\_\_

**Petitioner's Name:** \_\_\_\_\_

**Petitioner's Address:** \_\_\_\_\_

**Phone Number/e-mail:** \_\_\_\_\_

**Owner's Name:** \_\_\_\_\_

**Owner's Address:** \_\_\_\_\_

**Phone Number/e-mail:** \_\_\_\_\_

Instructions to Petitioners

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

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

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

1. A legal description of the lot. \_\_\_\_\_

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

3. A description of the materials used.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

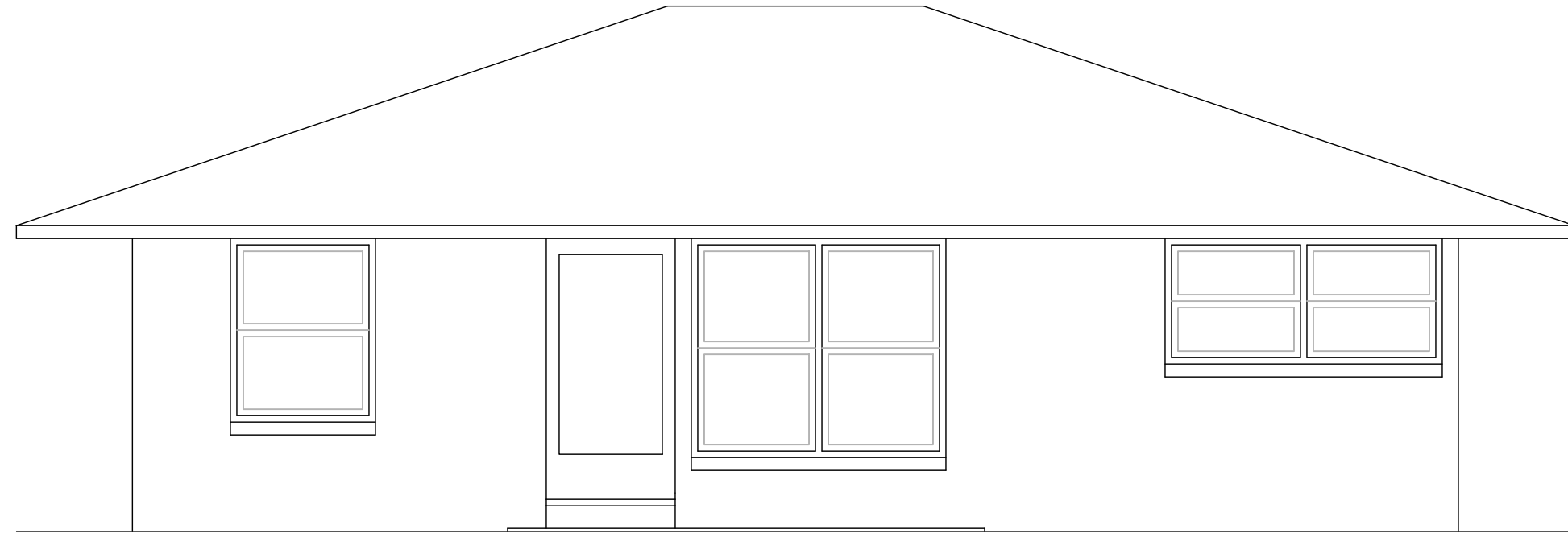
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If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

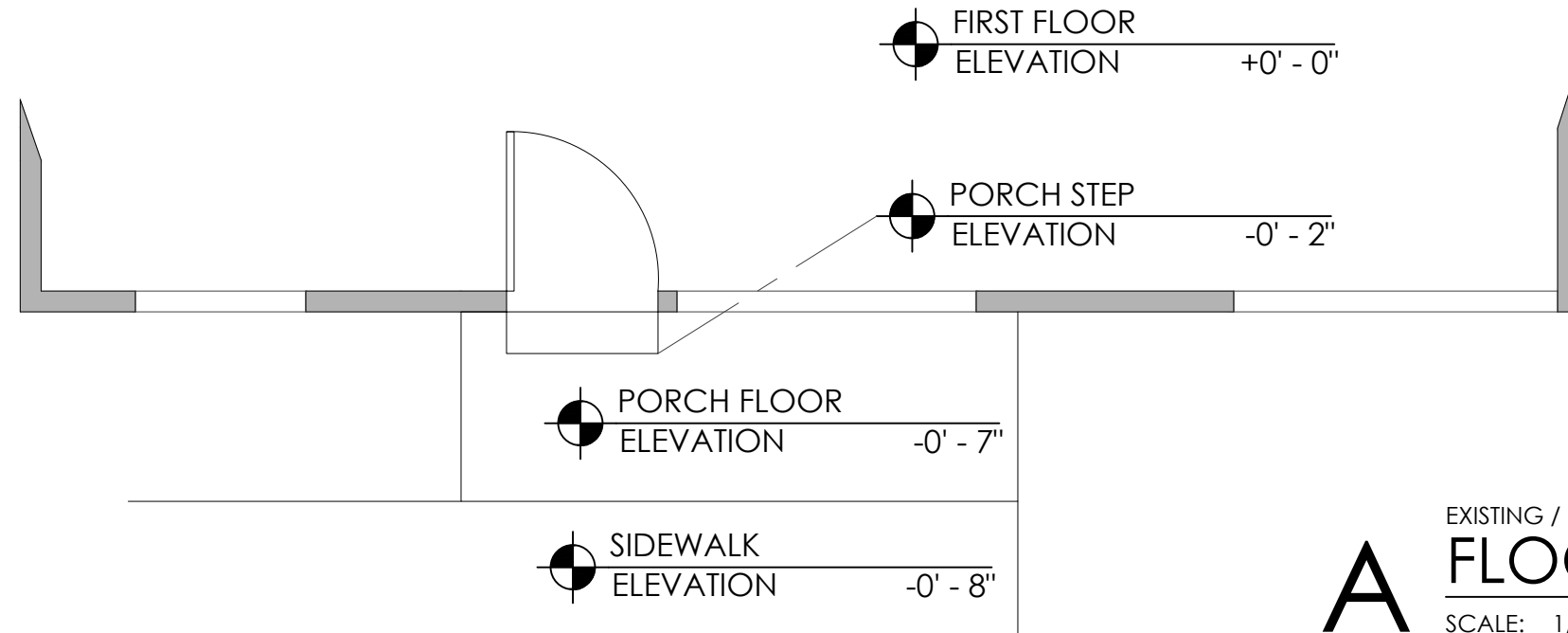
Proposed Addition

# WHITE RESIDENCE

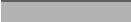

600 S Woodlawn, Bloomington Indiana ° August, 2020



**B** EXISTING / DEMO  
**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**A** EXISTING / DEMO  
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

WALL LEGEND	
	WALLS TO REMAIN
	WALL TO BE DEMOLISHED

LOREN WOOD BUILDERS

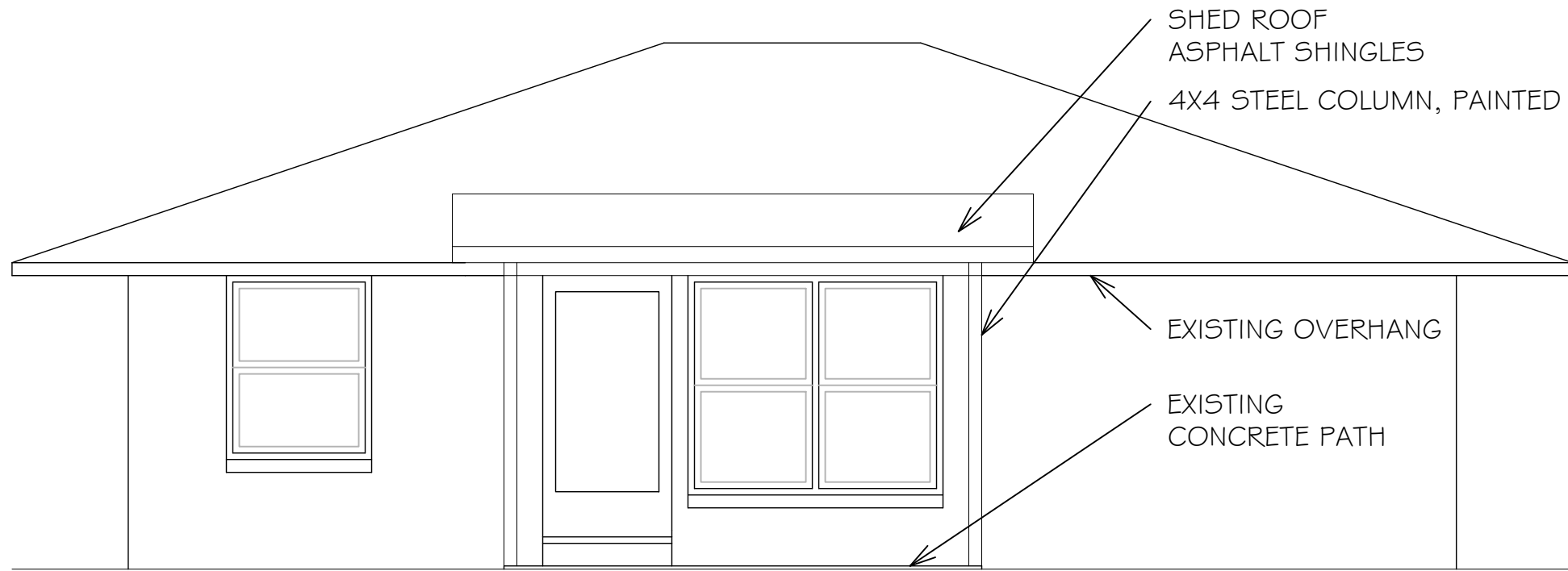
4535 E 3rd St  
 Bloomington, IN 47401  
 LORENWOODBUILDERS.COM

CERTIFIED

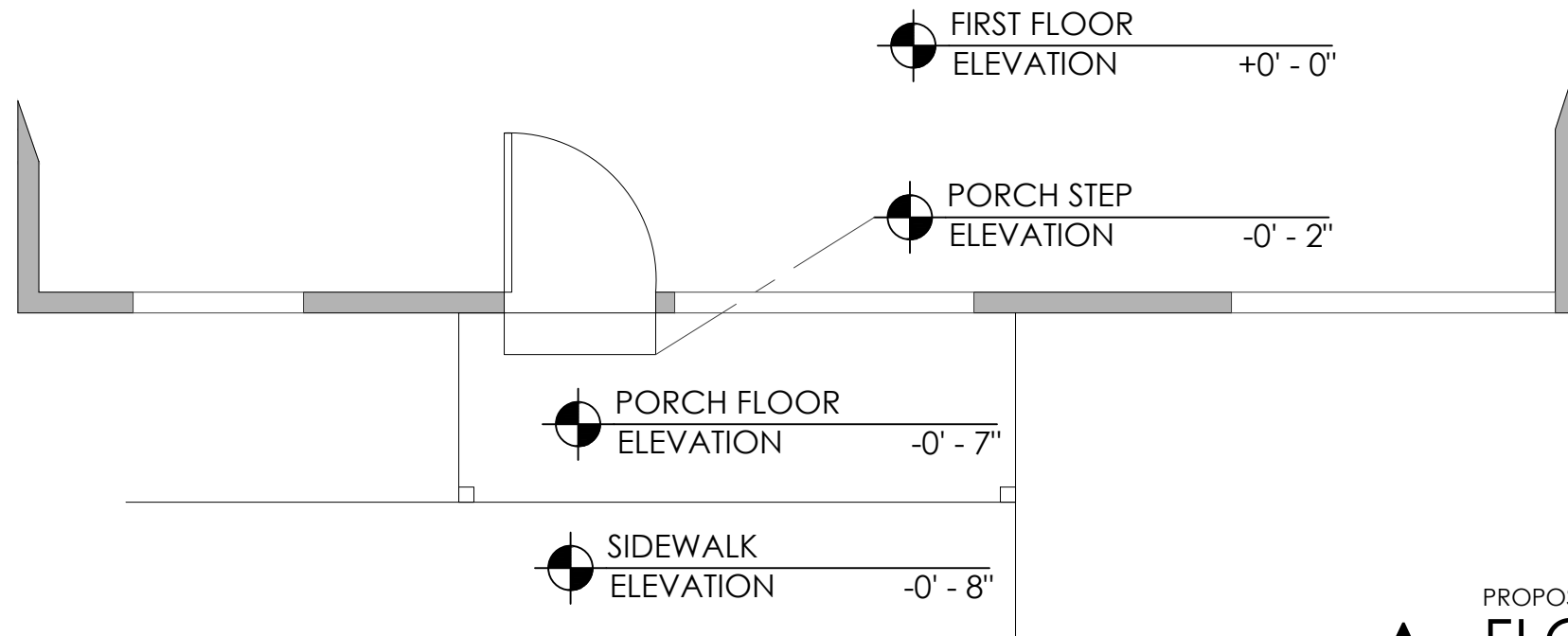
PROPOSED ADDITION  
**WHITE RESIDENCE**  
 600 S WOODLAWN  
 BLOOMINGTON INDIANA

PROJECT NO.: 2020  
 DATE: 081320  
 DRAWN BY: TMJ  
 CHECKED BY: ECC

EXISTING DEMOLITION FLOOR PLAN  
**D.100**



**B** PROPOSED  
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**A** PROPOSED  
**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

LOREN WOOD BUILDERS

4535 E 3rd St  
Bloomington, IN 47401  
LORENWOODBUILDERS.COM

CERTIFIED

PROPOSED ADDITION  
**WHITE RESIDENCE**  
600 S WOODLAWN  
BLOOMINGTON INDIANA

PROJECT NO.: 2020  
DATE: 083120  
DRAWN BY: TMJ  
CHECKED BY: ECC

EXISTING  
DEMOLITION  
FLOOR PLAN

**A.100**



**COA: 20-38**

Address: W. 6th (not currently assigned address)

Petitioner: Charlie Webb

Parcel #: 53-05-32-313-016.000-005

**Rating:** N/A

**Structure;** Vacant Lot



**Background:** The property is located in the Near West Side Conservation District. The lot is situated between 1206 and 1218 W. 6th.

**Request:** New construction of a single family home.

1. Bungalow style home will be 1434 sqft. Approximately 27' wide and 56' deep with front gabled 7/12 pitch roof.
2. Vinyl lap siding with wood and vinyl trim.
3. 3/1 single hung windows.

**Guidelines:** Under construction

**Staff Comments:**

1. The form, scale, height, roof shape, orientation, setbacks, and fenestration are compatible with the historic character of the district.
2. The inset half porch design is differentiated from historic bungalows which typically have porches that span the length of the front façade and their own roofs.
3. When working with infill in historic districts the design goal is to be differentiated but compatible with the surrounding historic fabric. Staff finds that this strikes that balance.

**Staff Recommendation:** APPROVAL of COA 20-38

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-38  
Date Filed: 8-27-20  
Scheduled for Hearing: 9-10-20

\*\*\*\*\*

Address of Historic Property: WEST PLACE LOT 13 1218 & 1206 W 6<sup>TH</sup> ST. EMPTY LOT BETWEEN  
Petitioner's Name: CLAR TECH DWELINGS LLC  
Petitioner's Address: PO BOX 61, BLOOMINGTON IN 47402-0061  
Phone Number/e-mail: 812-322-3883 CWEB3@CALNETSERVICES.COM  
Owner's Name: SHIRLEY CARNES TRUST  
Owner's Address: 1206 W. 6<sup>TH</sup> ST. BLOOMINGTON IN 47404  
Phone Number/e-mail: 812-322-3883

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.

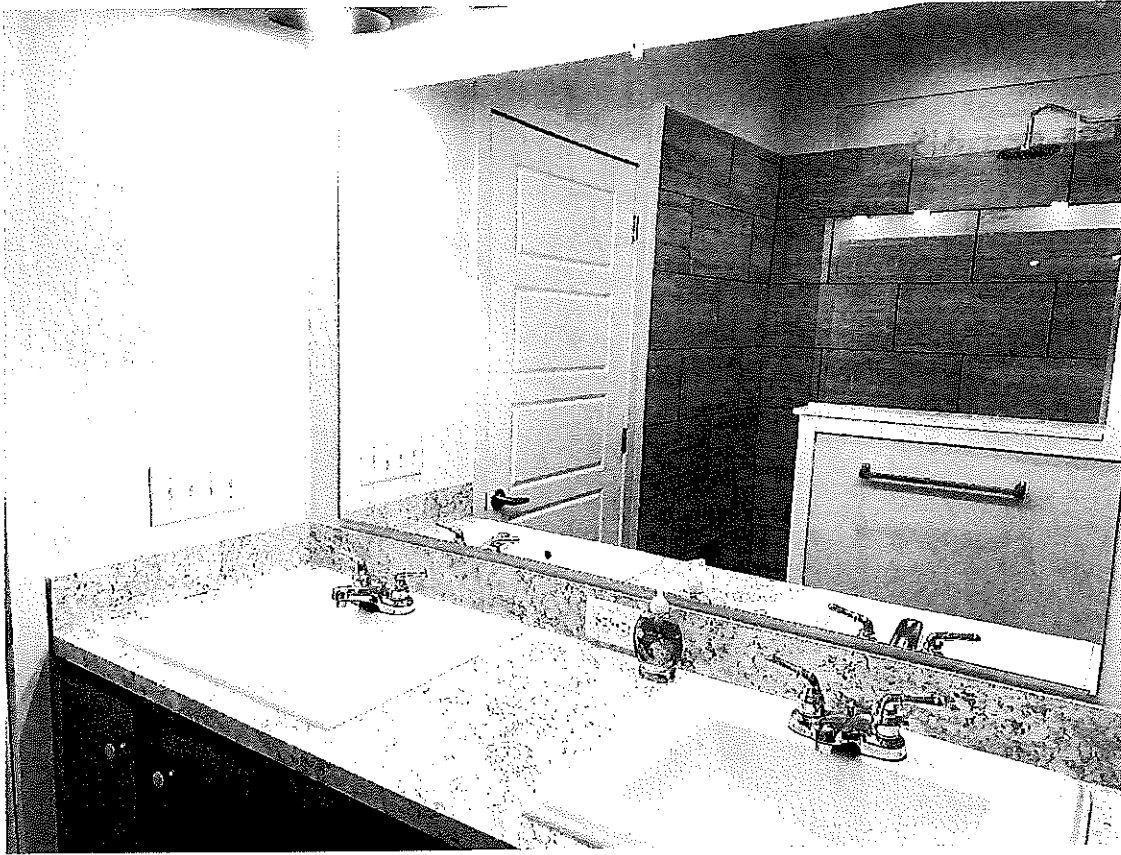
A "Complete Application" consists of the following:

1. A legal description of the lot. WEST PLACE LOT 13
2. A description of the nature of the proposed modifications or new construction:  
NEW CONSTRUCTION ON EMPTY LOT OF A SINGLE FAMILY DWELLING. 3 BR / 2 BA BUNGALOW STYLE OF 1434 SQFT APPROX 27' W X 56' DEEP WITH A 7/12 PITCH ROOF  
DUPLICATE OF HOUSE AT 1230 S. FESS ST.
3. A description of the materials used.  
VINYL SIDING W/ WOOD & VINYL TRIM. ASPHALT SHINGLE ROOF
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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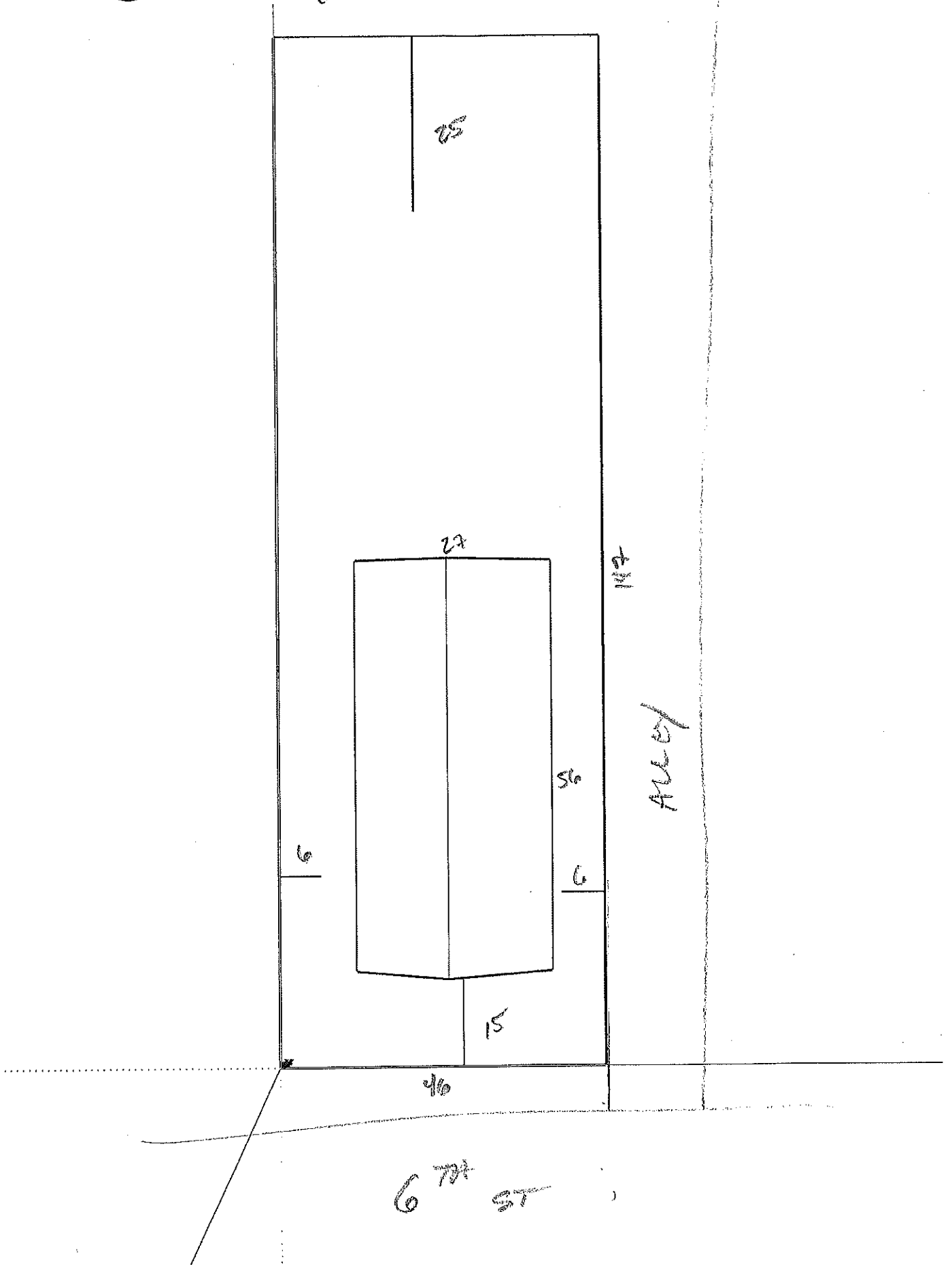
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



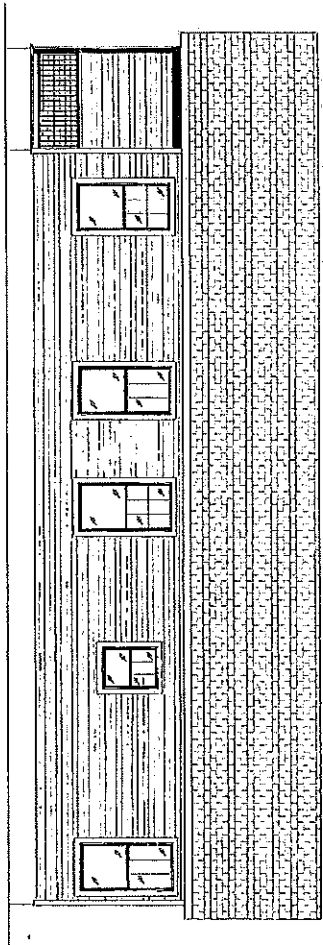


# Site Plan

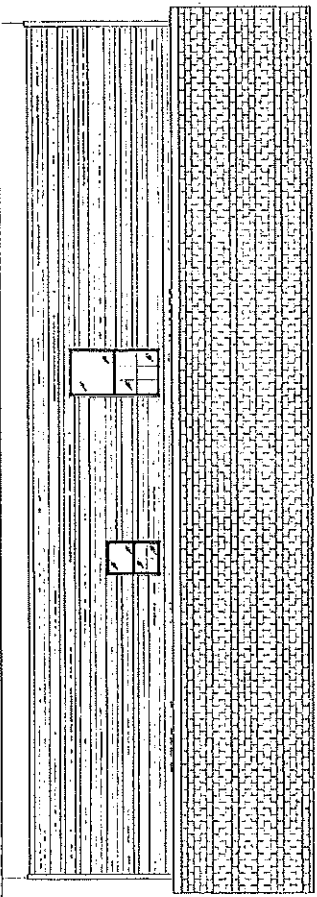
5



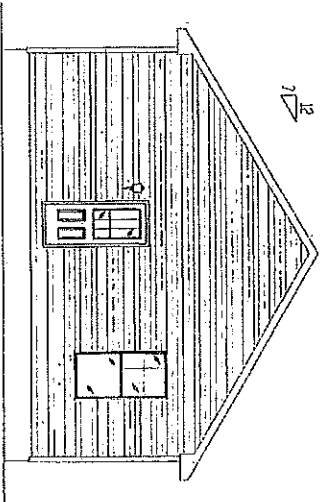
# Elevations



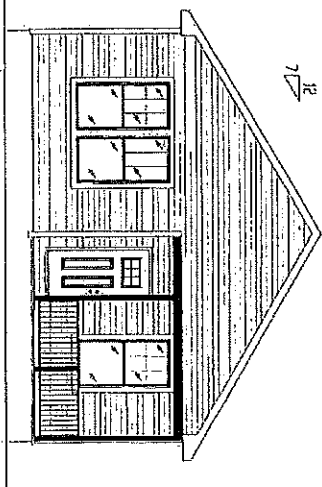
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

NOTE:  
 THE DEPICTED WINDOWS AND DOORS SHOWN ON THE ELEVATION ARE FOR A VISUAL REFERENCE ONLY AND MAY NOT REFLECT THE ACTUAL LOOK OF THE WINDOWS AND DOORS THAT ARE ORDERED. PLEASE REFER TO THE SALES ORDER FOR THE ACTUAL WINDOWS AND DOORS THAT ARE TO BE USED.

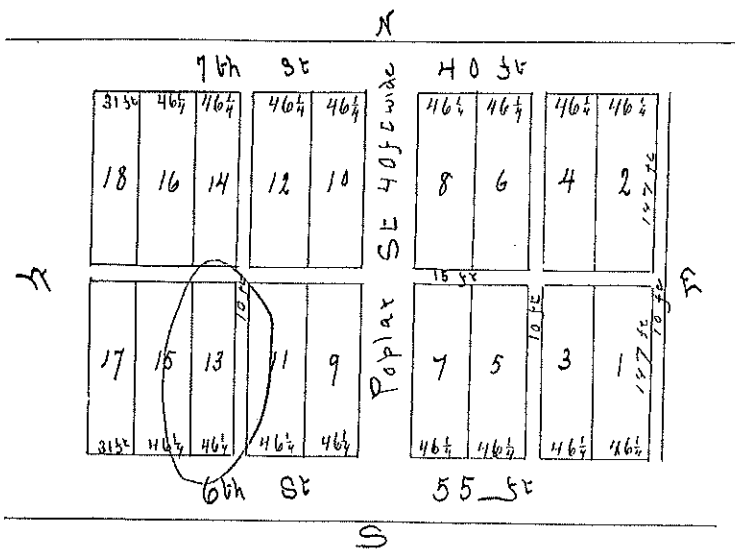
## EXTERIOR ELEVATIONS

SERIAL #	381245
MODEL #	6028-9033-48
DRAWN BY	BROVID
DATE	7/16/19
EG TITLE	ELEVATIONS
BUILT FOR	OLDEN GREENBRIAR HOME CENTER/STOCK
ORDER #	1154

TITLE: 18-5628-9033-RS		CMI MANUFACTURING W/1	
DRAWN BY	BL	DATE	7/16/19
SERIES	HERITAGE	LAST REVISED	02/13
SCALE	1/4" = 1'	CHECKED BY	
DESIGNED BY	1307 - Steve Speranza/03/04/04	SHIFT	381245

# Parcels

## West Place



$$46 \frac{1}{4}' \times 147'$$



**COA: 20-40**

Address: 221 E. 16th Street

Petitioner: Jeff Brawley

Parcel #: 53-05-33-202-021.000-005

**Rating:** Contributing

**Structure;** Bungalow



**Background:** The property is located in the Garden Hill Historic District. The alterations were done outside the scope of work in the building permit. This is a retroactive COA.

**Request:**

1. Addition of second story and alteration of the roofline.
2. Replacement of windows and door.
3. New siding

**Guidelines:** Garden Hill Historic District Design Guidelines, pg 20-23

1. Prioritize retention of the roof's original shape as viewed from the public way façade.
2. Vinyl and aluminum siding are acceptable if used as a continuation of what is currently on the structure.
3. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable-end shingles.

## **COA: 20-40**

### **Staff Comments:**

1. The second floor addition distinctly alters the scale, height, and roof shape of the building and is incompatible with the guidelines.
2. The replacement windows, while still the same size, do not maintain the three over one pane configuration.
3. Staff supports the new siding because the siding that was replaced was not original.

**Staff Recommendation: DENIAL of COA 20-40**

## **REMOVAL OF ORIGINAL MATERIALS**

Removal of original materials shall be reviewed for COA (Certificate of Appropriateness) approval by HAND staff. Either the homeowner or HAND staff may appeal to the BHPC for further review. The following guidelines relate to the above actions and are enforceable by the BHPC.

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

1. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable-end shingles.
2. Avoid removing or altering historic material or distinctive architectural features, such as those listed. If materials are original and in good condition, the means to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA. If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.
3. Regarding removal of original siding, flexibility is

encouraged. If a homeowner wishes to use another material, it should be consistent with the appearance of the original material.

- Horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
- Brick, limestone, clapboard, cement board, wood, shingles, and stucco are recommended materials.
- Vinyl and aluminum siding are acceptable if used as a continuation of what is currently on the structure.
- In exceptional cases, vinyl or aluminum may be used as the primary exterior siding, although if underlying original materials remain (e.g., door and window trim, and/or clapboard), care should be taken during installation of newer materials to protect them from cuts and removal (to preserve for possible future restoration).

## **STANDARDS FOR NEW CONSTRUCTION**

Ideally a new building in a historic district should fit seamlessly into the fabric of the neighborhood. The continuity of a neighborhood street as seen from the sidewalk should be consistent with historic forms already seen on the street. In the pages that follow, the guidelines in this booklet present a simple outline of ways to analyze the scale and placement of a building on a lot. Small details of design can be employed to make a new building look more traditional. Some of these are modest, such as the width of framing around windows or the use of cement board rather than vinyl siding. The GHNA wants to ensure the quality and compatibility of infill by explaining the details that add value in a traditional setting.

### **OPENINGS**

With the success of mass construction retailers, the sizes of inexpensive windows and doors have been standardized. To a great extent, the look of most new construction is determined by where the materials are purchased. This standardization has not been good for traditional and historic neighborhoods, inasmuch as newly purchased window sizes are often much smaller than original sizes. Paying attention to the proportion of openings in a front wall can help blend new construction into the streetscape.

### **OTHER FRAMING DETAILS**

Other characteristics that distinguish traditional architecture are small details in framing such as drip caps or skirt boards covering the sills. In new subdivisions, frequently built with vinyl siding, the window frames are very narrow. The width of the window frame is a small, inexpensive way to make a building fit in. Often a paired window detail in a prominent place on the

façade creates more of a traditional look than a single window. The houses in Garden Hill are modest in size and architectural detail, but still are more detailed than equivalent houses built in the 1980s and 1990s. A simple vertical corner board or a wider course of framing separating the gable from the first floor can be a way to distinguish new construction in a traditional neighborhood.

#### **PORCHES**

Perhaps no other detail so uniquely characterizes Garden Hill as the presence and rhythm of porches along the street. In recent years some porches may have been reduced to small receiving areas. In neighborhoods such as Garden Hill they can be considered generous additional living space. Porches define the culture of an older neighborhood as well as how it looks. Reproduction columns and supports are now readily available.

#### **FENCES**

Fences are regulated in an historic district. An inappropriate fence can deface the streetscape. Wooden and vinyl privacy fences (including stockades, basket weave and split rail) are relatively modern styles of fencing and should be hidden in rear yards, if used. Historically fences facing the street have been no more than four feet in height, measured from the elevation of an adjacent sidewalk. Modifying the existing and historic grade to increase the height of the fence and obscure the view of the house from the street is not appropriate on visible elevations. Later fences, that have been modified in conflict with the goals of these guidelines, may not be used to justify heights in excess of those recommended here.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-40  
Date Filed: 8-28-2020  
Scheduled for Hearing: 9-10-2020

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Address of Historic Property: 221 E. 16<sup>th</sup> St. & 221.5 E. 16<sup>th</sup> St. Bloomington, IN  
Petitioner's Name: Jeff Brawley  
Petitioner's Address: 1016 S. College Mall Rd.  
Phone Number/e-mail: 812-327-5331 jeff@thebrawleygroup.com  
Owner's Name: Porch Swing Homes LLC.  
Owner's Address: 1016 S. College Mall Rd. Bloomington, IN  
Phone Number/e-mail: 812-327-5331 jeff@thebrawleygroup.com

Instructions to Petitioners

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 013-24870-00 FULWIDERS LOT 59

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

Changed the roofline.

3. A description of the materials used.

Vinyl Siding  
Asphalt Shingles | metal gutters

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

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

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

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



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**FW: 221 E 16th st Brawley - 03-Jun-2020, 22:43**

1 message

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**Misty Deckard** <mdeckard@co.monroe.in.us>  
To: Jacqueline Scanlan <scanlanj@bloomington.in.gov>  
Cc: Jeff Brawley <jeff@thebrawleygroup.com>

Thu, Aug 13, 2020 at 8:41 AM

**From:** mark huffman [mailto:bxdragon1@hotmail.com]  
**Sent:** Wednesday, June 03, 2020 10:58 PM  
**To:** Misty Deckard <mdeckard@co.monroe.in.us>  
**Subject:** 221 E 16th st Brawley - 03-Jun-2020, 22:43


Scanned by FastScanner app!

This is an Update to Permit #2020-0070 for B M I Properties LLC

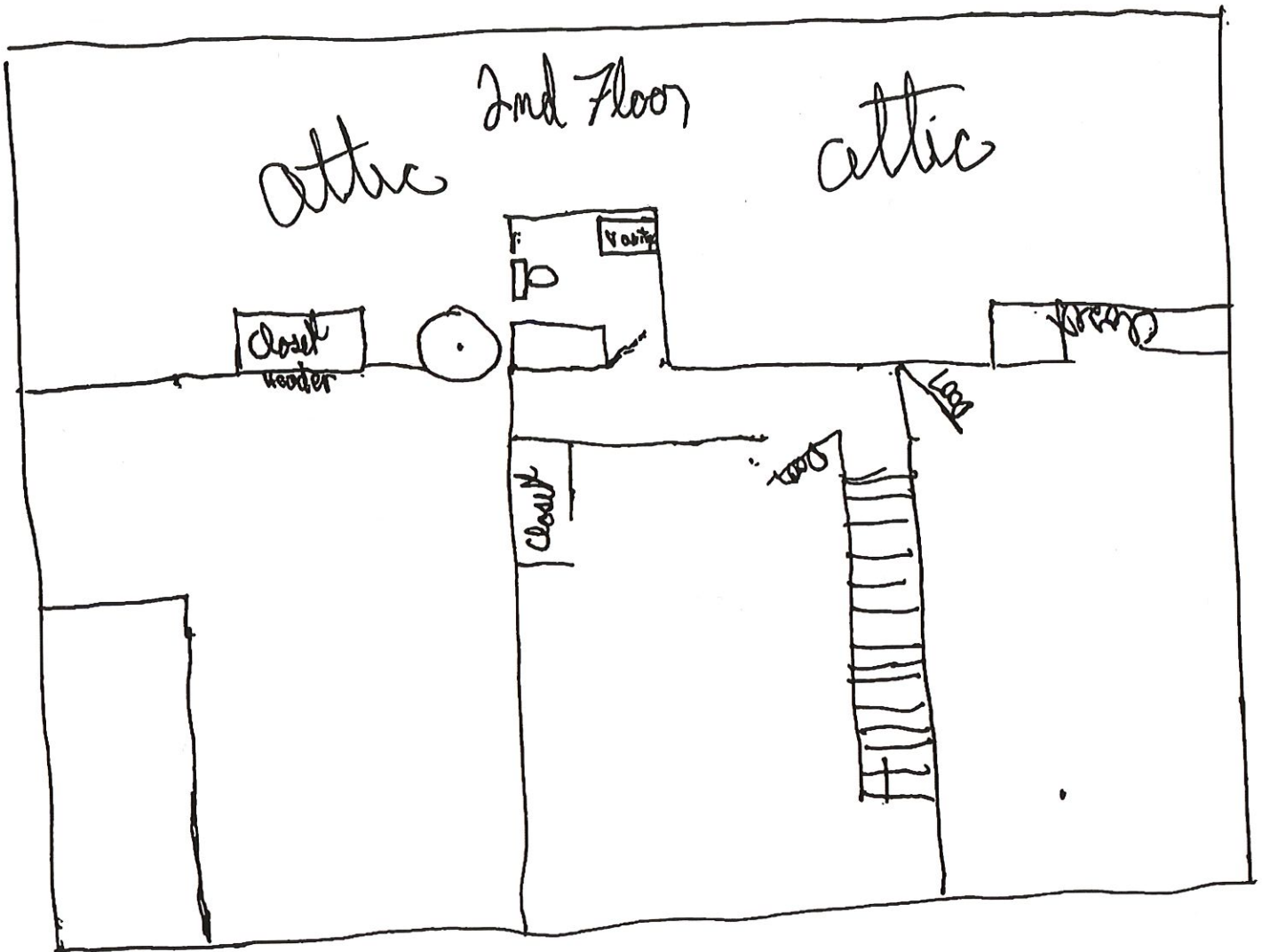
Thank you Mark Huffman 812-322-1652, Please let me know if anything else is needed

Sent from my Verizon, Samsung Galaxy smartphone

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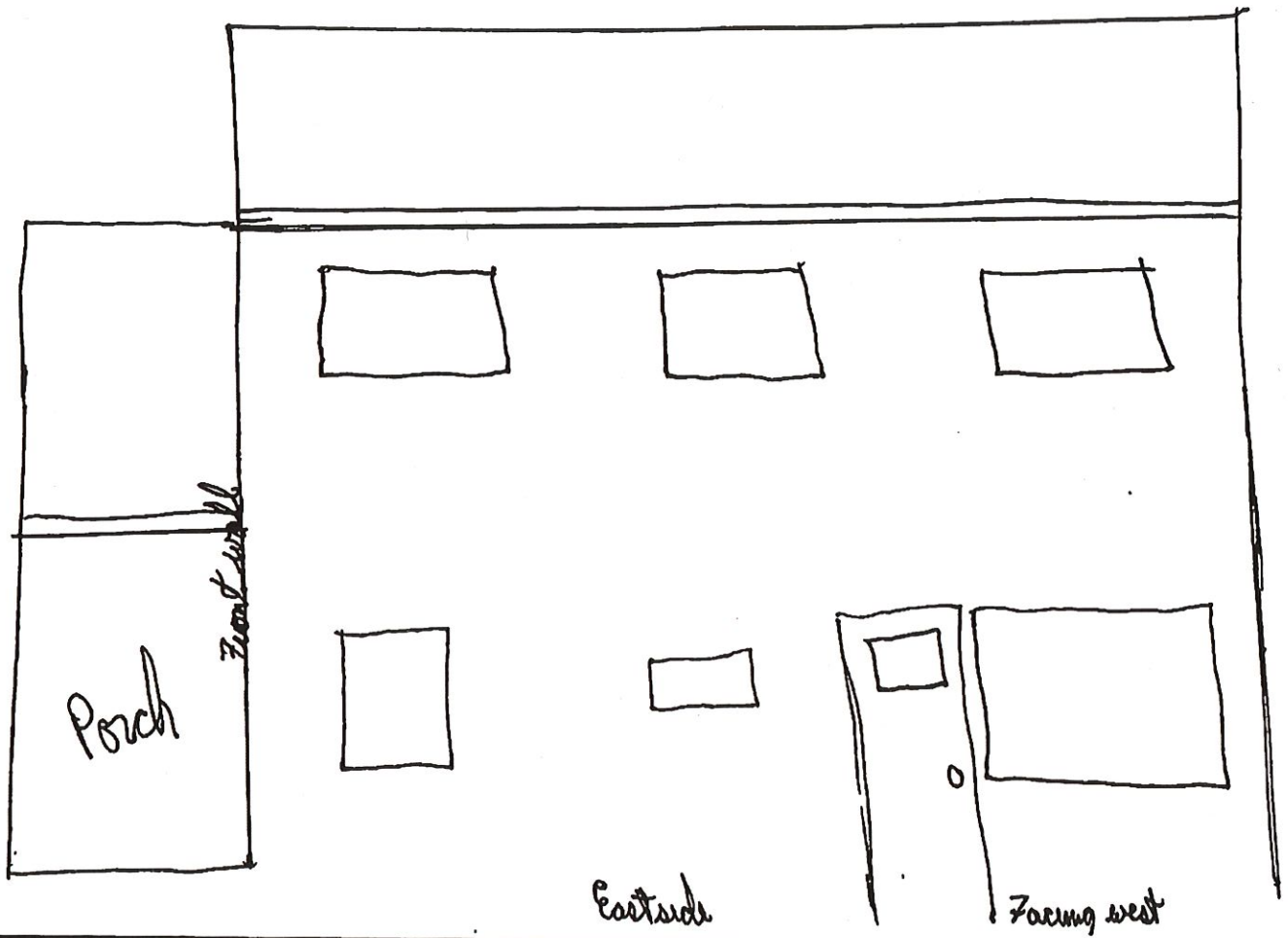
 **221 E 16th st Brawley 03-Jun-2020 22-43-53(1).pdf**  
403K

221 E. 16th St Permit # 2020-0070



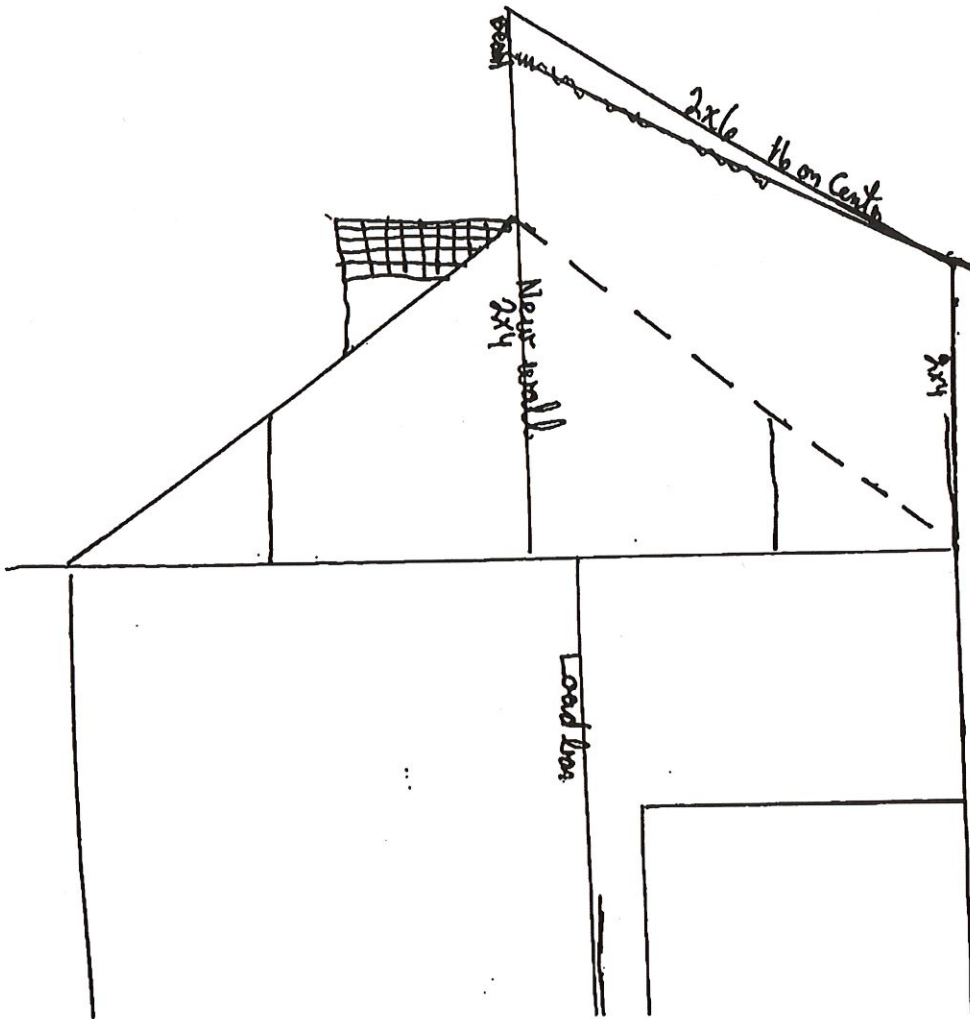
221 E 16th st

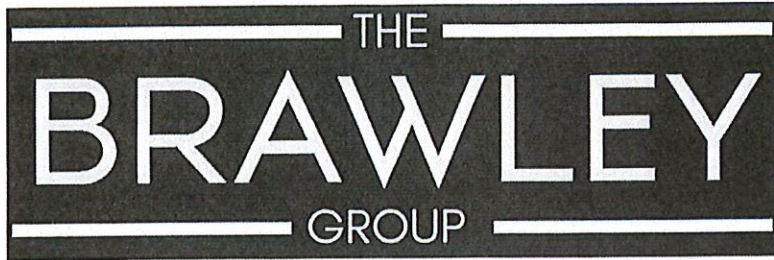
Permit # 2020-0070



221 E 16th St

Permit # 2020-0070





**MEMO**

**To:** Historic Preservation Committee

**From:** Porch Swing Homes, LLC

**Subject:** 221-221.5 E 126<sup>th</sup> Street, Bloomington, IN

**Date:** 08/28/2020

Recently we received notice that our property located at 221-221.5 E 16<sup>th</sup> Street was located in a historic site. Below is a timeline of events outlining the project at the property:

- **June 3, 2020-** Contractor Mark Huffman filed the revised building permit. Permit #2020-0070. This was sent to Misty Deckard.
- Approximately four weeks later, Mark Huffman received his first phone call from the city.
- Certificate of Occupancy was first emailed to me on August 24<sup>th</sup>, 2020.

Thanks for your attention to this matter.

Sincerely,

Jeff Brawley

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**C of O 221 E 16th ST**

1 message

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**Wendy Wilson** <wwilson@co.monroe.in.us>

Mon, Aug 24, 2020 at 10:30 AM

To: "jeff@thebrawleygroup.com" <jeff@thebrawleygroup.com>

Cc: "larry@thebrawleygroup.com" <larry@thebrawleygroup.com>

Attached is the C of O for the 221 E 16th St permit;) YAHOO!

Wendy Wilson  
Monroe County Building Department  
812-349-2580  
wwilson@co.monroe.in.us

-----Original Message-----

From: ricohmp6002@co.monroe.in.us [mailto:ricohmp6002@co.monroe.in.us]

Sent: Monday, August 24, 2020 10:57 AM

To: Wendy Wilson <wwilson@co.monroe.in.us>

Subject: Message from "RNP0026739AFF46"

This E-mail was sent from "RNP0026739AFF46" (Aficio MP 6002).

Scan Date: 08.24.2020 10:57:13 (-0400)

Queries to: ricohmp6002@co.monroe.in.us

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60K

**MONROE COUNTY BUILDING DEPARTMENT  
501 N MORTON ST RM 220-B  
BLOOMINGTON, IN 47404  
(812) 349-2580**

**\*\*\* CERTIFICATE OF USE AND OCCUPANCY \*\*\***

**\*\*\* FINAL \*\*\***

LOCATION: 221 16TH ST E

OWNER: BMI PROP LLC

TO BE OCCUPIED AS: RESIDENTIAL REMODEL

This certifies that this structure complies with the Building Ordinance of Monroe County, Indiana and may lawfully be used for the purpose stated.

No change of use shall be made in this building that is inconsistent with this certificate.

DATE: 8/14/2020

APPLICATION NUMBER: 67346

PARCEL #: 013-24870-00

CONTRACTOR: TO BE DETERMINED

TYPE OF CONSTRUCTION:

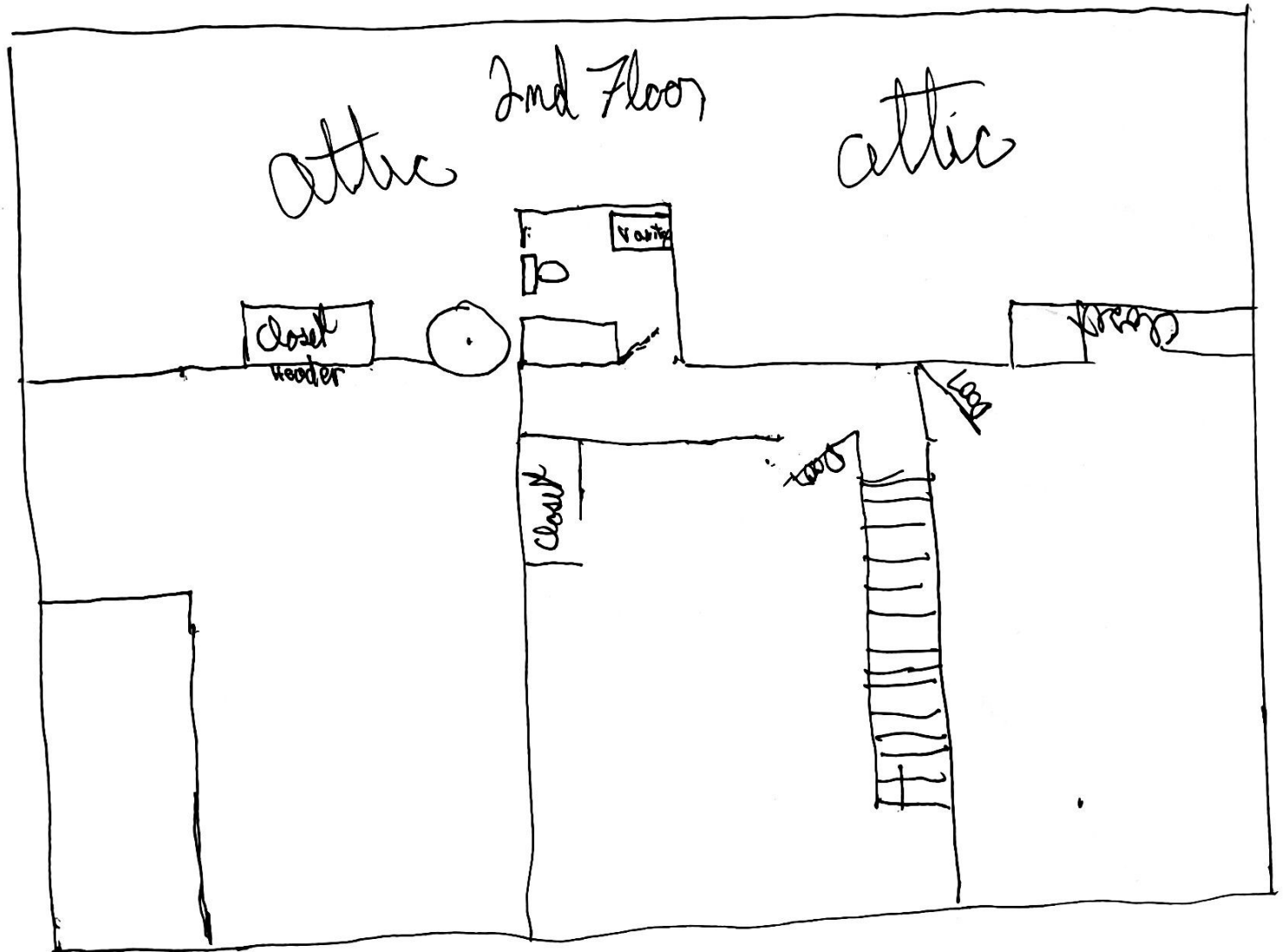
PERMIT ISSUE DATE: 01/28/2020 BUILDING PERMIT NUMBER: 20200070 B



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Jim Gerstbauer, CBO  
MONROE COUNTY / CITY OF BLOOMINGTON  
BUILDING COMMISSIONER

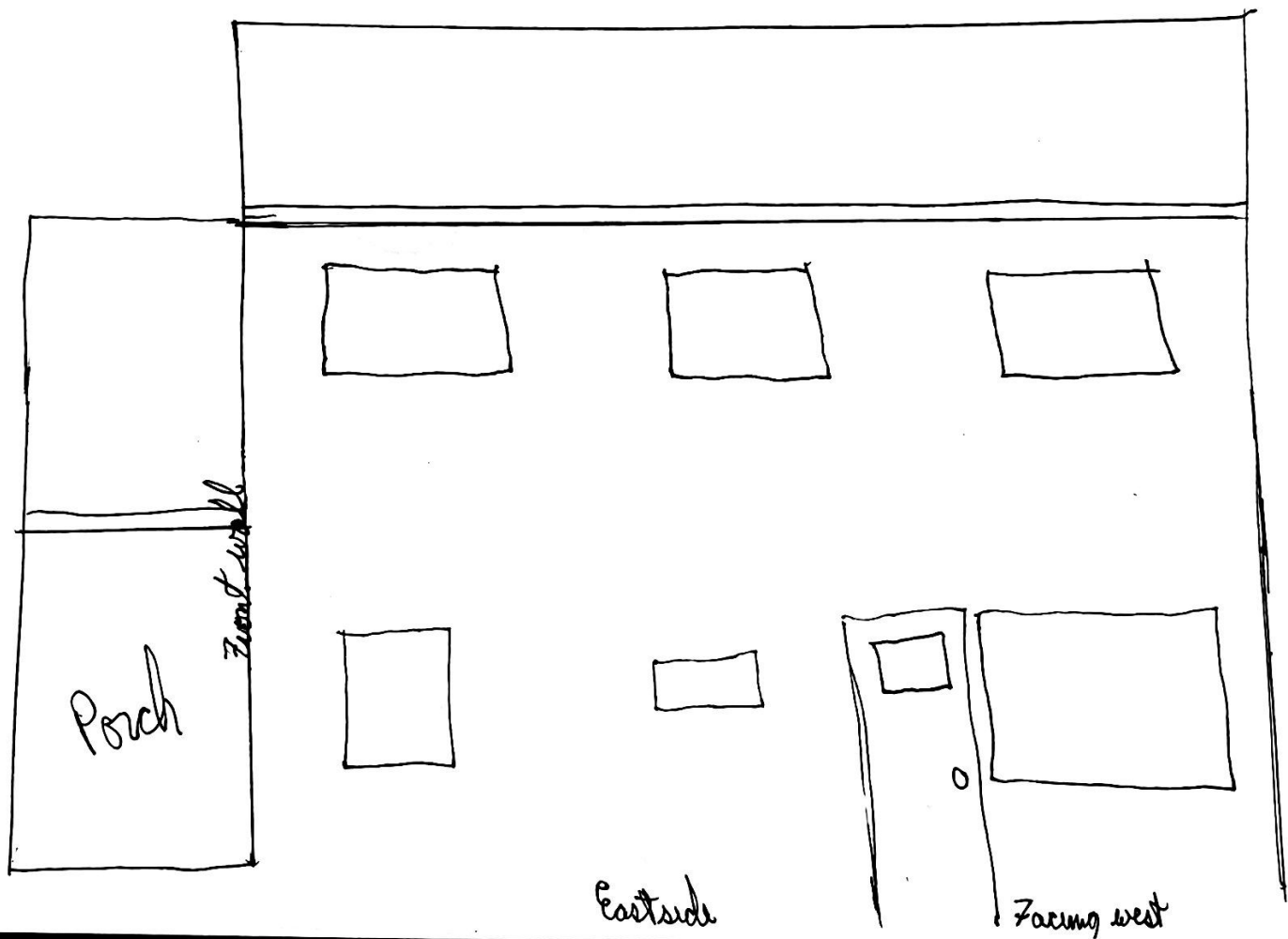
221 E. 16th St Permit # 2020-0070





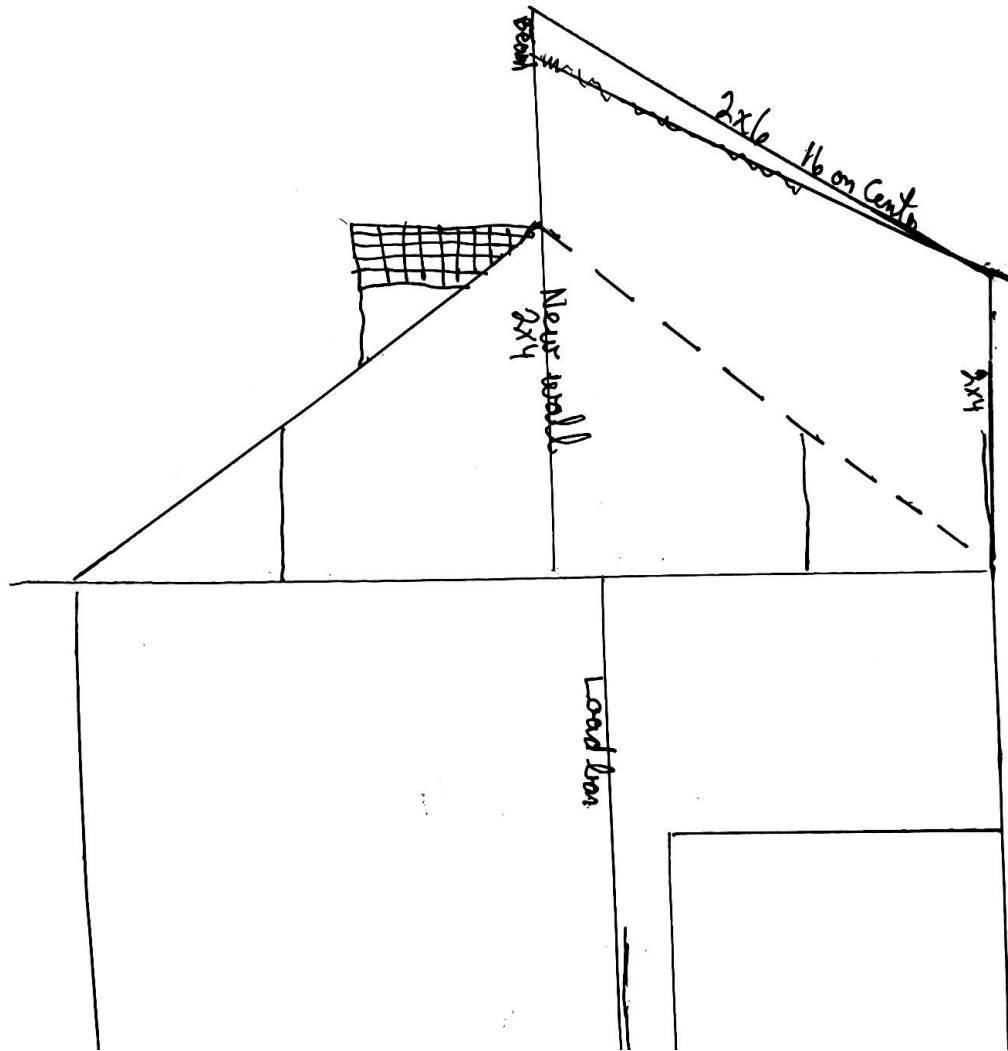
221 E 16th st

Permit # 2020-0070



221 E 16th st

Permit # 2020-0070



**Demo Delay: 20-17**  
**Commission Decision**

Address: 424 1/2 S. Walnut

Petitioner: Josh Alley

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

Property is Contributing

**Structure;** Commercial c. 1925



*Background:* Believed to be the first commercial building constructed by the Mitchell Brothers, and one of four that exist in Bloomington.

*Request:* Full demolition of both structures.

*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 forwarding **Demo Delay 20-17** to the Common Council for designation. Staff finds that the building is eligible under historic district criteria 1A and 2F and that the building can be reasonably modified to meet contemporary needs. After a site inspection staff determined that the structure is in fair condition, and would need major interior renovations throughout and a new roof/support system on the one-story section. While most of the historic fabric in the immediate vicinity has been removed/severely altered, this building retains more than enough of its original form and materials to convey its historic nature.

## 424 ½ S. Walnut St

Staff Report

Bloomington Historic Preservation Commission

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### Case Background

The most recent business to operate out of the building was the “Players Pub” but they closed their doors in 2019. New ownership is proposing to demolish the building in its entirety and build a multi-story mixed use building on the lot. The lot is currently zoned (MD) Mixed-Use Downtown.

At the 8/13/2020 meeting the Bloomington Historic Preservation asked about the history of the building and Henry Boxman. This report was written to address those two questions.

### Historic surveys rating and designations:

The building is not currently listed in the National Register of Historic Places. It is listed in both the Indiana Historic Sites & Structures Inventory and the Bloomington Historic Sites and Structures List as “Contributing”. The property is not within a local historic district or local conservation district under the jurisdiction of the Bloomington Historic Preservation Commission.

### Map 424 ½ S. Walnut Outlined in Red



## **Building History:**

The evidence for the building's date of construction comes from two sources, Bloomington City Directories and Sanborn Fire Insurance Maps. While the 1923-1924 City Directory does not list any of the 420-424 S. Walnut addresses, they can be found in the 1925-26 City Directory.<sup>1</sup> The 1913 Sanborn Fire insurance map shows an undeveloped lot where the building would be located, however on the ensuing 1927 map edition, the building can clearly be seen in its current form.<sup>2</sup> Therefore, the building must have been constructed between 1913 and 1927. The 1925-26 City Directory is the earliest to list addresses at 420-424 S. Walnut which is why this is the estimated date of construction.

The 1927 Sanborn map depicts a building divided into three sections with three separate addresses; 422, 424, and 426 S. Walnut. Staff believes the Sanborn map makers incorrectly labeled the addresses, which should have been listed as 420, 422, 424 S. Walnut.<sup>3</sup> The map indicates that the building was wood frame construction with a brick veneer on the north and east facades and composition roofing. The 420 and 422 sections are on the north end of the building and are a single story. A wood frame partition wall separates these two sections both of which are labeled as "services". The southernmost section, 424, is two stories in height with "offices" on the first floor and "dwelling" on the second. There is a two story open porch on the rear.

A more accurate picture of the building's early history emerges when information found in the 1925-1929 City Directories is synthesized with the 1927 Sanborn map. The northernmost building section (420) operated as a mercantile store with windows on the north part of the building facing the alley. The middle section (422) was food services and is listed as a soda fountain/eatery known as the Dew Drop Inn. The first floor of the southern section (424) served as an office for a local stone company, and the second floor (424 ½) served as living space. The occupants of these four addresses were listed as tenants with the exception of Ira Mitchell (424 ½) who is denoted as a property owner.

Several lines of evidence point to the Mitchell Brothers of Bloomington as the original builders and owners of the structure. Looking at the physical evidence there is an "M" pattern inlaid on the upper half of the brick façade of the two story building section. This feature can be seen on a photograph of the building found on a postcard from 1951. Testimony from Charlie Boxman, who moved to 424 ½ S. Walnut after his father Henry Boxman purchased the Dew Drop Inn in 1928, also supports this conclusion. Charlie wrote in an email that the "M" stands for Mitchell and was "emblazoned on the upper part of the second story section of the original brick façade".<sup>4</sup> Finally, the 1925-26 City Directory listed Ira Mitchell as the occupant and owner of 424 S. Walnut. It should also be noted that the Mitchell Brothers were actively building commercial/mixed use buildings in Bloomington in the late 1920s'. A few lots north on the same block at 406 S. Walnut, the Mitchell Brothers built a two story mixed use building in 1927. Further south at 1504 S. Walnut they built a similar two-story brick building in 1928. Stanley P. Mitchell is one of the

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<sup>1</sup> Bloomington, Indiana, City Directory, 1925-26 (Bloomington, IN.), page 357.

<sup>2</sup> Sanborn Map Company. Bloomington, Monroe County, Indiana, 1913. New York: Sanborn Map & Publishing Co, 1913. "Sanborn Fire Insurance Maps". <<https://libraries.indiana.edu/union-list-sanborn-maps>> (August 17, 2020); Sanborn Map Company. Bloomington, Monroe County, Indiana, 1927, Sheet 6.

<sup>3</sup> These are the address numbers that will be used for the remainder of the report.

<sup>4</sup> Boxman, Charlie. "Old Bloomington". Email, 2009. Monroe County History Center Vertical Stacks, "Boxman's Restaurant".

brothers credited with the building at 1504 S. Walnut.<sup>5</sup> Staff is unsure of the identities of the other Mitchell family members responsible for the string of buildings constructed in the late 1920s', however the Mitchell's had a homestead just two miles south of the courthouse on S. Walnut. The patriarch of the family, Cpt Issac Mitchell, was a Civil War veteran and Ira Mitchell is listed as one of the family members who attended Cpt. Mitchell's ninetieth birthday celebration at the homestead in 1931.<sup>6</sup> It is reasonable to believe that members of the Mitchell family partitioned, sold, or developed pieces of their land located along S. Walnut to capitalize on the expansion of homes and businesses along that road in the 1920s' as Bloomington's urbanized core expanded.

In 1928 the Dew Drop Inn (422 S. Walnut) was purchased by a couple that would make the building a local landmark and garner Bloomington's food scene state and national recognition. Twenty-five year old Henry Boxman and his wife Hattie kept the Dew Drop Inn moniker and continued to cater to the high school crowd that had frequented the previous business. Although they continued to serve similar menu items such as hot dogs, baked beans, ice cream, and popcorn, they geared their business toward a new form of transportation that would forever alter the American food service industry—the automobile. Under Boxman ownership, the Dew Drop Inn was the first eatery in Bloomington to offer a curbside service where menu items were delivered on specialized trays to cars parked on South Walnut Street.<sup>7</sup>

Boxman continued to innovate and adapt his business. The curbside service, which had brought initial success to the business, only lasted a few years because South Walnut Street became heavily trafficked as more automobiles hit the road and curbside service became dangerous. In response, the Boxman's shifted their business focus, rebranded the eatery "Boxman's Restaurant", and emphasized sit-down dining. Henry found a new use for his curbside trays and offered the "dessert tray" where a variety of sweet treats were brought to the customer's table making it difficult to resist buying an item. This technique was so successful it was featured in the Wall Street Journal in a front page article on the "Art of Selling".<sup>8</sup> In 1935 Henry Boxman bought the adjoining two-story section of the building (424), expanded the dining space on the first floor to offer private dinner service to groups and moved his family into the second floor apartment. The family lived there for three years until the Boxman's purchased the Free-Classic, two story home adjacent to the business at 432 S. Walnut.

The building at 424 S. Walnut would continue to be the site of many "firsts" in Bloomington as Henry Boxman continuously modernized his business. Known as a student of marketing and advertisement, it is no surprise that Henry installed Bloomington's first neon sign at his restaurant. When it was first turned on it caused quite a stir as citizens viewing it from a distance thought a fire had broken out downtown. His restaurant also boasted the first commercial gas-fired heating boiler and the second commercial air conditioner in town.<sup>9</sup>

Henry Boxman operated the restaurant at 422 & 424 S. Walnut from 1928 until 1957 when he retired and sold the business to the Moore's who operated the Fiesta Restaurant. His thirty year tenure was the longest of any of the property's owners. The last fifty years of the building's history

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<sup>5</sup> *City of Bloomington Interim Report: Indiana Historic Sites and Structures Inventory* (Bloomington: City of Bloomington, 2004), 129.

<sup>6</sup> Shotts, Connie. "Captain Isaac Mitchell Celebrated 90th Birthday." *Bloomington Evening World*. May 5, 1931, p. 4.

<sup>7</sup> *Courier-Tribune*, Bloomington, IN. "Boxman's Second Kentucky Fried Chicken Store Opens." January 22, 1969, pg. 4.

<sup>8</sup> Shawgo, Ron. "Boxman's Fried Chicken sold: Restaurant era has come to a close." *Herald Times*, August 27, 1983.

<sup>9</sup> Shawgo, Ron.

has seen a multitude of owners engage in a number of different businesses, mostly related to the food and beverage service. Over that time the building suffered through a series of exterior “renovations” that added layers of incompatible materials and rearranged openings. In 2013 the owner of the building received a \$10,000 historic façade grant from the BUEA and the Walnut façade was partially restored to the way it appeared in the 1950s’.

### **Henry Boxman History:**

Henry Boxman’s childhood was formidable. Born in 1903 on a farm near Columbus, Indiana, Boxman was one of ten children. His mother died when he was two and he was forced to quit school at thirteen after the last of his older sister’s left home and his father died. He supported himself by working for six years at Munt’s Restaurant in Columbus, Indiana where he learned the basics of the restaurant industry.<sup>10</sup> At age twenty Henry applied to become a sales rep with RJ Reynolds Tobacco Company in Indianapolis but was turned down because he was too young. He kept applying and was hired the next year and soon became assistant divisional manager. Henry’s early hardships likely contributed to his unwavering drive and focus towards making his business successful. He called it “sticktoitness”.<sup>11</sup>

At age twenty-five Henry and his new wife Hattie-Bell purchased the Dew Drop Inn Restaurant at 422 S. Walnut Street. The business would bring state and national recognition to Bloomington and cement Henry Boxman’s legacy as one of Bloomington’s greatest restaurateurs. The Dew Drop, often referred to as a barbeque stand, was a popular after-school gathering place for local high school students because it was only a block away from Bloomington High School. Initially, Henry did not change the menu and continued to serve short-order items such as burgers, hotdogs, and ice cream. In fact, the Dew Drop was listed as a “Soda Fountain” in the 1926-2929 City Directories.

The 1930’s brought hardship and change to Bloomington, but Henry Boxman adapted his eatery to survive through a time that brought catastrophe to many other small businesses. By 1932, Henry had changed the name of the Dew Drop to “Boxman’s Restaurant” and eliminated curbside service in order to transition to a more formal, sit-down restaurant experience. That same year, to celebrate the 4th anniversary of his tenure, Boxman offered chicken dinners for 4 cents each (dinners were usually 50 cents). The deeply discounted prices drew quite a crowd in those depression days and a local police officer was assigned to keep the peace. Boxman, who ended the day with a \$250 loss, served almost 1,000 people and said he turned away almost as many.<sup>12</sup> Although maintaining a business throughout the Great Depression was likely a monumental challenge, Boxman also found time to improve his community. He led the effort to reactivate the Bloomington Chamber of Commerce and was named its president in 1936. He was also active in the Bloomington Exchange Club, and as president of the club in 1936, came up with the slogan “Bloomington- Gateway to Scenic Southern Indiana”.<sup>13</sup>

Boxman’s community service continued in the 1940s and took on greater significance when he was appointed to serve as a food consultant to the Secretary of War, one of 96 restaurant men from all

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<sup>10</sup> Tufford, Carole. “A restaurateur to remember: henry Boxman;s food put Bloomington on the Map.” *Herald Telephone*, Bloomington, Indiana, April 19, 1989.

<sup>11</sup> Matavuli, Nick. “Boxman still has ‘fingers in the pie.’” *Herald Telephone*, Bloomington, Indiana, April 9, 1980, p 30.

<sup>12</sup> “1,032 Chicken Dinners at 4c Each Sold at \$250 Loss.” *Bloomington Evening World*, August 15, 1932.

<sup>13</sup> Goodall, Kenneth. “Men of Bloomington, Henry F. Boxman”. June 2, 1954.

over the United States who volunteered their time and expertise to increase the efficiency of military food preparation and facilities. For this work Henry received a personally signed letter from President Truman. Boxman also helped the war effort by closing on Sundays, the heaviest day of the week in volume and sales. This allowed him to save his rationed food supplies for the week days so that war workers could eat, although he still ran out of food and was forced to use meat substitutes.<sup>14</sup>

The 1950s really catapulted Henry Boxman onto the national stage. The Bloomington restaurant gained the attention of food critic pioneer Duncan Hines, who wrote the newspaper food column “Adventures in Good Eating at Home”. Hines spoke highly of Boxman’s Restaurant and regularly featured it in his column for fifteen years—he was particularly fond of the Dutch Apple Pie.<sup>15</sup> Boxman’s was also recognized in Clementine Paddleford’s “National Food” column in *This Week Magazine*. In the article, titled “Chow in a College Town”, Paddleford wrote that “...motor tourists come to Boxman’s from all corners of the nation. Dinners here are worth a half-days extra driving.”<sup>16</sup> Boxman’s was also featured in *Cooking for Profit* magazine which labeled him as one of the outstanding restaurateurs in the county.<sup>17</sup>

Boxman was both active and renowned in the state and national restaurant associations. He was a charter member of the Indiana Restaurant Association, its third president, and a lifetime member of the board of directors. In addition, Boxman was elected to serve on the board of directors of the National Restaurant Association and was the second person inducted into that organization’s Restaurant Hall of Fame.<sup>18</sup>

It was through the National Restaurant Association that Henry Boxman became good friends with Harlan Sanders, otherwise known as Colonel Sanders, the bombastic founder of Kentucky Fried Chicken (KFC). Although Boxman sold his restaurant in 1957 to work as Food Services Director for Bloomington’s Metropolitan Schools, he soon came out of restaurant retirement and opened Bloomington’s first KFC in 1963. This restaurant was located next door to the old Boxman’s Restaurant. In fact, he had the building constructed in the front yard of his home at 432 S. Walnut—much to his wife’s chagrin. Boxman opened a second location in the College Mall area in 1968 and even brought Harlan Sanders to that store’s opening day to meet and greet customers. The Colonel and Boxman maintained a close friendship for the rest of their lives.

Perhaps Carolyn Tufford said it best in her 1989 Herald-Telephone article, “Henry Boxman was a restaurateur to remember...his food put Bloomington on the map”. Boxman cultivated a short order high school hangout into a dining landmark that grabbed the attention of national food critics. His business weathered a great depression and a world war. He was a founding member and honorary director of state and national restaurant associations and the second person inducted in the national restaurant hall of fame. He is a stellar example of selfless service to his community as a lifelong member of the chamber of commerce and the exchange club. Despite his illustrious career, Boxman is a relatively unknown person of interest, even locally speaking. It is to be determined if he can be considered “a person who played a significant role in local, state, or national history”.

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<sup>14</sup> Matavuli, Nick

<sup>15</sup> Hines, Duncan. “Adventures in Good Eating”. January, 1953.

<sup>16</sup> *Courier-Tribune*, Bloomington, IN. “Boxman’s Second Kentucky Fried Chicken Store Opens.”

<sup>17</sup> *Cooking for Profit*. “Boxman’s of Bloomington”. May, 1963.

<sup>18</sup> Goodall, Kenneth.

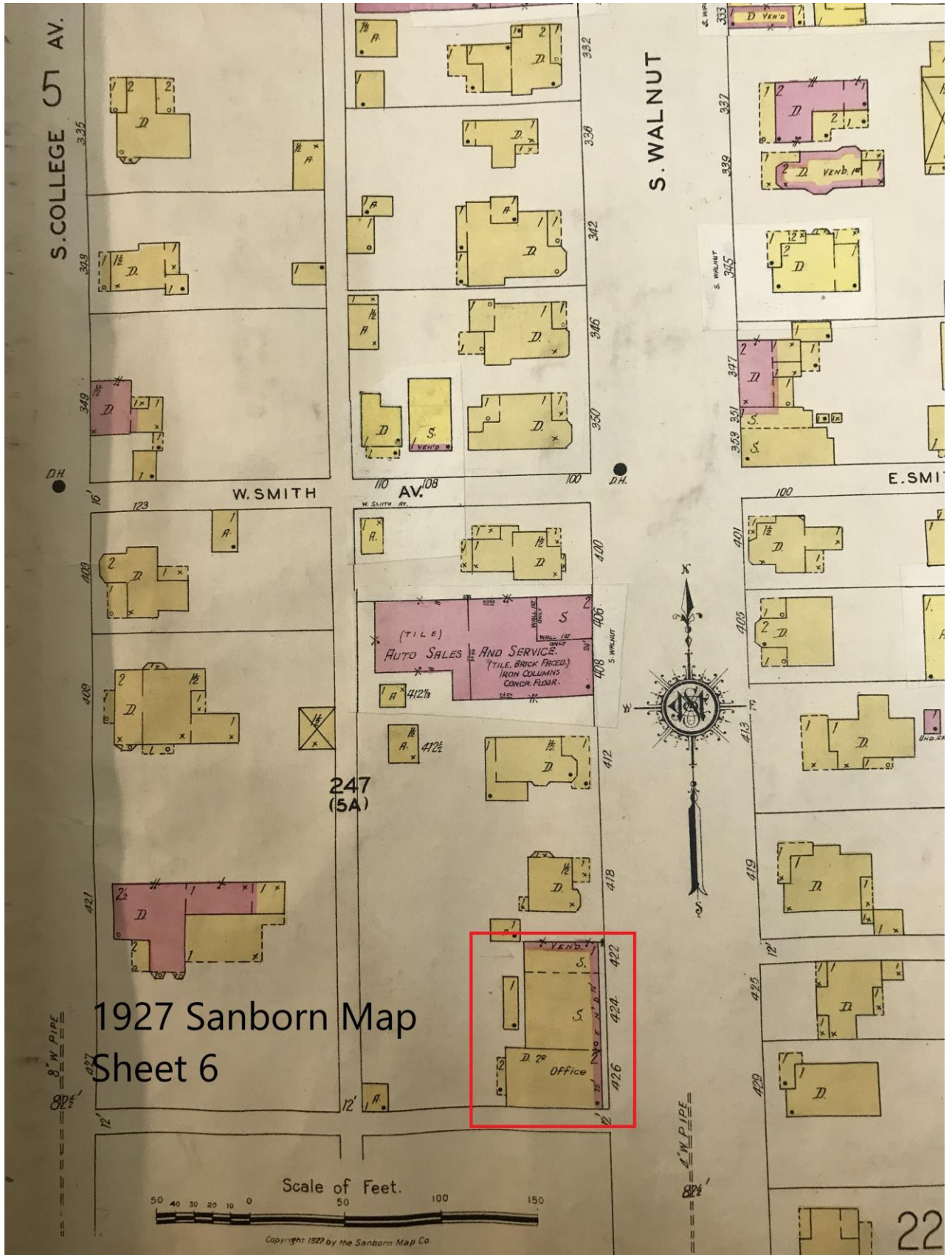




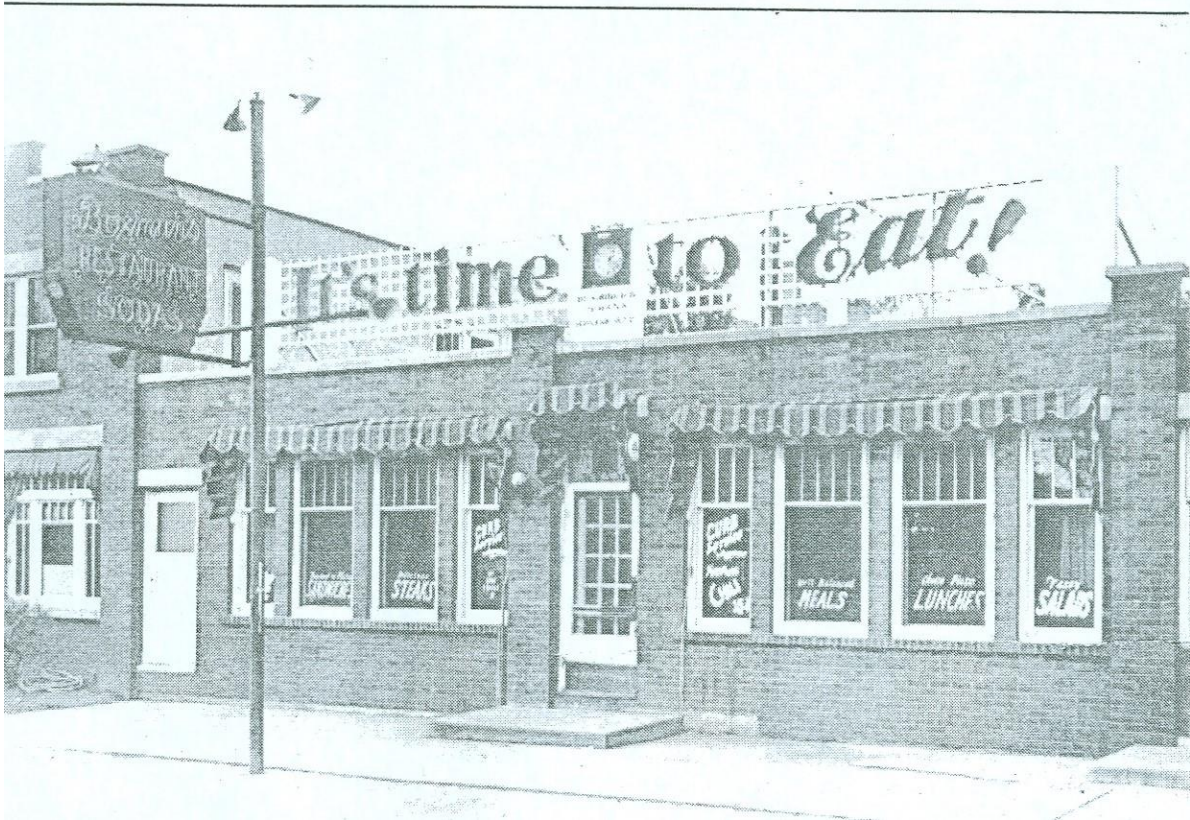
Digitized from the Indiana University Map Collection by Historical Information Gatherers, Inc.

www.historicalinfo.com

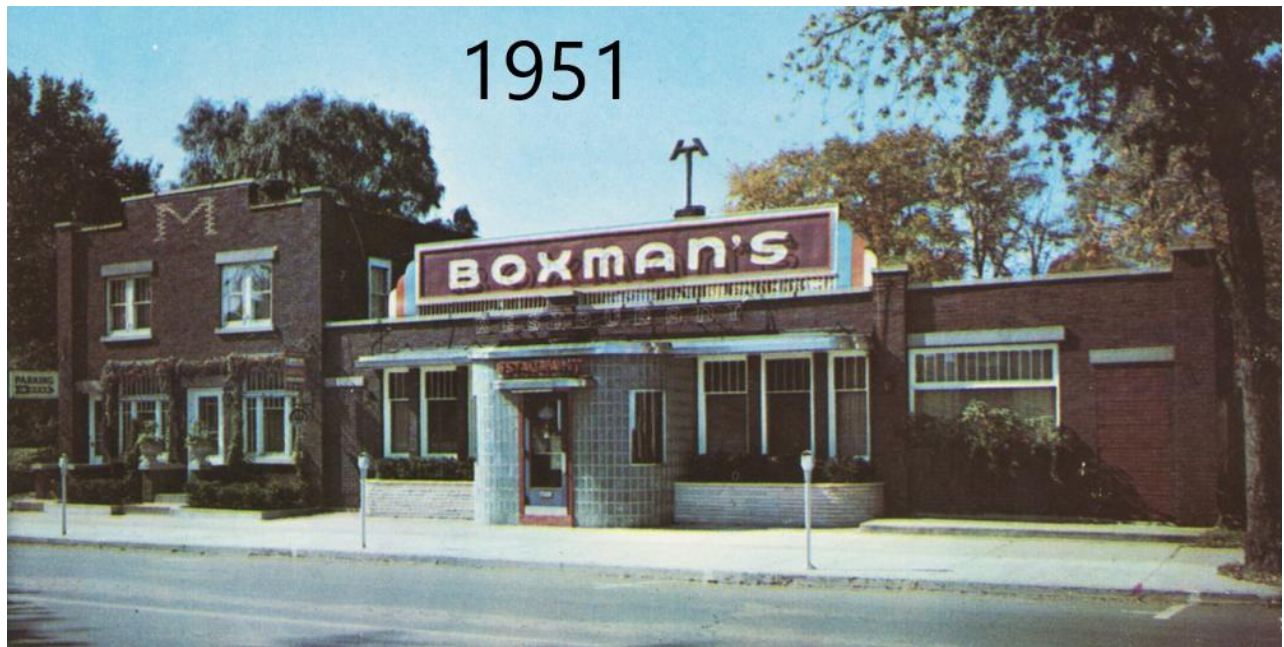
1913 Sanborn Map



1927 Sanborn Map



Earliest photo found of Boxman's Restaurant



A photograph of Boxman's from a postcard.



Henry Boxman with his pastry lady (likely behind the famous Dutch Apple Pie) c. 1950



Boxman opened this KFC in 1963, Blomington's first. Note that he lived in the white house in the background.



Photo taken in 2001 shows the heavily altered façade.



Photo taken in 2010 shows that the lower half of the façade has been restored and windows opened.



BFW CRANE, INC.

STRUCTURAL  
ENGINEERING

Matte Black Architecture  
Bloomington, Indiana 47401

04 AUG 2020

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

Matt;

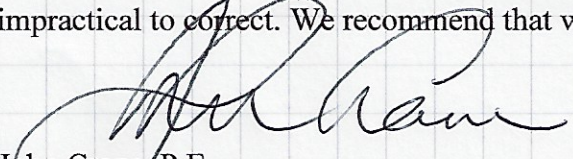
Per your request we have completed a general visual review of the structure located at 424 S Walnut Street.

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

812-824-4260  
bfwcrane@comcast.net

## 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



### Demolition Application

Monroe County Building Department

501 N. Morton St Rm 220, Bloomington, Indiana 47404

Phone Number: (812) 349-2580 FAX: (812) 349-2967

<http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx>

Date: 7/23/20

Project Address: 424 1/2 S. Walnut St. Bloomington IN 47404  
Street City, State Zip

Township: Perry Section #: \_\_\_\_\_

Parcel Number 53-08-04-200-082-000-009

Subdivision: 015 09570-00 Lot #: 20  
Applicant Name: Josh Alley Phone #: 317 532 7309

Property Owner Name: 424 S Walnut LLC  
Address: 3732 E Commodore Trail Bloomington Phone #: 317 532 7309  
Street City, State & Zip

Contractor: (if applicable) TBD  
Phone #: \_\_\_\_\_

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

WORK BEING PERFORMED:  
Demo existing structure

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

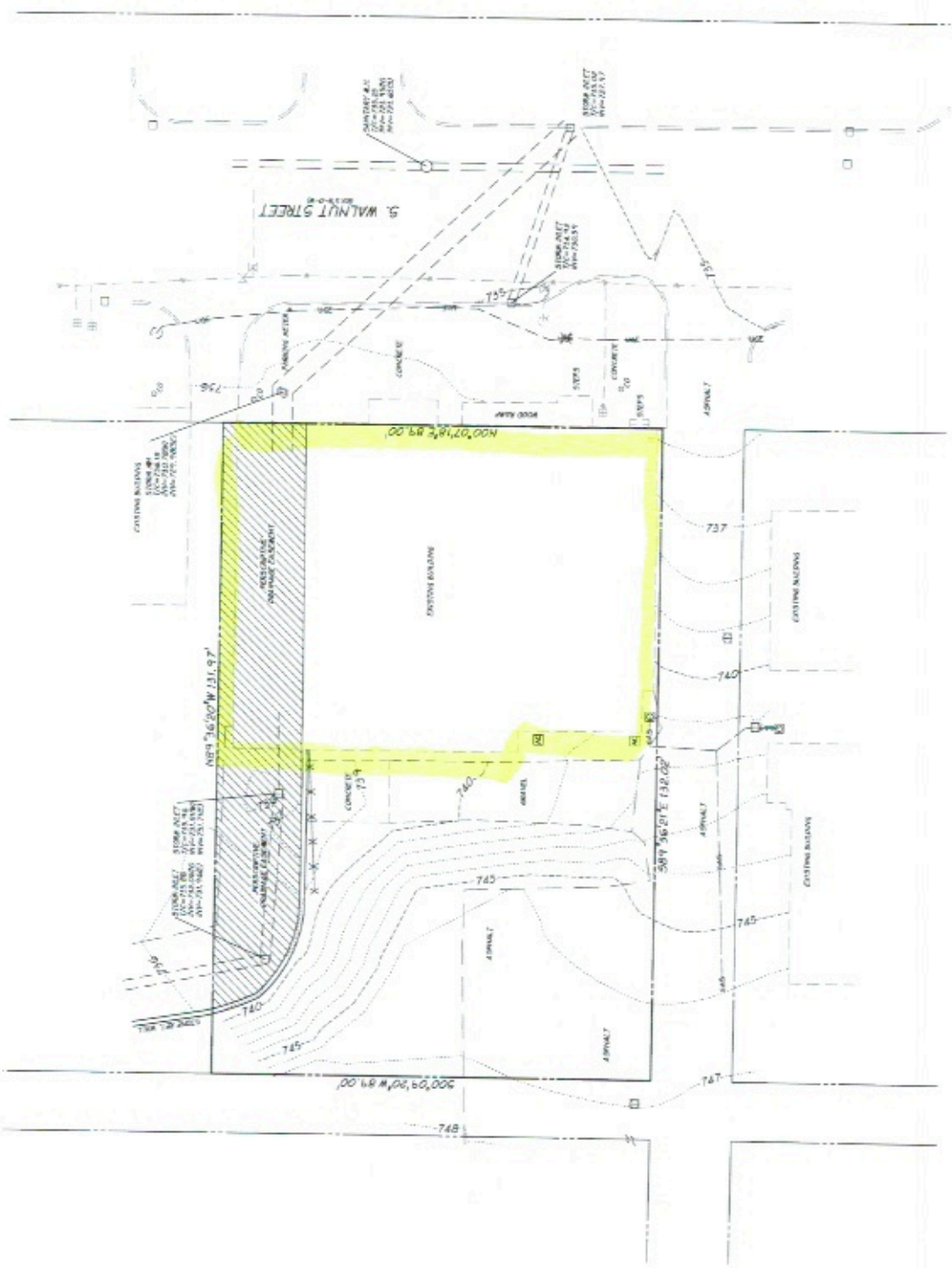
Signature [Signature]  
Owner/Applicant



**LEGEND**

PROPERTY LINE	---
BOUNDARY LINE	---
OPENING (DITCHES)	---
UNDERGROUND GAS LINE	---
UNDERGROUND ELECTRIC LINE	---
UNDERGROUND TELEPHONE LINE	---
WATER LINE	---
NAVIGATRY SERVICE LINE	---
ASBESTOS REMOVAL AND PAINT	---
1/2" AIRRAIR CITY CAN SET	---
ADULT MAIL SET	---
MAIL BOX	---
MAIL BOX	---
ADULT OF BOX	---
UTILITY POLE	---
POLE YARDWAY	---
ELECTRIC METER	---
WATER METER	---
TELEPHONE METER	---
ELECTRIC TRANSFORMER	---
WATER BLAST	---
WATER VALVE	---
SEWER VALVE	---
SEWER	---
SEWER LIFT	---
SEWER CLEAN OUT	---
CABLE T.V. BOX	---
GAZ METER	---
LANDSCAPE LIGHT	---
PAVEMENT AND DRIVEWAY	---
PAVEMENT AND UTILITY TRENCH	---
PAVEMENT UTILITY TRENCH	---
SYSTEM	---
MAIL BOX	---
AIR CONDITIONING PAD	---
GENERATOR	---
L.F. GAS JUMP	---
MANHOLES/PARKING SPACE	---
TELEPHONE HAND POLE	---
STORM MANHOLE	---

424 1/2 S. WALNUT ST.  
BLOOMINGTON, IN  
PT. OF SEM. LOT 20



PREPARED BY RYAN / KATO & ASSOCIATES, INC. 508 N. WALNUT ST. BLOOMINGTON, IN 47404

Mail Tax Bills to:

## WARRANTY DEED

THIS INDENTURE WITNESSETH that GRACE JACKSON LLC, a Florida limited liability company, of Miami-Dade County, in the State of Florida, CONVEYS AND WARRANTS to 424 WALNUT, LLC, an Indiana limited liability company, of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Monroe County, in the State of Indiana, to-wit:

Part of Seminary Lot Twenty (20) in the City of Bloomington, Indiana, bounded and described as follows: Beginning at the Southeast corner of said Seminary Lot running West 132 feet, more or less, to the alley; thence North 89 feet; thence East 132 feet, more or less, to the East line of said Seminary Lot; thence South 89 feet to the place of beginning.

Parcel Number: 015-09570-00 (53-08-04-200-082.000-009)  
Commonly known as 424 ½ S Walnut Street, Bloomington, IN 47404

### SUBJECT TO THE FOLLOWING:

1. All covenants, conditions, restrictions, easements, and encumbrances in the plat of Seminary, as shown by the recorded plat thereof recorded in Plat Cabinet "B", Envelope 5, in the office of the Recorder of Monroe County, Indiana, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Taxes for the year 2020 due and payable in 2021 and all subsequent taxes and assessments.

Dated this 16 day of July, 2020

GRACE JACKSON LLC



By: Larry D. Vancel, Manager

**CERTIFICATE OF PROOF**

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Jenicka Hendershot  
Witness Signature

JANARA HENDERSHOT  
Witness Name (must be printed)

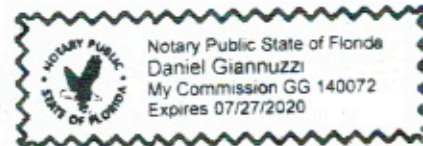
**PROOF:**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Before me, a Notary Public in and for said County and State, on July, 16, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Grantor to be the individual described in and who executed the foregoing instrument; that said WITNESS was present and saw said Grantor execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

  
Notary Public

Notary Seal Required



My Commission Expires: \_\_\_\_\_

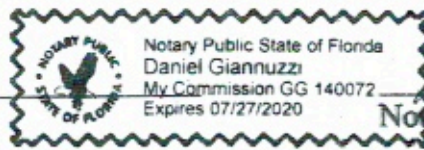
Commission No.: \_\_\_\_\_

STATE OF FL )  
 ) SS:  
COUNTY OF Miami Dade )

Before me, a Notary Public in and for said County and State, personally appeared Larry D. Vancel, Manager of GRACE JACKSON LLC, who acknowledged execution of the above and foregoing Warranty Deed this 16 day of July, 2020.

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

My Commission Expires:



[Signature]  
Notary Public

Residing in Miami Dade County

Daniel Giannuzzi  
Printed Name

*I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Michael L. Carmin*

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

421696/56402-01AT

# Restaurant Row Historic District



Bloomington, Indiana

# CREDITS

## **PREPARED BY**

Conor Herterich, Historic Preservation Program Manager, City of Bloomington

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

## **PHOTOS**

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

## **ILLUSTRATIONS**

Sam DeSollar, Professional Architect, Bloomington, IN.

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

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# 1. INTRODUCTION

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**413 E. 4th Street. Date unknown.**

Building still stands as of 2019. Picture courtesy of the Monroe County History

1.1 Purpose and Intent of Design Guidelines

1.2 Historic Background and Development

1.3 Explanation of Design Review Process

1.4 Sanborn Map of Restaurant Row 1913

1.5 Site Map of Historic District

# 1.1 PURPOSE AND INTENT OF DESIGN GUIDELINES

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

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

## 1.1 PURPOSE AND INTENT CONTINUED

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

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

1. The demolition of any building.
2. The moving of any building
3. A conspicuous change to the exterior of any historic structure viewable from the public right of way including: walls, fences, light fixtures, steps, paving, and signs.
4. Any new construction of a principal structure or accessory structure or structure subject to view from a public way.

## 1.2 HISTORIC BACKGROUND AND DEVELOPMENT

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

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

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



**400 E. 4th Street. Circa 1975.**

This home used to stand on the southwest corner of Grant and 4th Streets. A handful of homes were demolished along 4th Street to make way for parking lots and newer commercial structures. Photograph taken from the Warren Roberts Collection, courtesy of the Indiana University Archives.



**423 E. 4th Street. Circa 1975**

This home has been demolished but provides a glimpse at the types of residential structures that used to exist in the immediate area. Photograph taken from the Warren Roberts Collection, courtesy of the Indiana University Archives.

## 1.2 HISTORIC BACKGROUND AND DEVELOPMENT CONTINUED

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

### HISTORIC CHARACTERISTICS OF RESTAURANT ROW

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

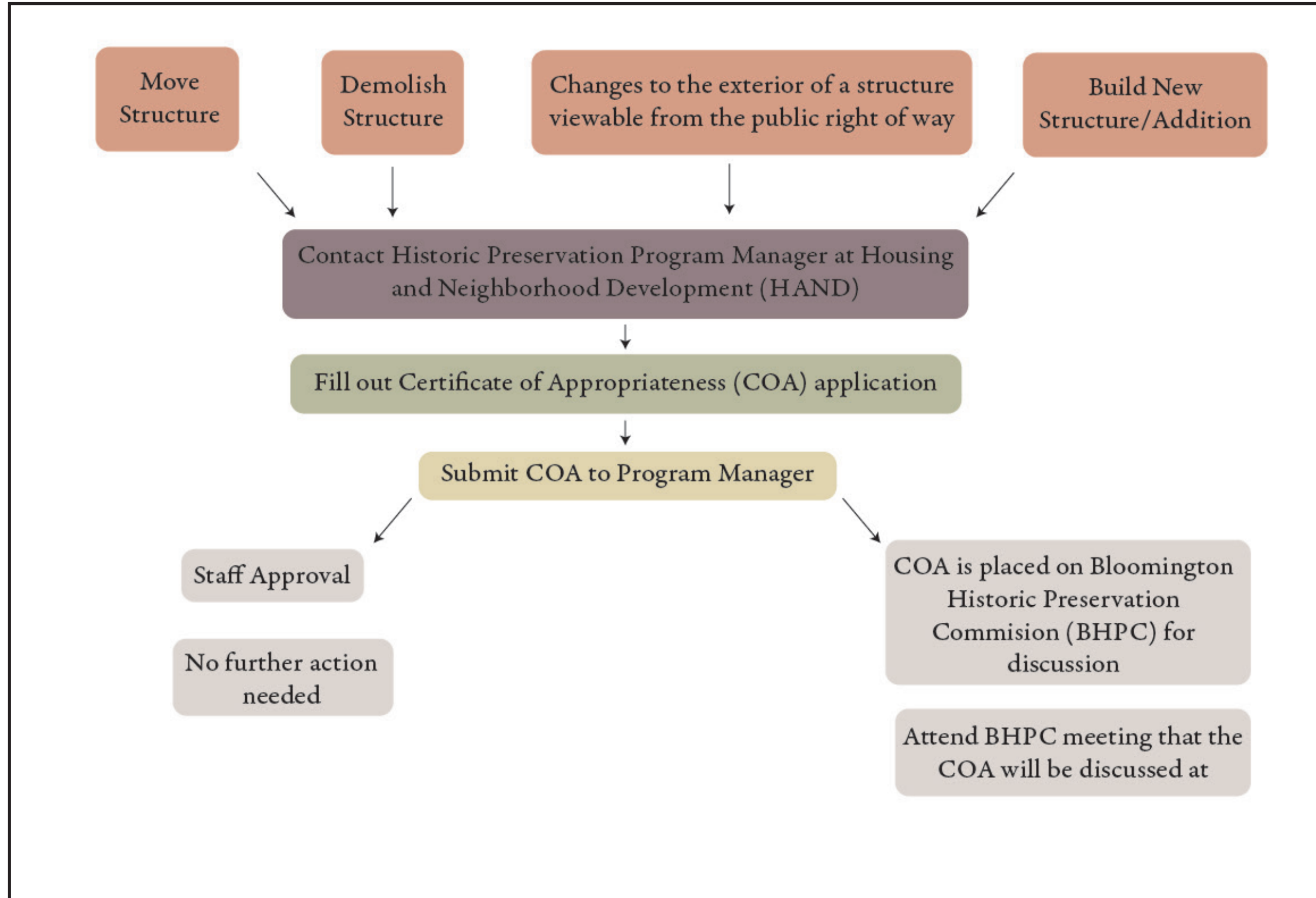
- **Residential scale and massing**
- **recognizeable architectural forms**
- **accessible commercial outdoor space**
- **accretional growth pattern**
- **consistent range of building scale**



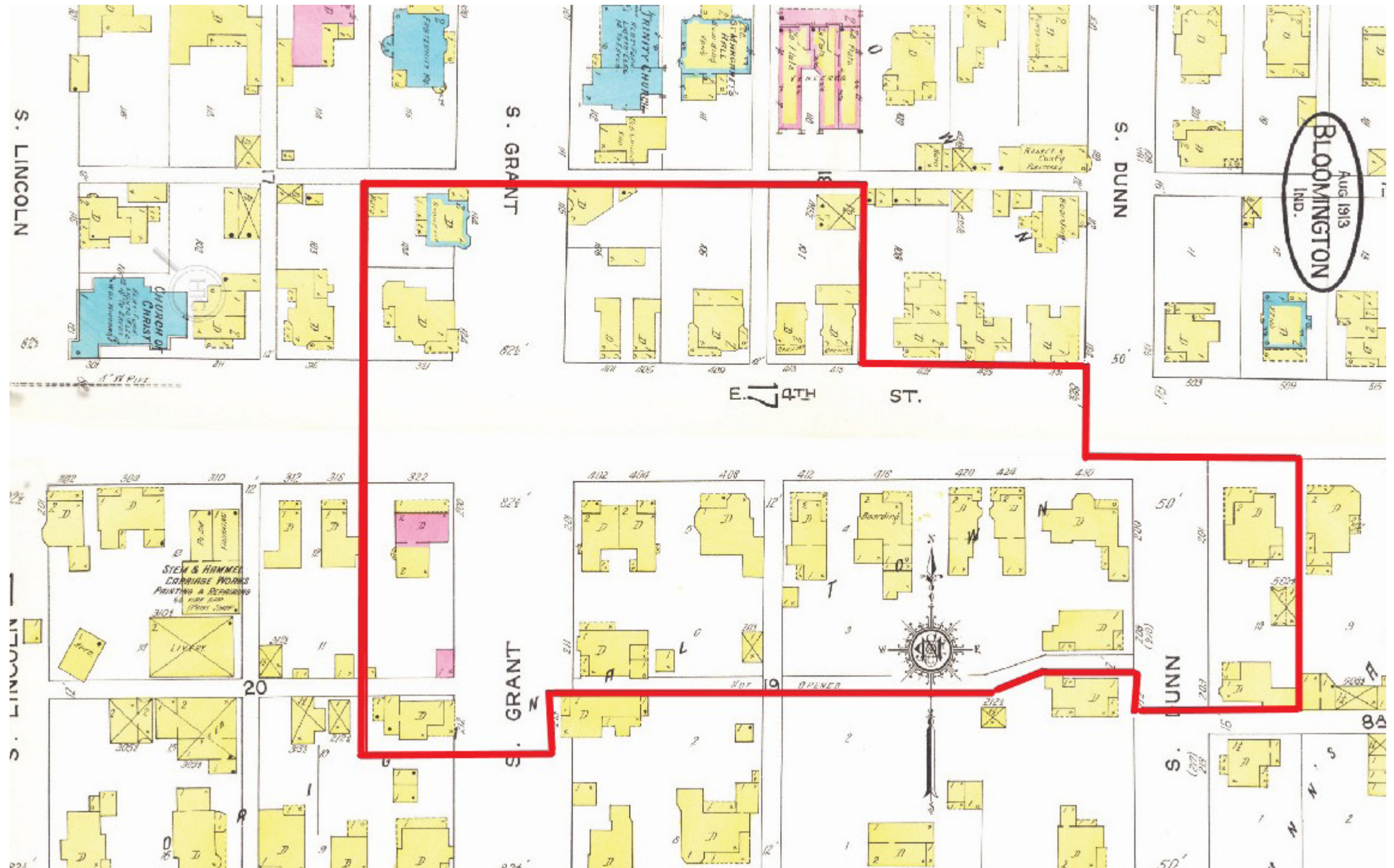
**Possibly 315 E. 4th Street (since demolished).  
Date unknown.**

Photograph courtesy of Monroe County History Center

# 1.3 EXPLANATION OF DESIGN REVIEW PROCESS



# 1.4 SANBORN MAP OF RESTAURANT ROW 1913



**Key**

Historic District: 

# 1.5 HISTORIC DISTRICT MAP

## Key

Outstanding:



Notable:



Contributing:



Non-contributing:





# 2. ALTERATIONS

---



2.1 Alterations

2.2 Roofs

2.3 Siding

2.4 Windows

2.5 Doors

2.6 Signage

2.7 Other Architectural Features

## 2.1 ALTERATIONS

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

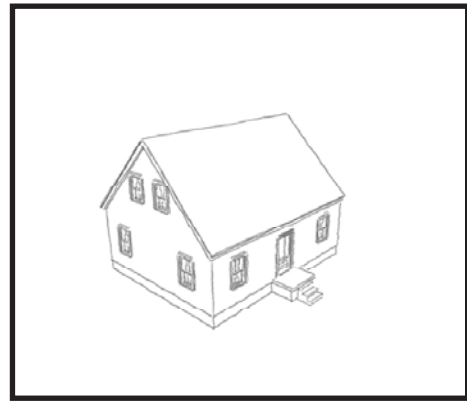
In general, historic building materials should be maintained and repaired, rather than replaced. When replacement is necessary, use the same or visually compatible materials to preserve the historic character of the building.

### ***Actions That Do Not Require a COA***

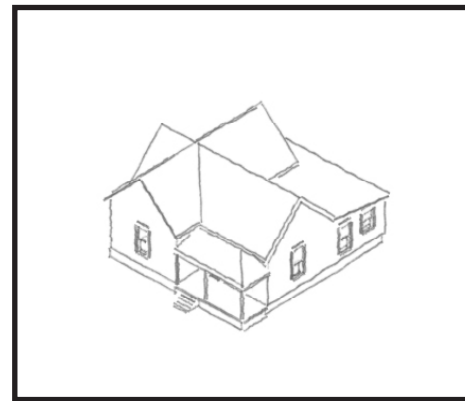
- Changes to the interior.
- Repair or general maintenance.
- Paint color.
- Replacement in kind (replacement is same material type, dimension, texture, detailing and compatibility).
- Landscaping.

## 2.2 ROOFS

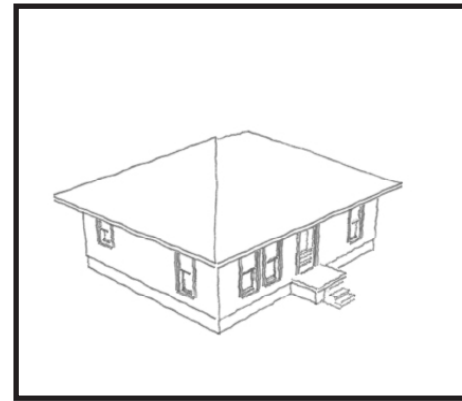
Several roof shapes can be found throughout Greater Restaurant Row that are indicative of residential architectural styles these include: side gable, hipped, gambrel, cross gable, complex and front gable. The preservation of these roof shapes and features is important to maintaining the residential character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



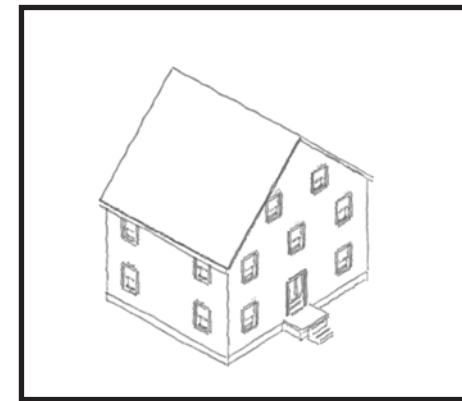
Side Gable



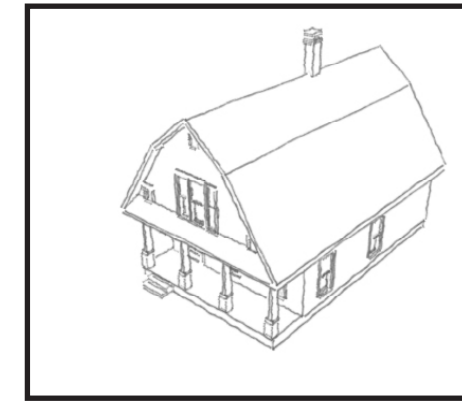
Cross Gable



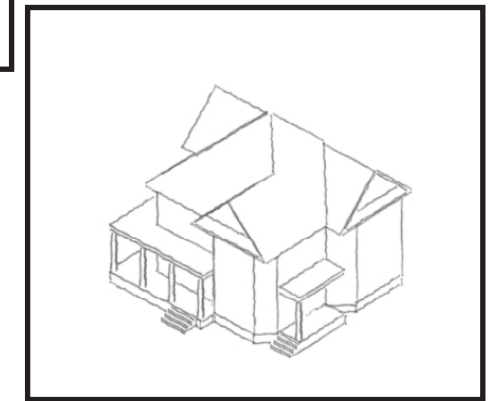
Hipped



Front Gable



Gambrel



Complex  
(Queen Anne)

### Compatible

- ☑ Maintaining the size, shape, and pitch of the historic roof (and dormers, where present).
- ☑ Maintaining openings in dormers.
- ☑ Using composition shingles for roofing material.
- ☑ Shed style roofs when used as porch or dormer roofs.

### Incompatible

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

## 2.2 ROOFS



The above illustration exemplifies the wide variety of roof shapes found in the district.

## 2.3 SIDING

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

### Compatible

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



Wood Siding



Cementitious Siding



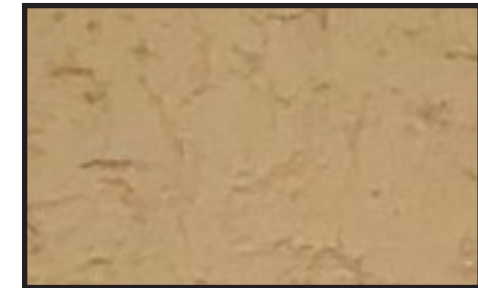
Aluminum Siding

### Incompatible

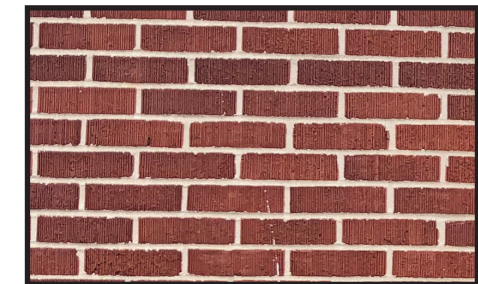
- ☒ The use of brick, stone, or stucco siding on structures other than 322 E. 4th Street and 114 S. Grant St.
- ☒ Faux wood grain on cementitious or aluminum siding.
- ☒ Siding that is not horizontally oriented.



Exaggerated wood grain



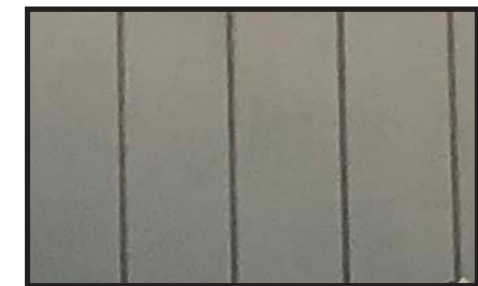
Stucco



Brick Siding



Limestone Siding



Vertical Siding



Diagonal Siding

## 2.3 SIDING

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

### **Compatible**

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

### **Incompatible**

- ☒ Covering decorative shingles with other siding or materials.



Example of Decorative Shingles

## 2.4 WINDOWS

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

### Compatible

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

### Incompatible

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



Examples of Unique Glazing Patterns



Examples of Incompatible Windows

## 2.5 DOORS

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



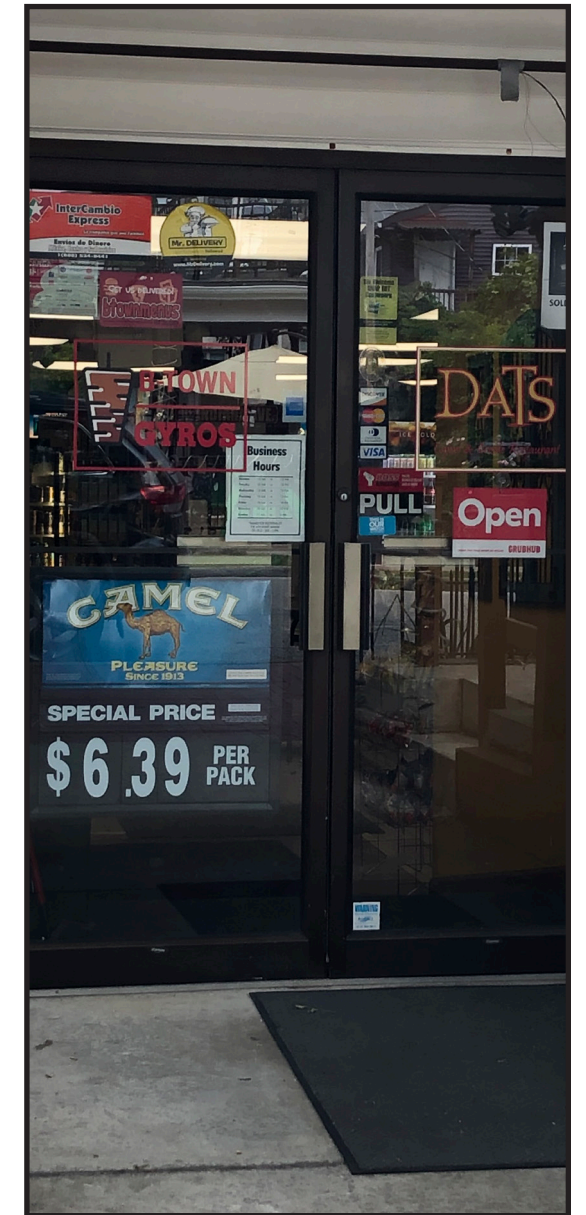
Compatible

### Compatible

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

### Incompatible

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



Incompatible



## 2.6 SIGNAGE

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

### Compatible

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

### Incompatible

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



Freestanding



Projecting



Wall



Window

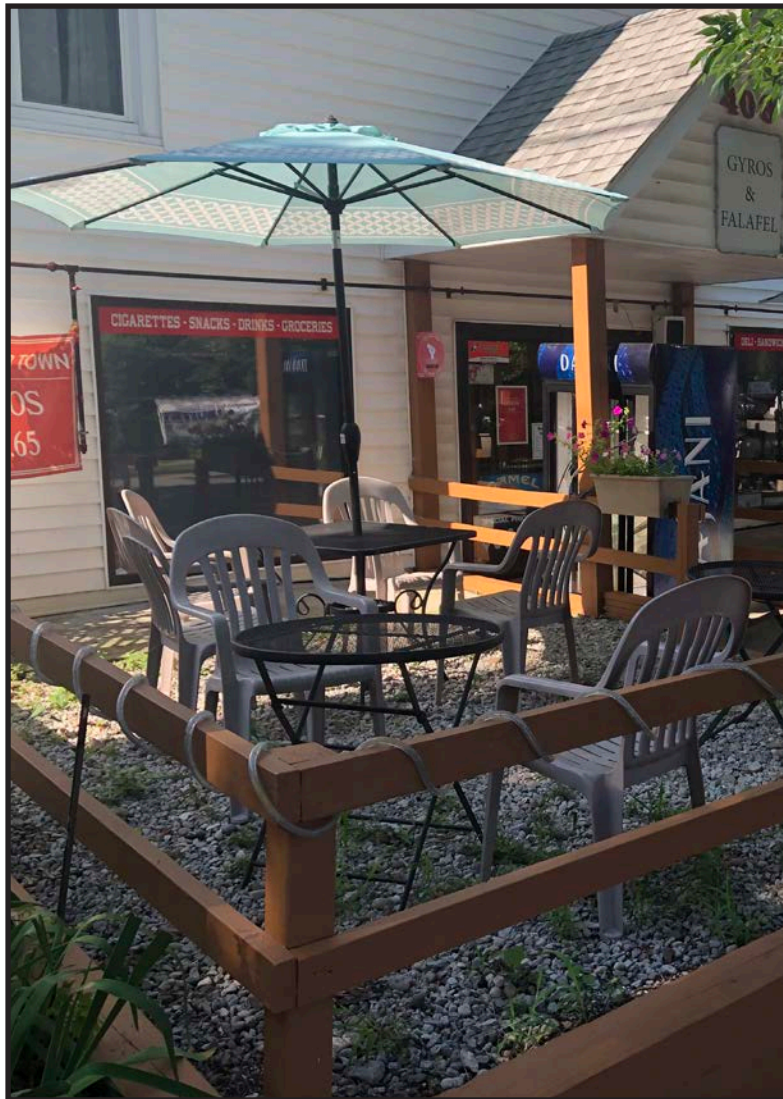


Awning

## 2.7 OTHER ARCHITECTURAL FEATURES

### *Outdoor Seating/Fencing*

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



#### **Compatible**

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

#### **Incompatible**

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

## 2.7 OTHER ARCHITECTURE FEATURES

### *Porches*

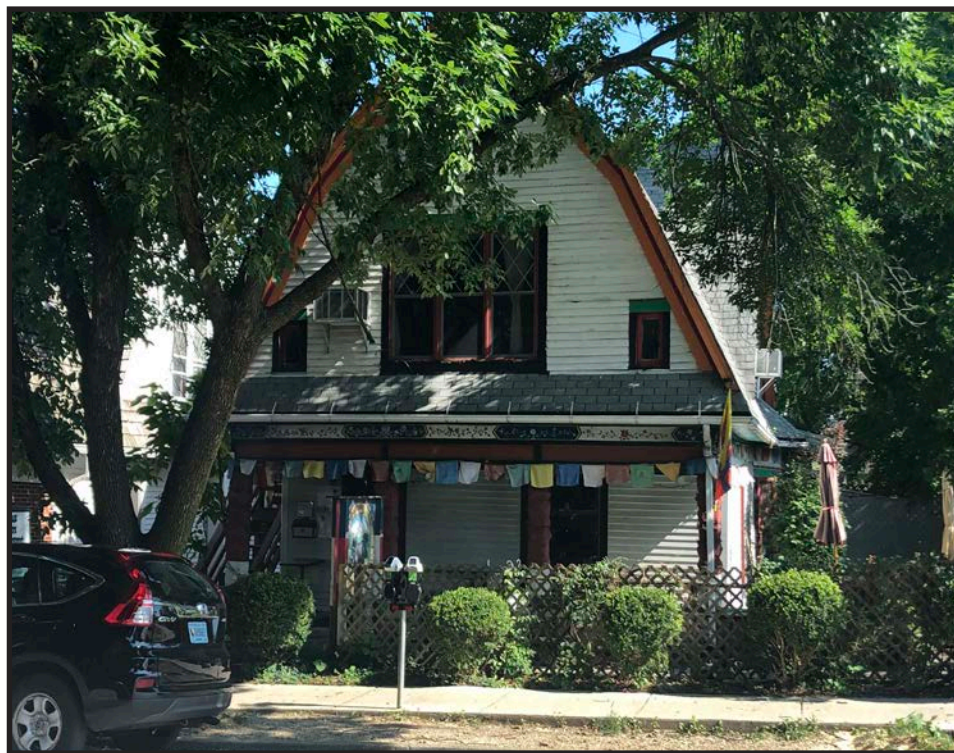
**P**orches are an important visual element of Restaurant Row and are an essential part of the residential character of the district. While many houses have a prominent front porch, other porches wrap around one side of the house. Over the years some property owners have chosen to enclose their porches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

#### **Compatible**

- Retaining existing porch materials and architectural elements.

#### **Incompatible**

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



Compatible: Open Porch



Incompatible: Enclosed Porch

# 3. NEW CONSTRUCTION

---

3.1 New Construction

3.2 Building Orientation and Entry

3.3 Setback

3.4 Massing

3.5 Roof Shape

3.6 Height

3.7 Fenestration

3.8 Materials



## 3.1 NEW CONSTRUCTION

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

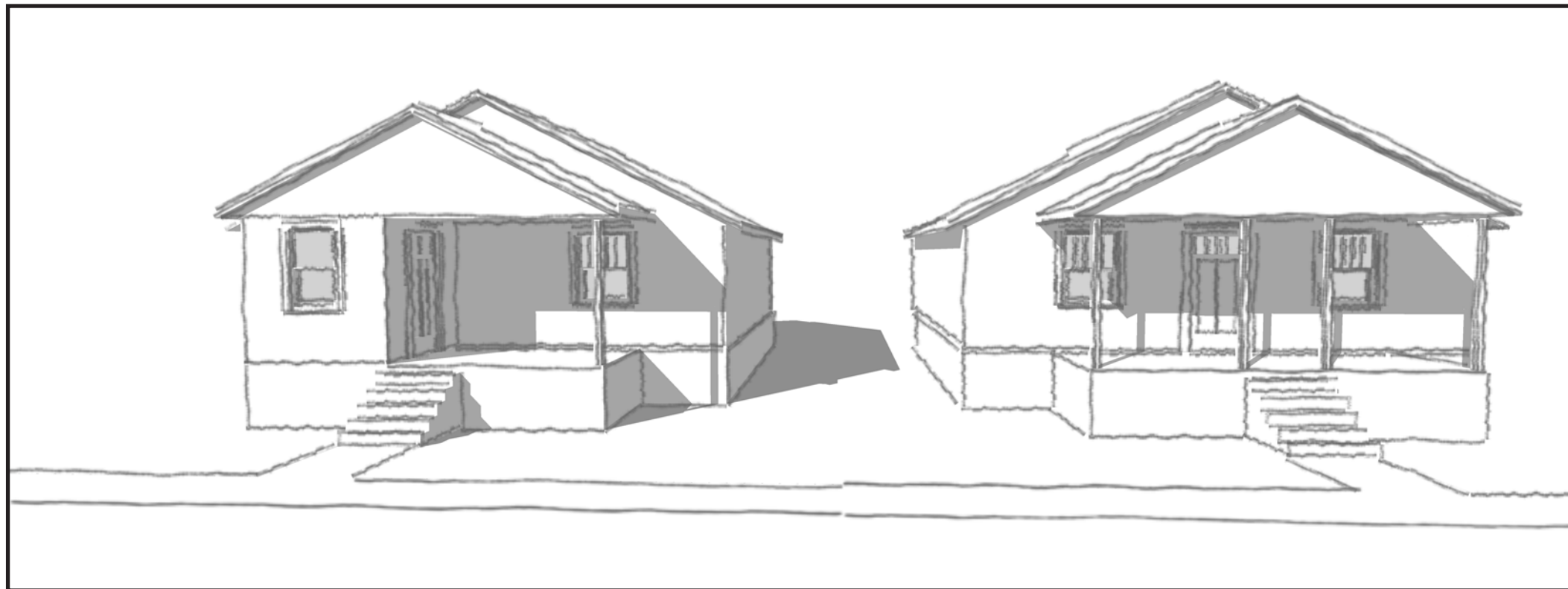
These guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions that may be appropriate.

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

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

## 3.2 BUILDING ORIENTATION AND ENTRY

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

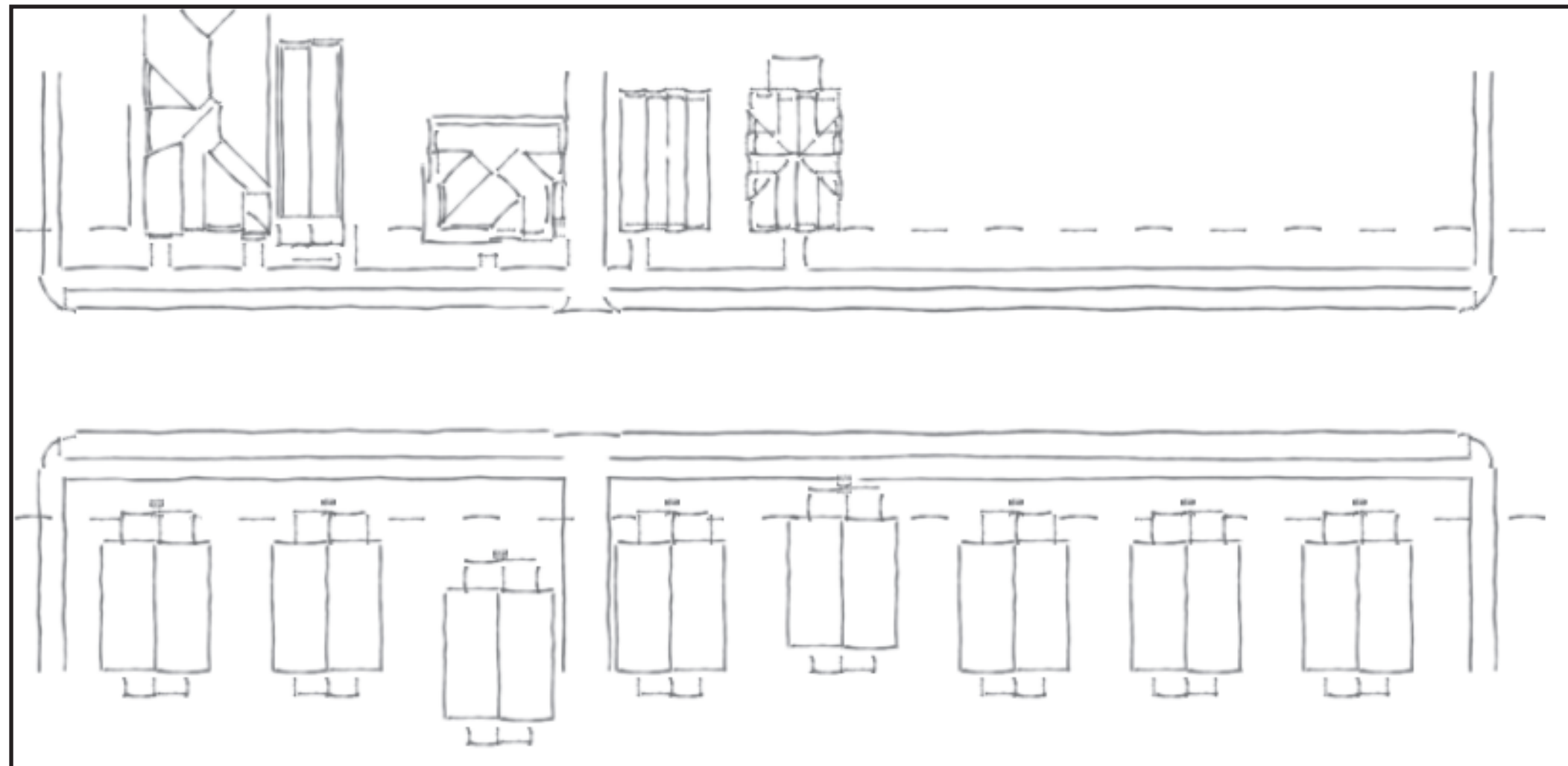


Incompatible: Although the house is oriented to the street, the primary door is not.

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

### 3.3 SETBACK

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



**X**  
Building setback  
is too far

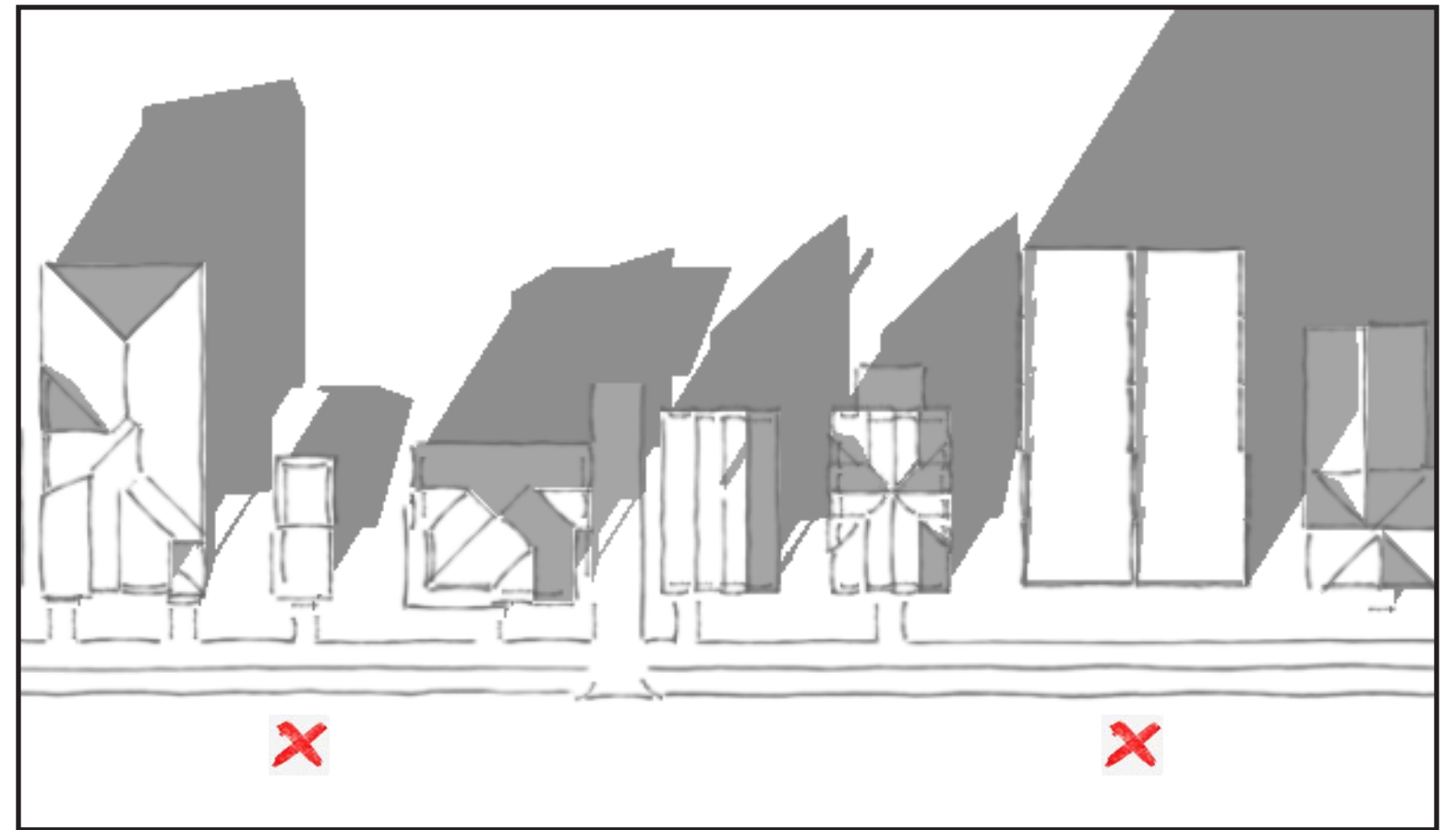
**X**  
Not enough setback  
from the street

## 3.4 MASSING

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



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



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



## 3.5 ROOF SHAPE

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



Hipped



Complex (Queen Anne)



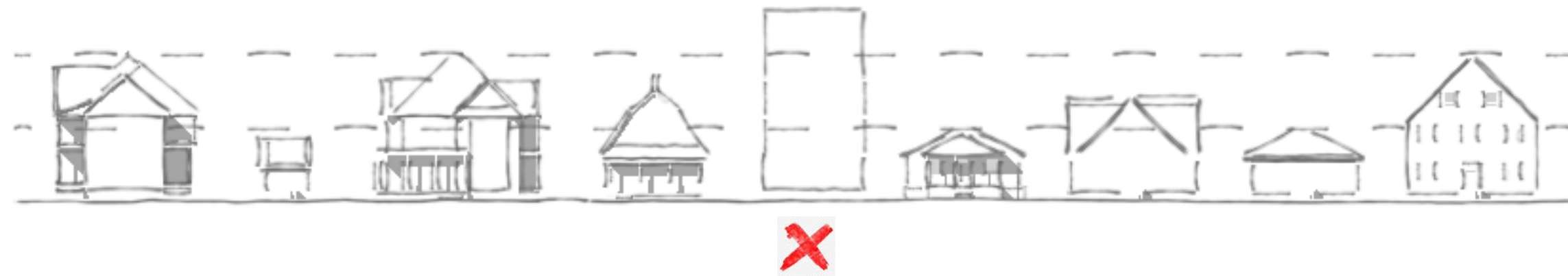
Gambrel



Gable

## 3.6 HEIGHT

Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed. New buildings shall not exceed 35 feet in height.



## 3.7 FENESTRATION

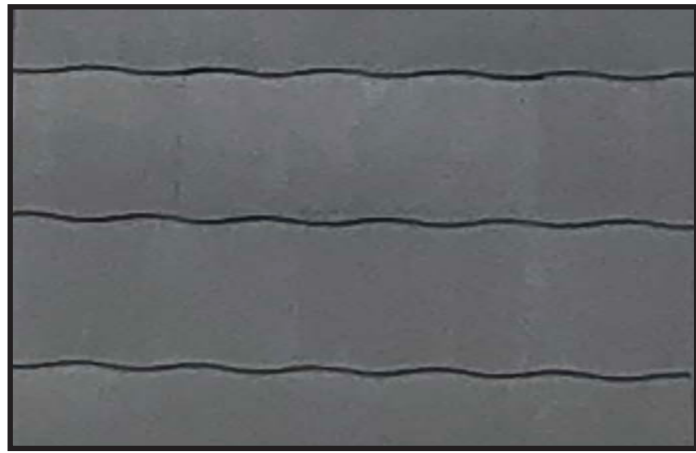
The arrangement of windows and doors on the exterior of new construction should be compatible with the other buildings in the district.



The fenestration on this building is incompatible. The horizontality of the first story windows and the placement of windows on this building also disrupts the rhythm of fenestration that is established by the other buildings along the block face.

## 3.8 MATERIALS

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



☒ Asbestos Siding



☒ Cement Block



☒ Split Face Limestone



☒ Vinyl



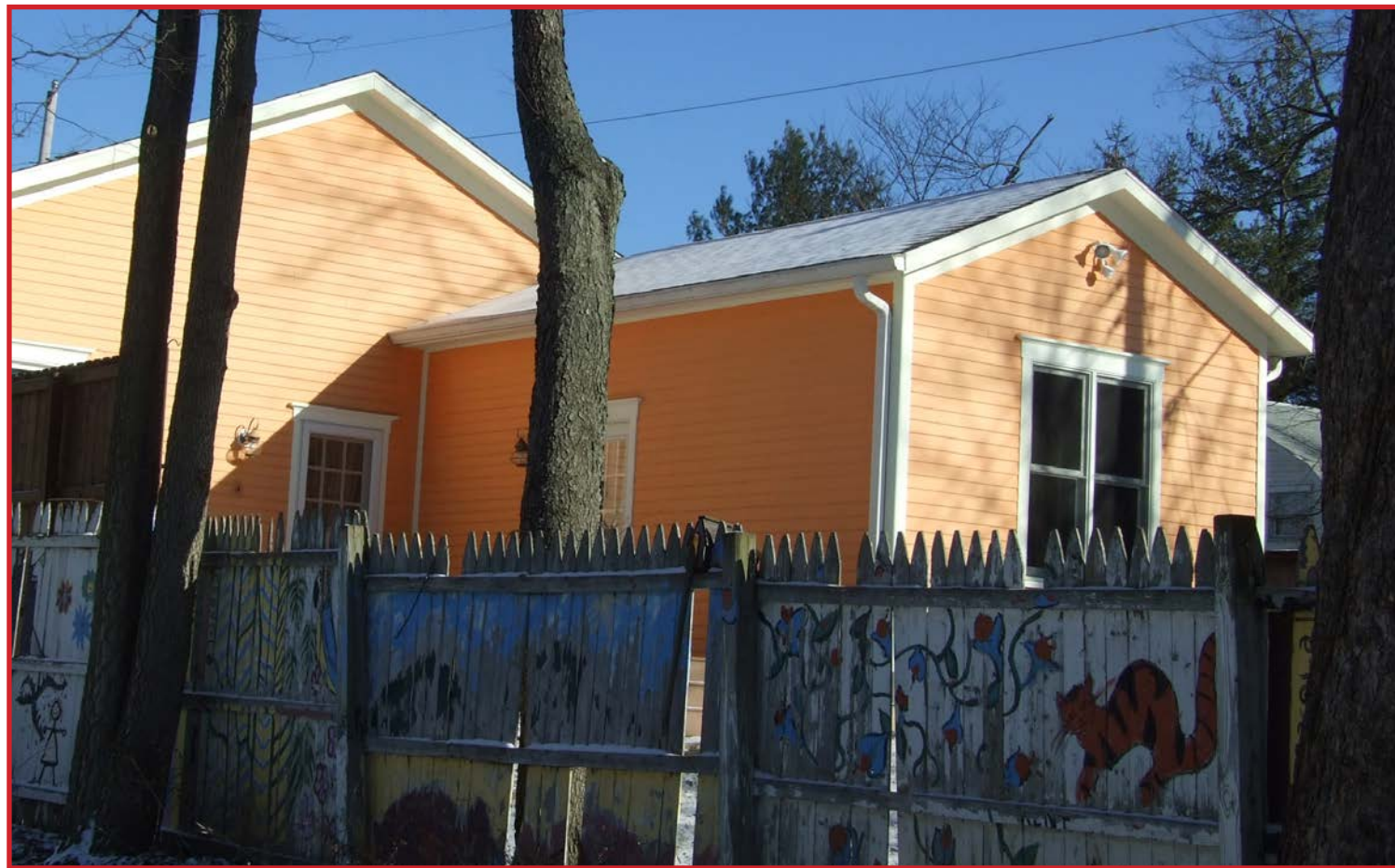
☒ Brick



☒ Exaggerated Grain

# 4. ADDITIONS

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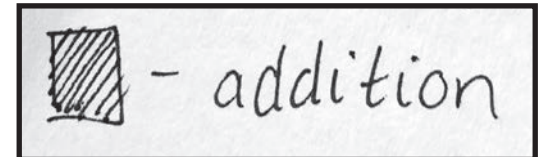
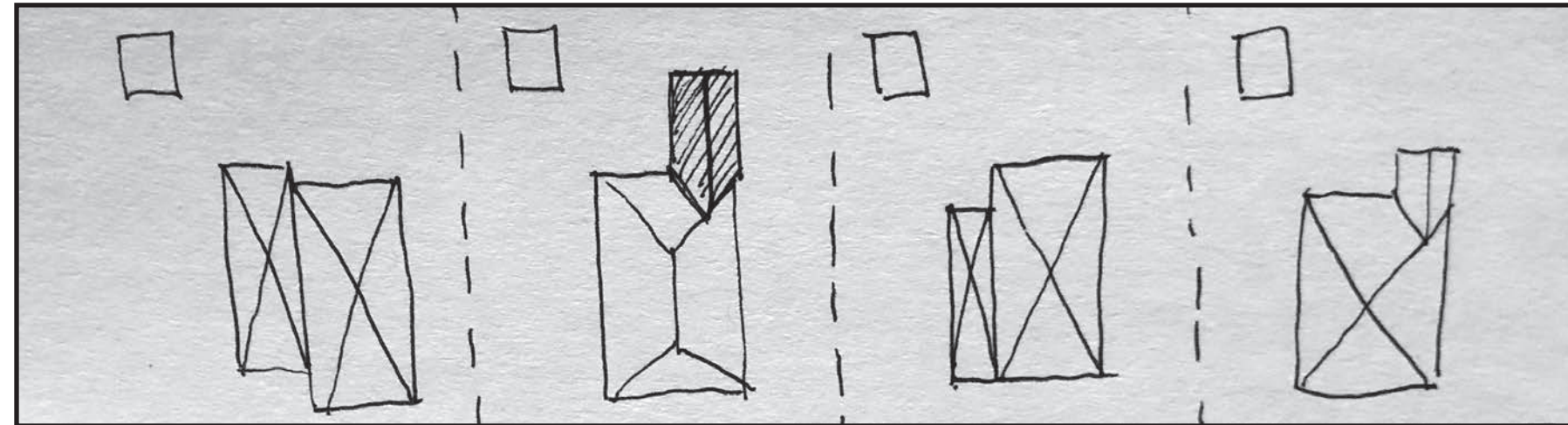
4.1 Location

4.2 Differentiated but Compatible

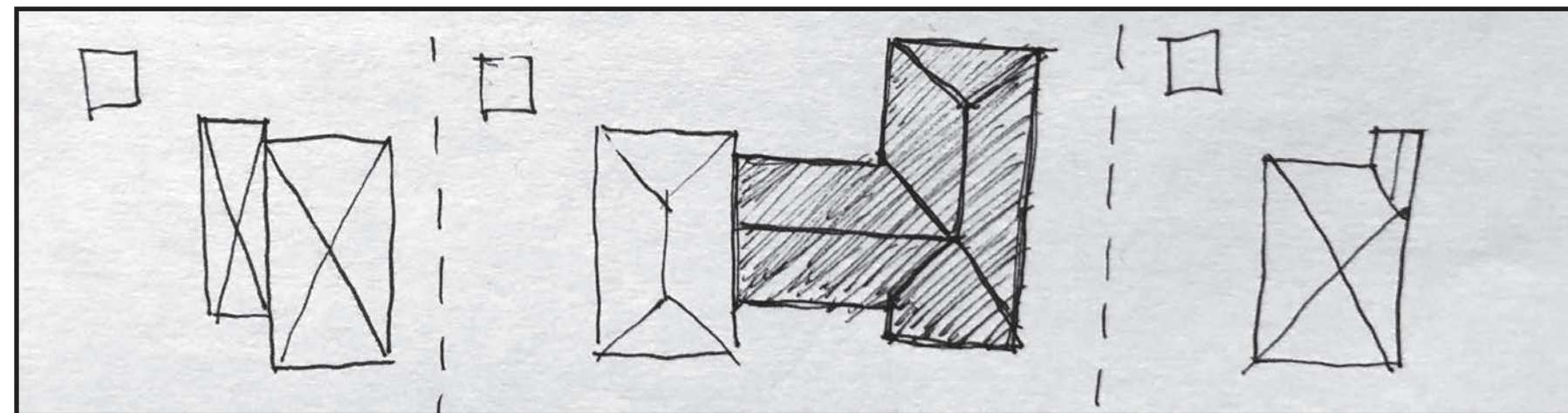
4.3 Addition Guidelines

## 4.1 LOCATION

**A**dditions should generally be built to the rear of the primary structure.



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



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

## 4.2 COMPATIBLE BUT DIFFERENTIATED

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

### Compatible

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

### Differentiated

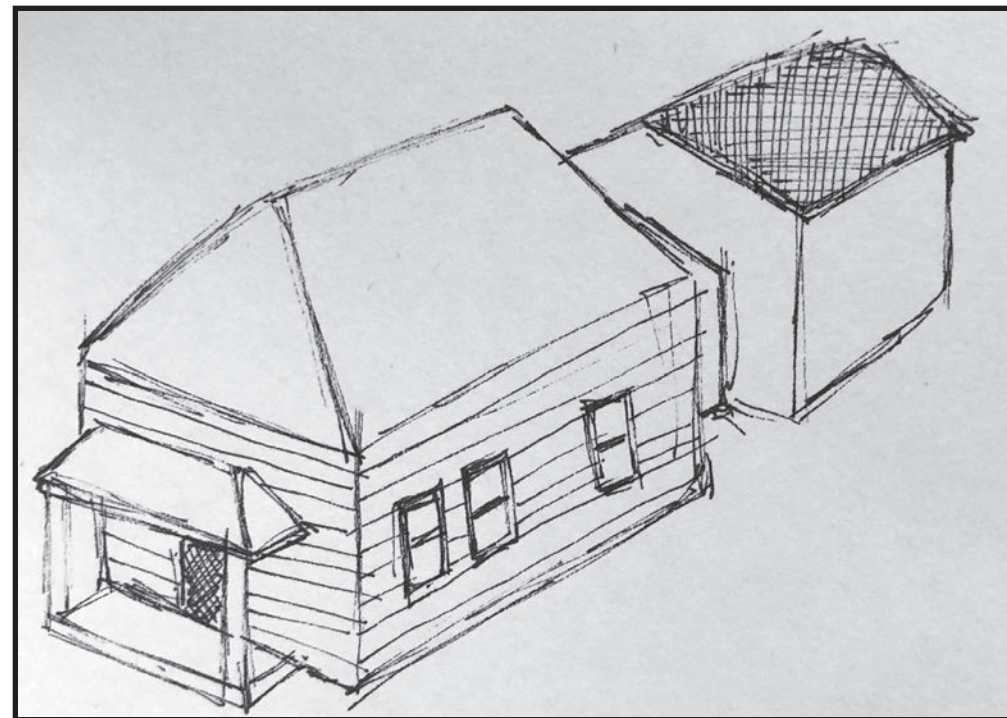
- ☑ A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building.
- ☑ Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect,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



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

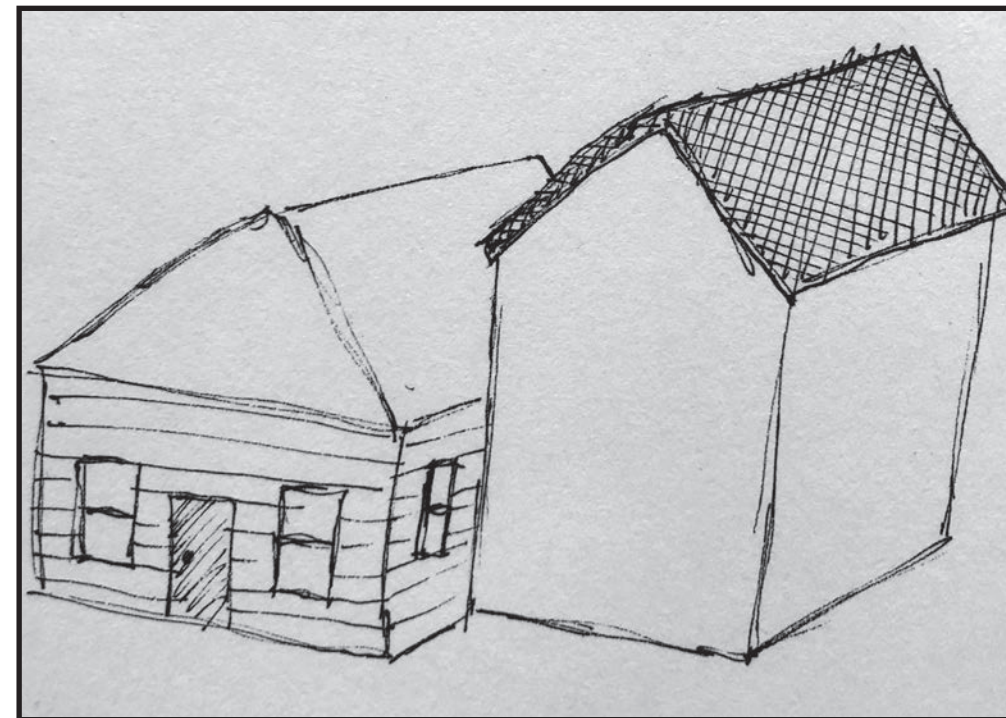
## 4.2 COMPATIBLE BUT DIFFERENTIATED

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



**Compatible Addition**

Addition is subordinate to the main building.



**Incompatible Addition**

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



## 4.3 ADDITION GUIDELINES

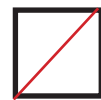
### ***Rooftop Additions***

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

Why is this rooftop addition is inappropriate?

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

**Key**  
Original Roofline



**Inappropriate Addition**

# 5. DEMOLITION

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5.1 Guidelines

5.2 Removal of Additions

## 5.1 DEMOLITION GUIDELINES

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

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

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

## 5.2 REMOVAL OF ADDITIONS

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

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

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

# 6. REVISING THE GUIDELINES

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

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

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

