

**Bloomington Historic Preservation Commission, Teleconference  
Meeting, Thursday January 14, 2021, 5:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. December 10, 2020 Minutes

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA 21-01**

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

Petitioner: Doug Wissing

*Installation of dormer window on the west side of the building. The dormer will be located 5' south of an existing dormer and will be identical to that dormer..*

**Commission Review**

**A. COA 21-02**

916 S. Morton St. (McDoel Historic District)

Petitioner: Barre Klapper (Springpoint Architects)

*Alterations to exterior. See packet for more details.*

**B. COA 21-03**

620 S. Ballantine Rd

Petitioner: Shawn Eurton

*Alterations to front and rear porches. Replace deteriorated shakes used for siding and stain others*

**C. COA 21-04**

208 E. 15th Street (Garden Hill Historic District)

Petitioner: Susan Rudd

*Changes to plans approved in COA 20-44. Side window replacements will feature interior grids instead of applied muntins. Construction of brick knee wall along front yard steps instead of front porch steps. Removal of limestone retaining wall.*

**V. DEMOLITION DELAY**

**Commission Review**

**A. Demo Delay 21-01**

800 S. Pleasant Ridge Rd

Petitioner: Rusty Peterson

*Partial demolition*

**VI. NEW BUSINESS**

- A. Conflict of Interest Forms  
B. Elect 2021 Chair and Vice Chair

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

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

Next meeting date is January 28, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

**Posted: 1/7/2021**

**Bloomington Historic Preservation Commission,  
Teleconference Meeting, Thursday December 10, 2020,  
5:00 P.M.  
AGENDA**

**I. CALL TO ORDER**

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

**II. ROLL CALL**

**Commissioners**

John Saunders  
Deb Hutton  
Jeff Goldin  
Reynard Cross  
Sam DeSollar  
Doug Bruce  
Chris Sturbaum

**Staff**

Conor Herterich, HAND  
Dee Wills, HAND  
Brent Peirce, HAND  
Daniel Dixon, City Legal  
Keegan Gulick, Planning and Transportation

**Guests**

CATS  
Janette Bruner  
Chris Bomba

**III. APPROVAL OF MINUTES**

**A. November 12, 2020 Minutes**

**Deb Hutton** made a motion to approve November 12, 2020 Minutes  
**Sam DeSollar** seconded  
**Motion Carried 3-0-3 (Yes-No-Abstain)**

#### IV. CERTIFICATES OF APPROPRIATENESS

##### Staff Review

###### A. COA 20-50

101 W. Kirkwood Ave. (Courthouse Square Historic District)  
Petitioner: Nate Trublood (Everywhere Signs)  
*Installation of signage to east and north facades of the storefront.*

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

###### B. COA 20-51

200 S. Walnut St (Courthouse Square Historic District)  
Petitioner: Janell Norton  
*Installation of signage on west façade of the storefront.*

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

##### Commission Review

###### A. COA 20-52

200 E. Glendora Dr. (Matlock Heights Historic District)  
Petitioner: David and Janette Bruner  
*Installation of black chain link fencing around lot adjacent to home.*

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

**Janette Bruner** stated that she had nothing more to add other than she needed to give her dogs more room because there would be no access to the back yard for a long while.

None of the **Commissioners** had any questions for **Janette Bruner**.

**Deb Hutton** thanked **Janette Bruner** for being consistent with the guidelines and flexible if needed and doing a great job with planning within the guidelines to suit what she needs. Job well done. **Doug Bruce** agreed with **Deb Hutton**.

**Deb Hutton** made a motion to approve **COA 20-52**

**Sam DeSollar** seconded.

**Motion Carried 6-0-0**

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 20-28

231 N. Adams St  
Petitioner: Chris Bomba  
*Full demolition*

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

**Chris Bomba** stated that he had nothing else to add.

None of the **Commissioners** had any questions for the **Petitioner**.

**Jeff Goldin** stated that he drives past this house every day, and that it looks worse in person than it does in these pictures. **John Saunders** agreed, and stated that he drove by the house as well. **Sam DeSollar** asked that if there was anything original left on the house, would the owner be willing to let **BRI** do a pre-demo demo. **Chris Bomba** stated that he was not opposed but he was not sure that he would allow anyone in the house. The **Petitioner** stated that he would use anything that he could from the house on his other projects.

**John Saunders** made a motion to release **Demo Delay 20-28**  
**Jeff Goldin** seconded  
**Motion Carried 6-0-1**

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

**Conor Herterich** gave short presentation of the **Southern Knoll Project Completion**. At the request of **Chris Sturbaum**, a video was shown about the project. See packet for details.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

**John Saunders** introduced the new **Commissioner Reynard Cross**. **Reynard Cross** explained his qualifications and history with Bloomington. The other **Commissioners** shared their backgrounds and qualifications with **Reynard Cross**. See packet for details.

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 5:33 p.m.**

**END OF MINUTES**

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



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Petitioner: Doug Wissing

*Installation of dormer window on the west side of the building. The dormer will be located 5' south of an existing dormer and will be identical to that dormer..*

**Commission Review**

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916 S. Morton St. (McDoel Historic District)

Petitioner: Barre Klapper (Springpoint Architects)

*Alterations to exterior. See packet for more details.*

**B. COA 21-03**

620 S. Ballantine Rd

Petitioner: Shawn Eurton

*Alterations to front and rear porches. Replace deteriorated shakes used for siding and stain others.*

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**A. Demo Delay 21-01**

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Petitioner: Rusty Peterson

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**XII. ADJOURNMENT**

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Next meeting date is January 28, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

**Posted:** 1/7/2021

**COA: 21-01**

**Staff Decision**

Address: 511 W. 4th Street

Petitioner: Doug Wissing

Parcel #: 53-05-33-310-237.000-005

**Rating:** Contributing

**Structure;** Commercial, Functional c. 1925



**Background:** The building is listed in the survey as “City Garage” but the building is currently used as multi-family housing and is called “Prospect Hill Place”.

**Request:**

1. Installation of new dormer on the west-facing roof. This will provide more light and useable space in the apartment.
2. The dormer will be 12’ wide and identical to an existing dormer on the same elevation but will be placed 5 feet further south.

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

**Decision:** Staff **APPROVES COA 20-51** with the following comments:

1. The dormer currently existing on the west façade was approved by the HPC in 2015.
2. The new dormer will be identical in size and design as the existing dormer but will be less visible from the public right of way than the existing monitor because it will be located further down the alley to the south.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 21-01  
Date Filed: 12-27-2020  
Scheduled for Hearing: 1-14-2021 ~~2020~~

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Address of Historic Property: 511 W. 4<sup>th</sup> St, Bloomington, IN

Petitioner's Name: Doug Wissing

Petitioner's Address: PO Box 1683, Bloomington, IN 47402

Phone Number: 812-360-2706

Owner's Name: Prospect Hill, LLC

Owner's Address: PO Box 1683, Bloomington, IN 47402

Phone Number: 812-360-2706

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. Parcel # 013-63950-00 \_\_\_\_\_

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

A proposed light monitor, approximately 12' wide, will be added to Prospect Hill Place Apt 3 to provide more light and usable floor space on the existing mezzanine floor. The Apt 3 light monitor will be identical to the existing light monitor in the adjacent Commercial Suite 1. The Apt 3 light monitor will also face the alley, and be located approximately five feet south of the existing commercial suite light monitor. The light monitors are congruent with other light monitors and dormers on similar structures, such as the Johnson Creamery Building, the Frosted Foods Building and the Smallwood/Bub's Burger building on Morton.

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3. A description of the materials used.

The proposed Apt. 3 light monitor will be identical in construction to the existing Suite 1 light monitor: It will be framed with standard materials and clad in MDF board, with a rubber membrane roof. The windows will be Quaker Historic window, H600, 112 1/8 X 32, with operable casement egress windows. Exterior frame will be black, and it will have surface-applied exterior muntins with slight pyramidal look to be congruent with the existing windows.

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

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

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

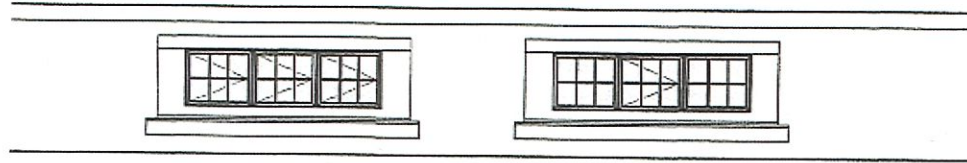
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If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

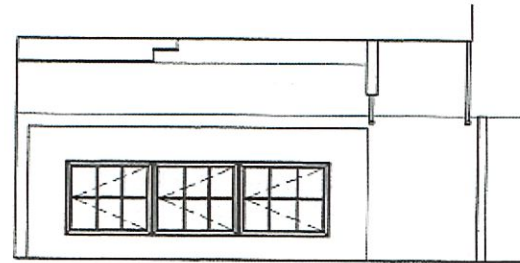
OPTION A - SAME SIZE & WINDOWS

PHP DORMER

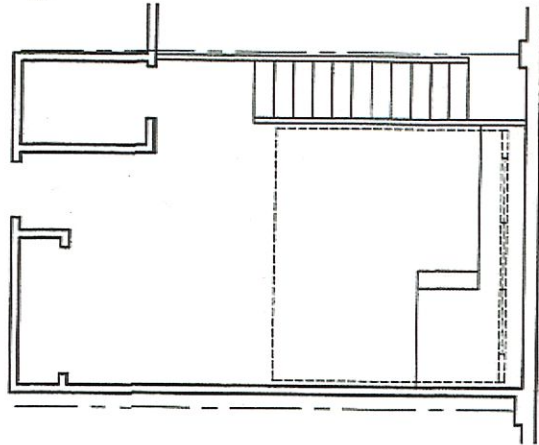
EXTERIOR ELEVATION  
1/4" = 1'-0"



INTERIOR ELEVATION  
1/4" = 1'-0"



FLOOR PLAN  
1/4" = 1'-0"











**COA: 21-02**

Address: 916 S. Morton Street

Petitioner: Barre Klapper

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

**Rating:** Contributing

**Structure;** Front Gable Bungalow, c. 1920



**Background:** The property is located in the McDoel local historic district. These changes are part of an interior remodel that the structure is undergoing.

**Request:**

1. Replace three steel basement windows on south elevation with vinyl windows.
2. Replace coal chute door at NE corner with a window to provide more light to basement.
3. Remove two brick chimneys to allow for interior wall reconfiguration.
4. Replace seven, single pane, wood sashes in mudroom with aluminum clad wood windows of the same size and pane configuration.
5. Replace rear 1/2 lite wood door and aluminum storm door with fiberglass 1/4 lite door.

**Guidelines:** McDoel Historic District Design Guidelines: pg. 7

- No guidance on chimneys
- Windows: Acceptable to replace windows as long as size and pane configuration are maintained.
- Doors: Acceptable as long as replacement doors are same style and size as originals.

Continued on next page →

## COA: 21-02

### Staff Comments:

1. While the three steel basement windows are a neat feature and still operable, they are in poor condition and are at/below grade. Same goes for the coal chute. Replacing these with new windows will not visually alter the structure as seen from the B-Line and increase the livability of the home.
2. The brick chimney's are not a character defining feature of the home and the HPC has generally supported the removal of chimneys on contributing homes in local districts.
3. The windows in the mudroom will retain the same size and pain configuration which is recommended in the guidelines. The door will be of craftsman style but staff supports the reduction from 1/2 to 1/4 lite due to privacy concerns that stem from heavy foot traffic along the rear alleyway.

**Staff Recommendation: APPROVAL of COA 21-02.**

## **II. Guidelines for Existing Buildings**

*This section is reviewed by staff*

### **MATERIALS:**

The neighborhood has seen many changes through the years and most of the houses have been sided and reroofed at least once in their lifetimes.

#### **Preferred**

If underlying original materials are in good condition, match with the same materials.

#### **Acceptable**

Use materials that will provide a similar look. This may include vinyl or aluminum or cement-board siding of comparable dimension. Match the house trim details.

### **ROOFS:**

Most roofs in the neighborhood are shingled with asphalt or fiberglass, that determines the character of a house. The street has a distinctive look based upon a repeating pattern of roofs.

#### **Preferred**

Maintain the original materials or those used by contributing properties nearby.

#### **Acceptable**

Standing seam metal roofs are acceptable but should have non-reflective surfaces to avoid reflection on adjoining properties.

### **WINDOWS:**

Windows are a strong character-defining detail of houses. When considering whether to rebuild or replace windows, attention should be paid to the classification of the house. (See Appendix) Replacement windows should be consistent in appearance with the original design.

#### **Preferred**

Retain and restore character-defining windows on Notable homes. Original windows should be insulated with storm sashes.

#### **Acceptable**

Replacement windows should leave the size of the opening substantially unaltered and should retain the original configuration and character of the original window.

### **DOORS:**

Original doors on houses classified as notable should be preserved as an integral part of the design. Doors may be widened or replaced to accommodate wheelchairs.

#### **Preferable**

Keep doors that are original to the house in place and add storm doors for weatherization. Replacement doors should closely match the design of original doors.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** 21-02

**Date Filed:** 12/31/2020

**Scheduled for Hearing:** 1/14/2021

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**Address of Historic Property:** 916 S Morton Street, Bloomington, IN 47403

**Petitioner's Name:** Barre Klapper, Springpoint Architects

**Petitioner's Address:** 213 S Rogers St, Ste. 5, Bloomington, IN 47404

**Phone Number/e-mail:** 812-322-4491/barre@springpointarchitects.com

**Owner's Name:** Wayne & Dee Dee Poole

**Owner's Address:** 916 S Morton Street, Bloomington, IN 47403

**Phone Number/e-mail:** 317-997-5586/poolewd2020@gmail.com

Instructions to Petitioners

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

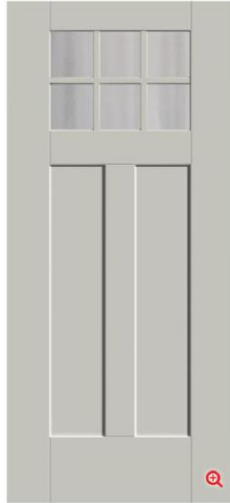
A **“Complete Application”** consists of the following:

1. A legal description of the lot. 015-08290-00 M M Campbells Lot 17
  
2. A description of the nature of the proposed modifications or new construction:  
The various proposed changes as part of an interior remodel to replace deteriorated items or allow for better function.
  - Replacement of three (3) steel basement windows along south elevation with vinyl windows better operation.
  - Replacement of coal chute door at northeast corner with a window for more natural light in basement.
  - Removal of two (2) brick chimneys to allow for the reconfiguration of interior walls.
  - Replacement of seven (7) single-pane, wood sashes in mudroom with aluminum clad, wood windows, same size and lite divisions.
  - Replacement of rear 1/2 lite wood door/aluminum storm door with a fiberglass, 1/4 lite door for improved thermal performance and better security and privacy.
  
3. A description of the materials used.
  - The new basement replacement windows to be vinyl, awning Pella 250 series windows.
  - The new mudroom windows to be Pella Lifesytle series aluminum clad, wood, awning windows with exterior muntin bars.
  - The new rear door to be a Thermatru Smooth Star fiberglass door. See attached door style.
  
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 new rear door:



## Smooth-Star®



Craftsman Lite 2 Panel Shaker Flush-Glazed | Style No. S4816XJ-SDLF1

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VIEW ON HOME

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916 S. Morton Street – South Elevation



CHIMNEYS TO BE REMOVED

(3) WINDOWS TO BE REPLACED



916 S Morton Street – North Elevation



CHIMNEYS TO BE REMOVED

COAL CHUTE DOOR TO BE  
REPLACED BY NEW WINDOW



916 S Morton Street – Mud Room



WINDOW SASHES TO BE REPLACED BY ALUMINUM CLAD, WOOD WINDOWS



EXISTING 1/2 LITE, WOOD DOOR TO BE REPLACED AND ALUMINUM STORM DOOR TO BE REMOVED

**COA: 21-03**

Address: 620 S. Ballantine Road

Petitioner: Shawn Eurton

Parcel #: 53-08-04-115-004.000-009

**Rating:** Outstanding

**Structure;** Shingle Bungalow, c. 1930



**Background:** The property is located in the Elm Heights local historic district. The building was listed in the first local historic survey published in 1978.

**Request:**

1. Resurface existing concrete porch w/ Bluestone (see example provided in packet)
2. Replace concrete walkway with Bluestone
3. Add dry stack limestone walls along front & rear porches.
4. Replace deteriorated shingles on south elevation with new cedar shingles.
5. Stain, seal remaining shingles clad on the exterior walls.
6. Expose original limestone columns.

**Guidelines:** Elm Heights Historic District Design Guidelines: pg. 15, 18, 32

- Design walkways, driveways, and parking areas in keeping with the neighborhood setting.
- Structurally sound, painted historic wood siding should not be replaced with new siding. Every effort should be made to retain and restore the original.
- Replace missing elements based on accurate documentation of the original or use a compatible new design

Continued on next page →

## COA: 21-03

- Open porches and porticos should be kept open. If original porch material or features are deteriorated they should be replaced in kind.

### **Staff Comments:**

1. Staff supports the replacement of the shingles on the south elevation, which have deteriorated and are thinning and cupping due to exposure to the elements, ONLY if the replacement material mimics the existing shingles on the other three walls in scale, pattern, and color.
2. The concrete porch and walkways are not in character with the other architectural features of the house which feature natural materials utilized in a decorative fashion. Staff supports the installation of the bluestone on the walkway and porch, and facing the concrete walls of the porch with a “dry stack” limestone pattern.
3. Staff does not support removing stucco and brick from columns unless it can be proven that the home originally had limestone columns.

**Staff Recommendation: PARTIAL APPROVAL of COA 21-03.**



## 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.

### 3.4 Walkways and Automobile Areas

Automobiles were just coming into their own during the time of Elm Heights' development. Although they were prized possessions, they were nevertheless placed out of view. Where alleys were available, garages and parking areas were placed at the rear of the lot or sometimes beneath the grade of the house, away from the primary facade. If an alley was not available, a narrow inconspicuous drive was used to access a garage in the rear yard or under the house, or a small attached garage. Attached garages were invariably set back from the front facade with a second floor and usually an outdoor terrace above.



#### Preservation Goals for Walkways and Automobile Areas

To maintain the traditional patterns established within the neighborhood for driveways, walkways, and alleys.

To avoid open areas for car storage visible from primary streets.

#### *Guidelines for Walkways and Automobile Areas*

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

- I. Installation, removal, or expansion of all driveways and parking areas, as well as walkways visible from the public right-of-way.**
- Design walkways, driveways, and parking areas in keeping with the neighborhood setting.
  - Locate parking at the rear of the property and screen appropriately.
  - Protect and maintain mature trees, plantings, and green space as much as possible when planning parking areas.
  - Refer to the guidelines for Accessibility, Safety, and Aging in Place, Section 5.6, when planning disability access.
  - Pervious pavers or pavements cannot to be used in exchange for open space requirements.



#### Things to Consider as You Plan

When available, use the traditional alley network for access to garages or parking areas. To help preserve green space, city code prohibits parking areas larger than 20 by 20 ft. unless the property is zoned multifamily. Other restrictions may apply; please contact City Planning for more information.





## 4.0. Existing Buildings and Materials

### 4.1 Wood

Although wood is not the most commonly used building material in Elm Heights, there are still many clapboard and a few shingle houses. Masonry homes and other structures have decorative embellishments and functional wooden features that play an important role in the character of the buildings. Other uses include fences, gates, and garden features around the neighborhood.

#### Preservation Goals for Wood

To retain, preserve, and restore original exterior wood siding materials, decorative embellishments, and functional wooden features through repair, cleaning, painting, and routine maintenance.



#### *Guidelines for Wood*

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.

- I. Reconstruction of missing or installation of new functional or decorative wooden elements visible from the public right-of-way, such as doors, windows, siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, shutters, decorative panels, pergolas, trellises, fences, gates, and architectural trim.**
  - Replace missing elements based on accurate documentation of the original or use a compatible new design.
  - Consider substitute materials only if using the original material is inadvisable or unfeasible.
- II. Removal or covering of functional or decorative wooden elements as outlined above and facing or visible from the public right-of-way.**
  - Structurally sound, painted historic wood siding should not be replaced with new siding. Every effort should be made to retain and restore the original.
  - Historic wood siding, trim, or window sashes should not be replaced or covered with contemporary substitute materials.
  - Although paint color is not reviewed in the Elm Heights Historic District, graphics and lettering are not appropriate.



APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 21-03

Date Filed: 12-16-2020

Scheduled for Hearing: 1-14-2021

\*\*\*\*\*

Address of Historic Property: 620 S. Ballantine

Petitioner's Name: Eurton Properties / Shawn Eurton

Petitioner's Address: 4848 S. Walnut Pike

Phone Number/e-mail: 812-332-7303 / seurton3@gmail.com

Owner's Name: Shawn Eurton

Owner's Address: 4848 S. Walnut Pike

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. 105-055-0219-13A
2. A description of the nature of the proposed modifications or new construction:
  - ① Resurface Existing Concrete Porch w/ limestone / Bluestone
  - ② Add Dry Stack limestone Walls @ Front / Rear Porch.
  - ③ Replace Existing Concrete Walkway w/ limestone / Bluestone
  - ④ Add Rear Patio w/ limestone / Bluestone
  - ⑤ Replace shingles w/ Options Presented @ Meeting
  - ⑥ Stain Seal Existing Remaining Shingles
  - ⑦ Expose Original limestone column & Under Brick

3. A description of the materials used.
  - Natural limestone Flagstone / Boxwood Hedge
  - 30"x24" Bluestone Slabs
  - Arbor Coat Stain (Platinum Grey)

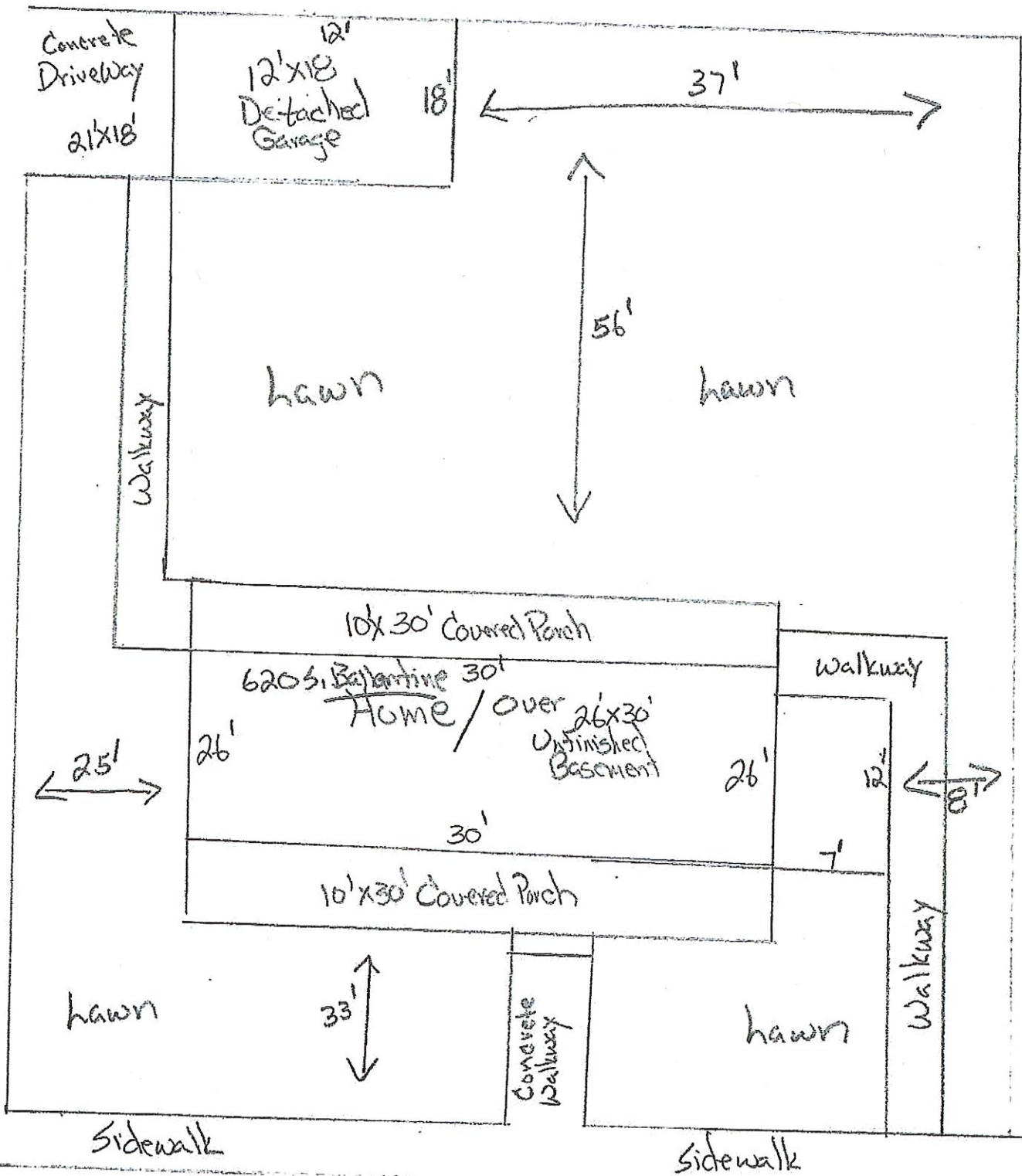
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System 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.



E. University Street → W



S. ← Ballantine → N



\*New Asphalt Roof

Original Brick Masonry



Plantings  
Proposed  
Drystack limestone retaining walls

Proposed limestone walkway





Proposed  
limestone patio  
Approximate  
20x20

Stairs  
limestone

Limestone  
"dry stack" wall

landscape











**COA: 21-04**

Address: 208 E. 15th Street

Petitioner: Susan Rudd

Parcel #: 53-05-33-202-060.000-005

**Rating:** Contributing

**Structure;** Sears-Roebuck Bungalow c. 1928



**Background:** The property is located in the Garden Hill local historic district. The had numerous exterior alterations approved in COA 20-44. Due to unforeseen complications that arose during the renovation, the petitioner is requesting alterations to previously approved COA.

**Request:**

1. Replacement windows on sides will use interior grids instead of applied,
2. Removal of limestone retaining wall due to structural failure.
3. Construction of brick step wall, capped with limestone. Instead of flanking front porch steps (grade too shallow) the wall will now flank the front walkway steps.

**Guidelines:** Garden Hill Historic District Design Guidelines, pg. 21

**Staff Comments:**

1. Due to back log and wait time up to 3 months for applied grid windows, staff finds that interior grid on the side windows is acceptable for a contributing house.
2. Staff would like to see the limestone retaining wall reconstructed as it is a landscape feature of the district.
3. Staff supports changing the location of the brick step wall and allowing porch columns to run full height of the porch.

**Continues on next page**

## **COA: 21-04**

**Staff Recommendation:** PARTIAL APPROVAL of COA 21-04. Staff supports the approval of all project activities with the exception being the permanent removal of the limestone retaining wall.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** 21-04 \_\_\_\_\_

**Date Filed:** 1/12/2021 \_\_\_\_\_

**Scheduled for Hearing:** 1/14/2021 \_\_\_\_\_

\*\*\*\*\*

**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.

\*\*\*\*\*

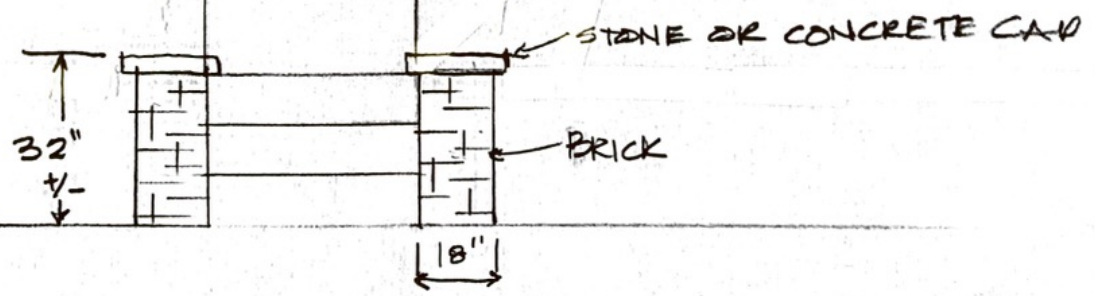
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

208 E. 15<sup>th</sup> ST.



CONCRETE PORCH STEP

8"  
(2) ROUND COLUMNS  
W/ COLUMN CAP  
TOP & BOTTOM



SUSAN RUDD DESIGNS



# ENERGEX ELITE WINDOW SYSTEM

BY:



**MIDWEST WINDOW CO.**

18 NORTH SEIP ROAD  
ROCKVILLE, IN 47872  
(765) 344-7128



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**Demo Delay: 21-01**  
**Commission Decision**

Address: 800 S. Pleasant Ridge Road

Petitioner: Rusty Peterson

Parcel Number: 53-08-02-104-007.000-009

Property is Oustanding

**Structure;** Contemporary c. 1955



*Background:* This property went through demolition delay review in December of 2019 due to the construction of two additions on the home. It was released by the HPC.

*Request:* Partial demolition: The creation of several new window openings on the south elevation of the building.

*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.

*Recommendation:* Staff recommends releasing **Demo Delay 21-01** because the changes are not visible from the public right of way and are substantially less invasive than the changes released by the HPC in 2019.

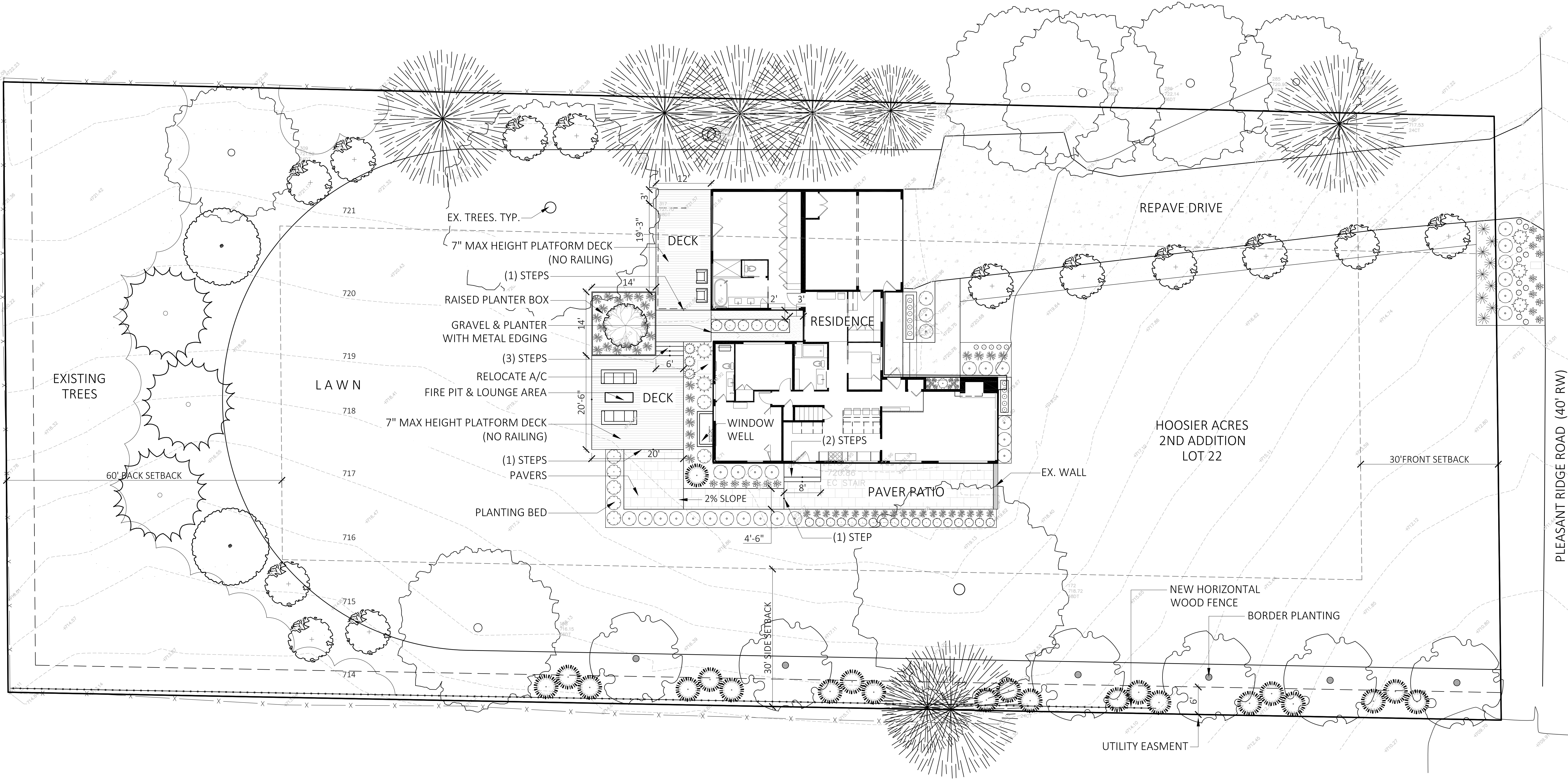




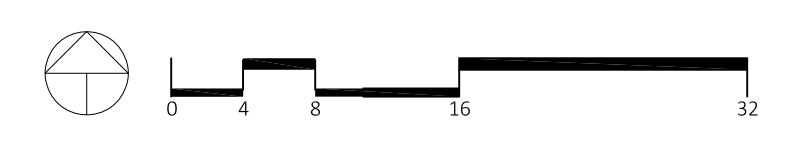
**GRAY-LYONS RESIDENCE**  
800 PLEASANT RIDGE ROAD  
BLOOMINGTON, INDIANAN 47202

DATE: DECEMBER 08, 2020  
DRAWN BY: LLM  
JOB NO:  
SCALE: 3/32"=1'-0"  
FILENAME: 201208\_Permittin Drawing

REVISIONS:



NOTE:  
LOT COVERAGE TOTAL: 43,004 SF  
IMPERVIOUS TOTAL: 6,404 SF  
PERCENT OF IMPERVIOUS: 14.89%



TO SCALE WHEN PLOTTED ON 24x36  
FOR PERMITTING ONLY

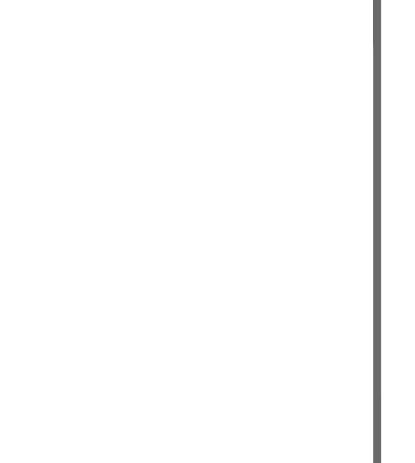
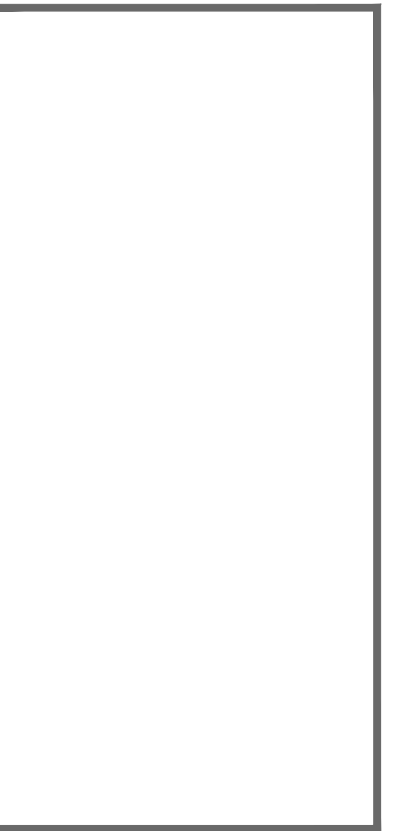
**SITE PLAN**

SHEET NO.

**L-101**

SHEET: 1 of 1

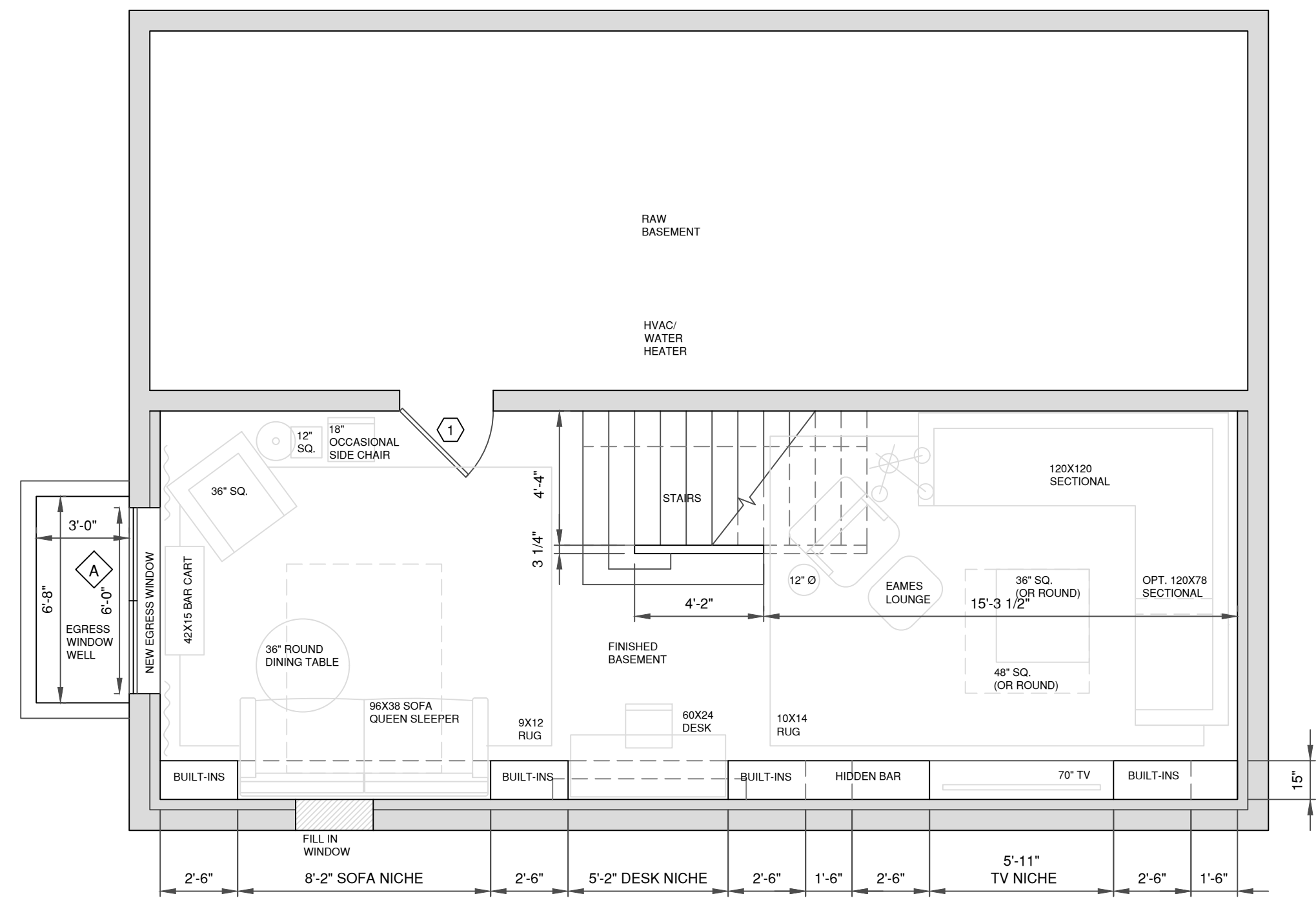




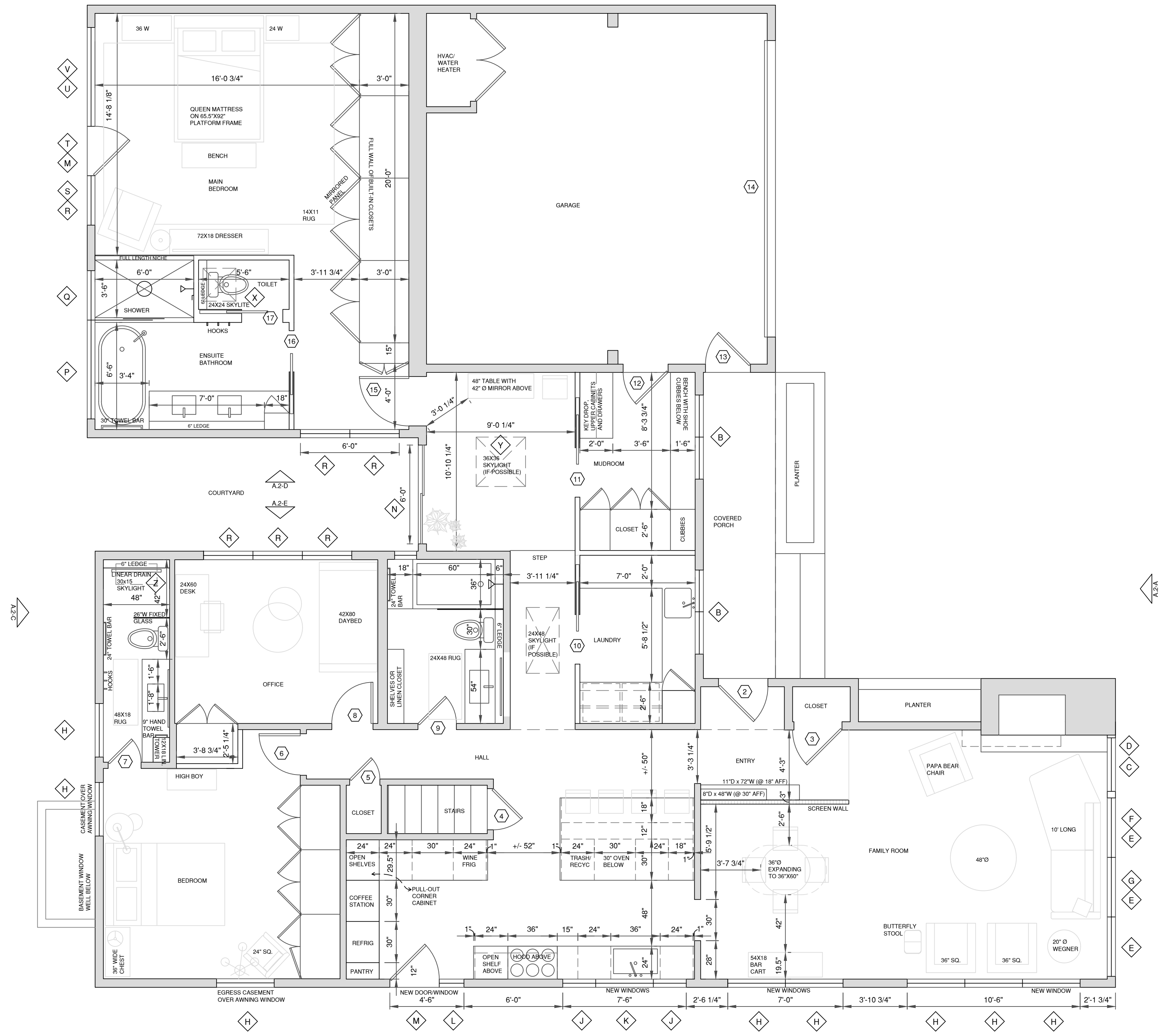
RESIDENTIAL RENOVATION  
**GRAY LYONS FAMILY**  
800 S. PLEASANT RIDGE RD.  
BLOOMINGTON INDIANA

PROJECT NUMBER:  
800  
DATE:  
DEC. 9, 2020  
DRAWN BY:  
L NOGGLE

PROPOSED FLOORPLANS  
**A.1**



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

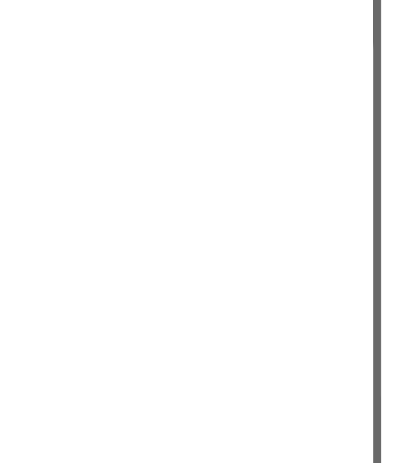
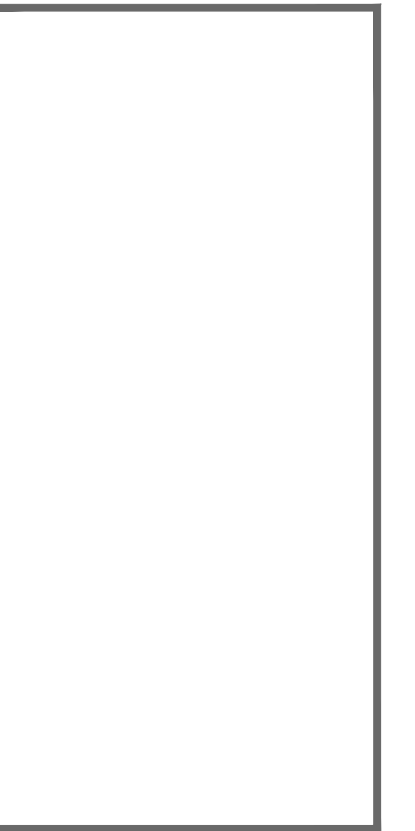


**B** MAIN LEVEL  
**PROPOSED PLAN**  
SCALE: 1/4"=1'-0"

- PLAN KEY**
- EXISTING WALLS TO REMAIN
  - NEW FRAMED WALLS, VERIFY ON PLANS
  - PARTIAL WALL, STAIR, OR FURNISHING
  - STRUCTURE, FURNISHING, CEILING, OR BEAM ABOVE
  - WINDOW NUMBER
  - DOOR NUMBER
  - EXTERIOR ELEVATION PAGE NUMBER



1620 S. Pickwick Place  
Bloomington, Indiana  
47401 USA  
susan@susanyeleyhomes.com  
812.340.1389  
susanyeleyhomes.com



INDIANA  
RESIDENTIAL RENOVATION  
**GRAY LYONS FAMILY**  
800 S. PLEASANT RIDGE RD.  
BLOOMINGTON

PROJECT NUMBER:  
800  
DATE:  
DEC. 9, 2020  
DRAWN BY:  
L NOGGLE

EXTERIOR  
ELEVATIONS  
**A.2**

### WINDOW SCHEDULE

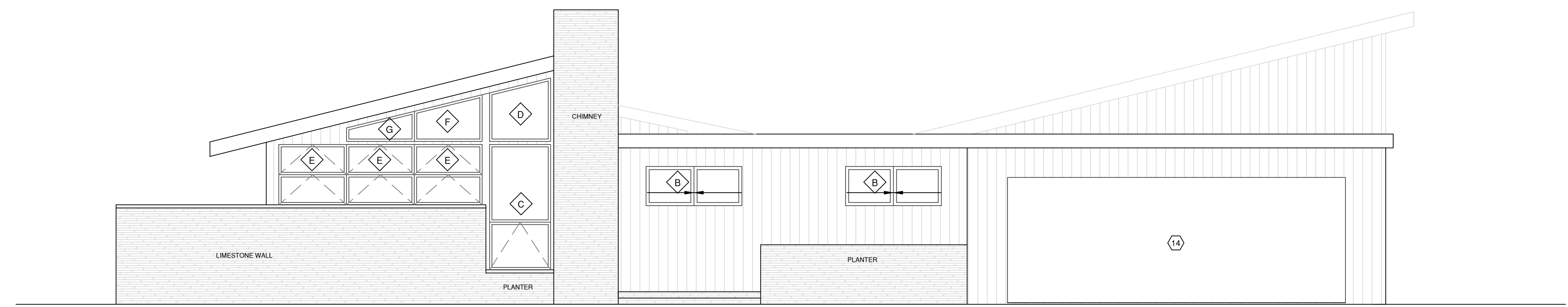
OPENING NO.	R.O. WIDTH	R.O. HEIGHT	TYPE	QUANTITY	NOTES
A	(2) - 3'-0"	3'-6"	SLIDING WINDOWS	1	VERIFY EGRESS REQUIREMENTS
B	(2) - 2'-6"	2'-0"	SLIDING WINDOWS	2	
C	VERIFY	VERIFY	FIXED OVER AWNING	1	VERIFY AND MATCH EXISTING WINDOW SIZES/LOCATIONS
D	VERIFY	VERIFY	FIXED TRAPEZOID	1	VERIFY AND MATCH EXISTING WINDOW SIZES/LOCATIONS
E	VERIFY	VERIFY	STACKED AWNINGS	3	VERIFY AND MATCH EXISTING WINDOW SIZES/LOCATIONS
F	VERIFY	VERIFY	FIXED TRAPEZOID	1	VERIFY AND MATCH EXISTING WINDOW SIZES/LOCATIONS
G	VERIFY	VERIFY	FIXED TRAPEZOID	1	VERIFY AND MATCH EXISTING WINDOW SIZES/LOCATIONS
H	3'-6"	4'-0"/1'-6"	FIXED OVER AWNING	8	
J	1'-6"/4'-6"/1'-6"	3'-4"	1 FIXED BETWEEN SLIDING	1	
K	-	-	-	-	
L	1'-6"	6'-8"	FIXED SIDELITE	1	
M	3'-0"	6'-8"	FULL LITE EXTERIOR DOOR	1	
N	(2) - 3'-0"	6'-8"	SLIDING DOORS	1	
P	VERIFY	VERIFY	FIXED TRIANGLE WINDOW	1	VERIFY SIZES ON ELEVATIONS
Q	VERIFY	VERIFY	FIXED TRIANGLE WINDOW	1	VERIFY SIZES ON ELEVATIONS
R	3'-0"	4'-6"/1'-6"	FIXED OVER AWNING	6	
S	VERIFY	VERIFY	FIXED TRAPEZOID WINDOW	1	VERIFY SIZES ON ELEVATIONS
T	VERIFY	VERIFY	FIXED TRAPEZOID WINDOW	1	VERIFY SIZES ON ELEVATIONS
U	6'-0"	4'-6"/1'-6"	1 FIXED OVER TWO AWNINGS	1	
V	VERIFY	VERIFY	FIXED TRAPEZOID WINDOW	1	VERIFY SIZES OF FIXED PANES IN FIELD
W	VERIFY	VERIFY	TRANSOM	VERIFY	VERIFY SIZE AND QUANTITY IN FIELD
X	2'-0"	2'-0"	FIXED SKYLIGHT	1	
Y	3'-0"	3'-0"	FIXED SKYLIGHT	1	
Z	2'-6"	1'-6"	FIXED SKYLIGHT	1	

WINDOW SCHEDULE NOTES:  
VERIFY STYLES, COLORS, MATERIALS AND HARDWARE WITH DESIGNER

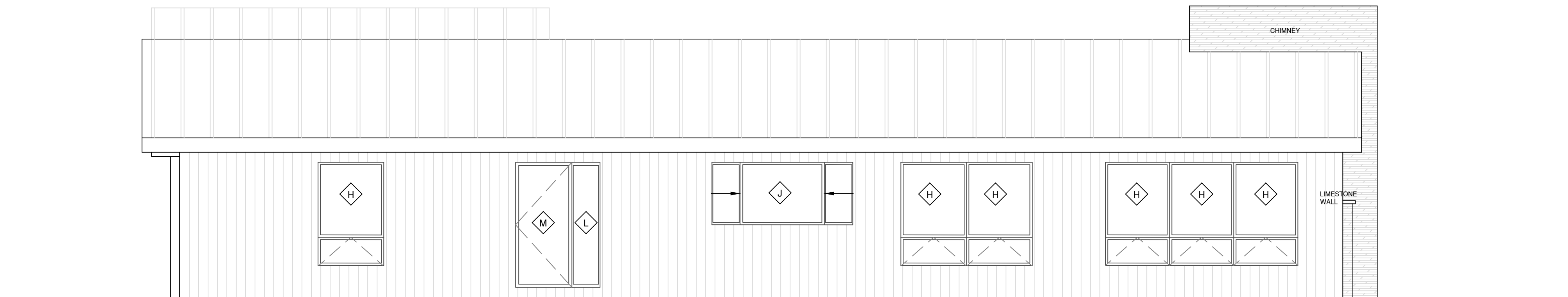
### DOOR SCHEDULE

OPENING NO.	ROOM NAME	R.O. WIDTH	R.O. HEIGHT	TYPE / LOCKSET	REMARKS
1	BASEMENT	3'-0"	6'-8"	PASSAGE	
2	MAIN ENTRY	3'-0"	6'-8"	ENTRY/DEADBOLT	
3	COAT CLOSET	3'-0"	6'-8"	PASSAGE	
4	BASEMENT STAIRS	2'-6"	6'-8"	PASSAGE	
5	HALL CLOSET	1'-10"	6'-8"	PASSAGE	
6	BEDROOM	2'-6"	6'-8"	PRIVACY	
7	ENSUITE	2'-0"	6'-8"	PRIVACY	
8	OFFICE	2'-6"	6'-8"	PRIVACY	
9	HALL BATHROOM	2'-4"	6'-8"	PRIVACY	
10	LAUNDRY	3'-0"	6'-8"	POCKET DOOR	
11	MUDROOM	3'-0"	6'-8"	POCKET DOOR	
12	MUDROOM/GARAGE	2'-8"	6'-8"	ENTRY/DEADBOLT	
13	GARAGE/FRONT PORCH	2'-8"	6'-8"	ENTRY/DEADBOLT	
14	OVERHEAD GARAGE DOOR	18'-0"	7'-0"	OVERHEAD GARAGE DOOR	
15	MAIN BEDROOM	3'-0"	6'-8"	PRIVACY	
16	ENSUITE	2'-6"	6'-8"	PRIVACY/ POCKET DOOR	
17	TOILET	2'-6"	6'-8"	PRIVACY/ POCKET DOOR	

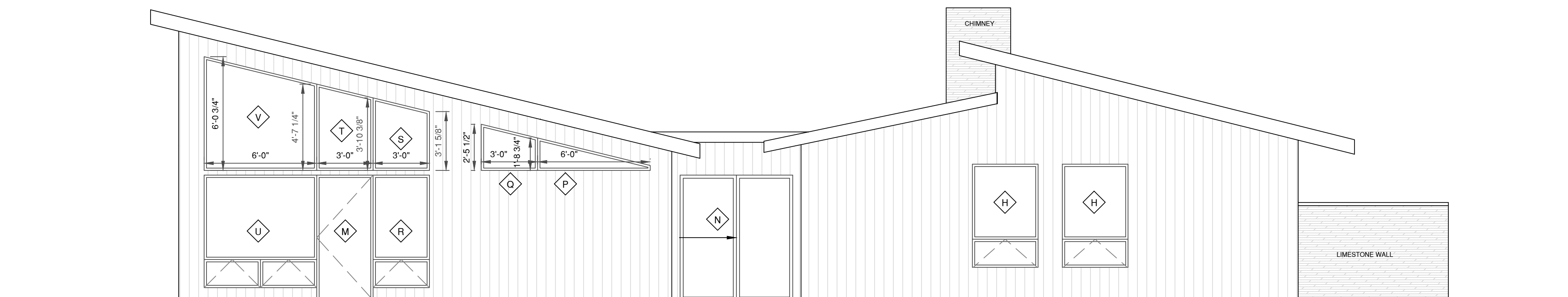
DOOR SCHEDULE NOTES:  
VERIFY STYLES, COLORS, MATERIALS AND HARDWARE WITH DESIGNER



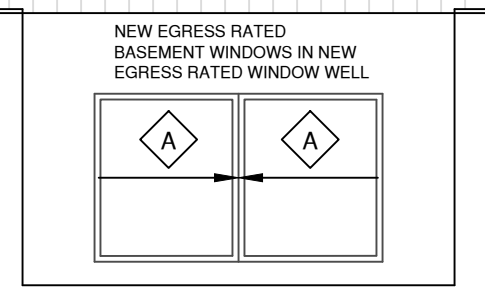
**A** FRONT ELEVATION  
**EAST ELEVATION**  
SCALE: 1/4"=1'-0"



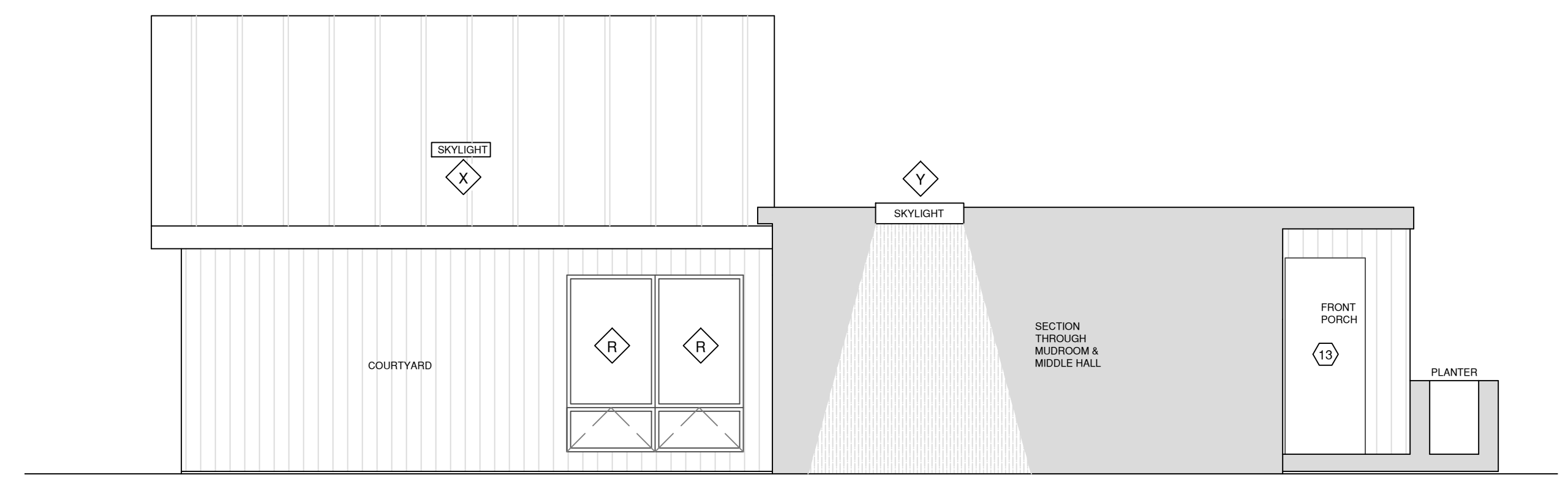
**B** SIDE ELEVATION  
**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



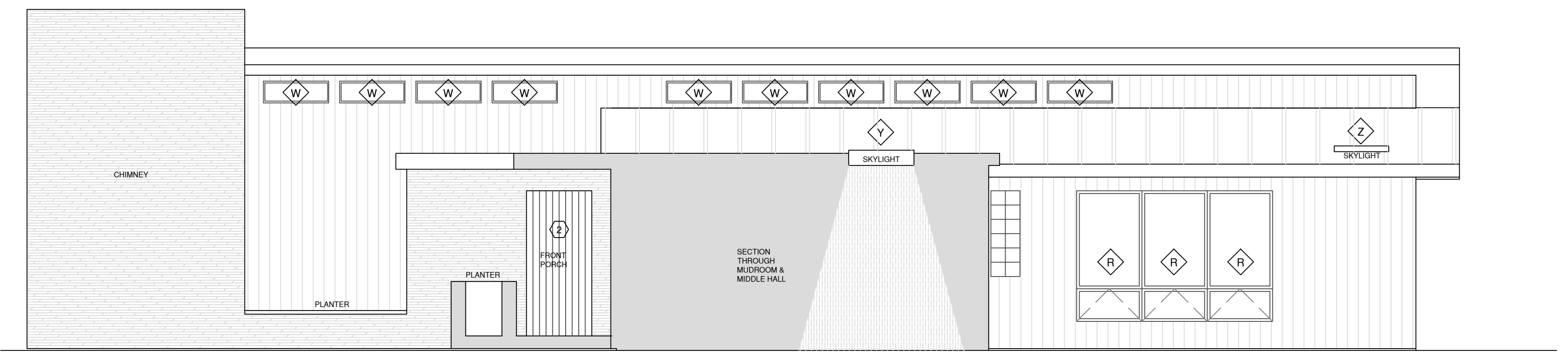
**C** REAR ELEVATION  
**WEST ELEVATION**  
SCALE: 1/4"=1'-0"



NEW EGRESS RATED  
BASEMENT WINDOWS IN NEW  
EGRESS RATED WINDOW WELL

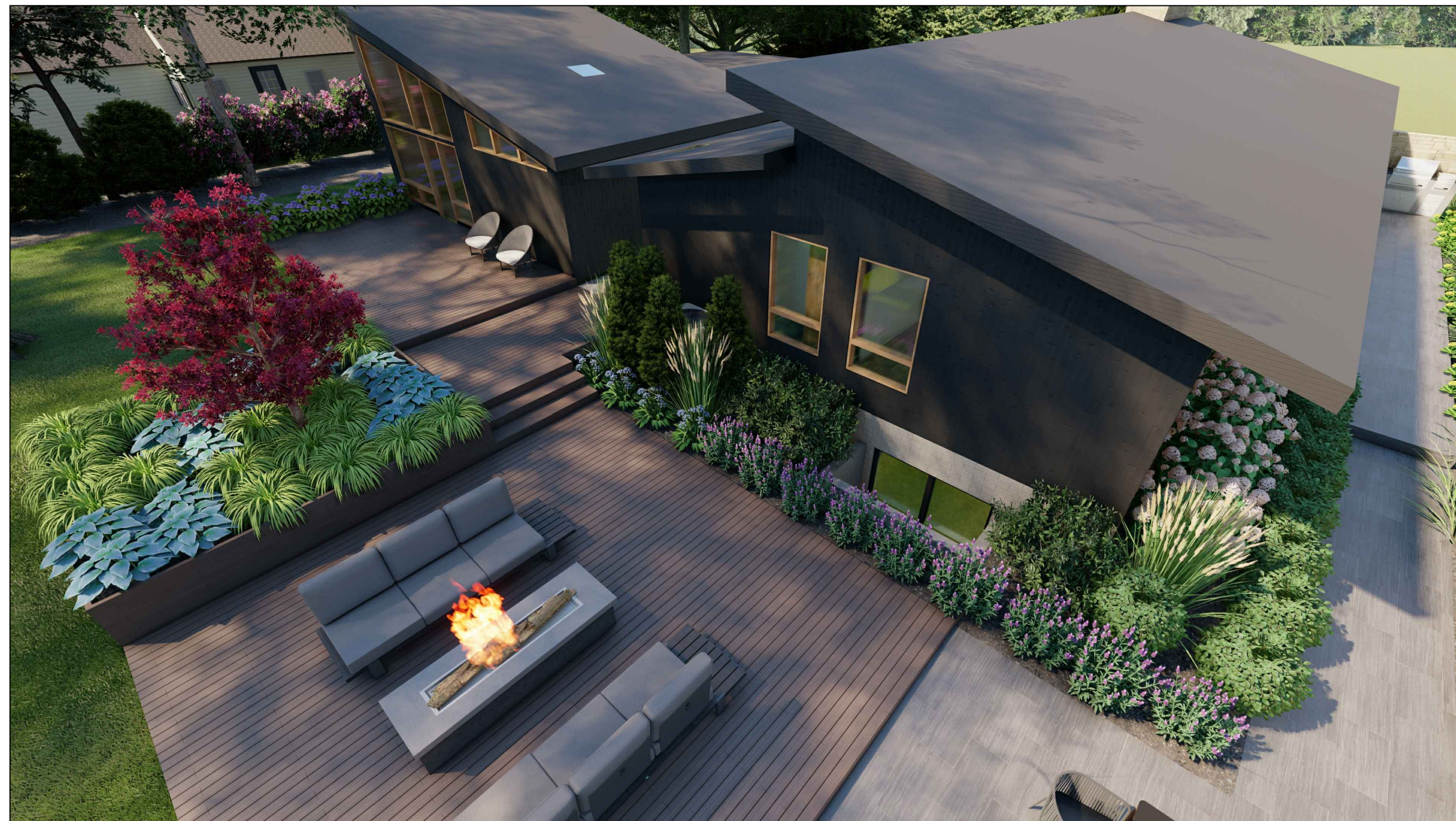


**D** SOUTH ELEV. INSIDE COURTYARD  
SCALE: 1/4"=1'-0"



**E** NORTH ELEV. INSIDE COURTYARD  
SCALE: 1/4"=1'-0"





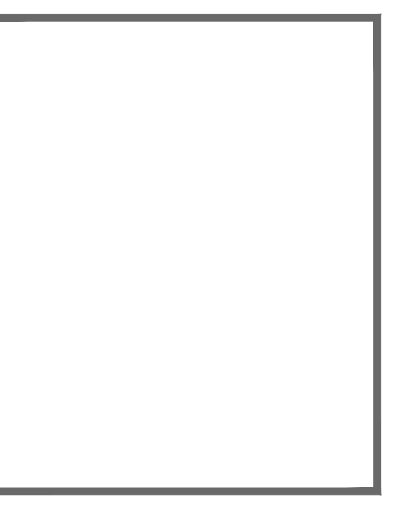
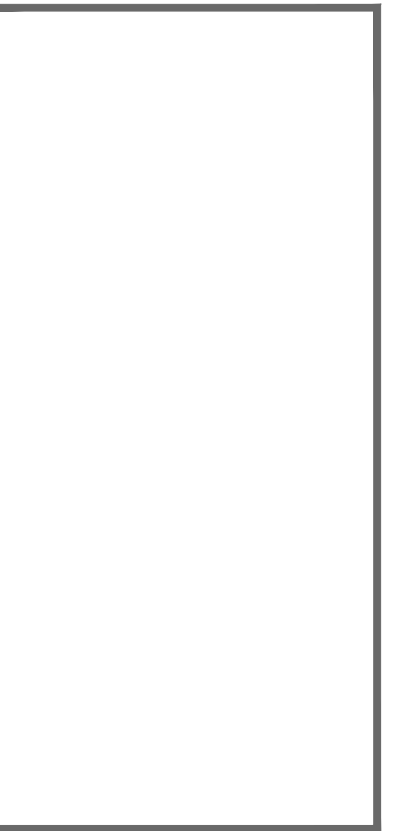
1620 S. Pickwick Place  
 Bloomington, Indiana  
 47401 USA  
 susan@susanyeleyhomes.com  
 812.340.1389  
 susanyeleyhomes.com

INDIANA  
 GRAY LYONS FAMILY  
 800 S. PLEASANT RIDGE RD.  
 BLOOMINGTON

PROJECT NUMBER:  
 800  
 DATE:  
 DEC. 9, 2020  
 DRAWN BY:  
 L NOGGLE

EXTERIOR  
 RENDERINGS  
 A.3

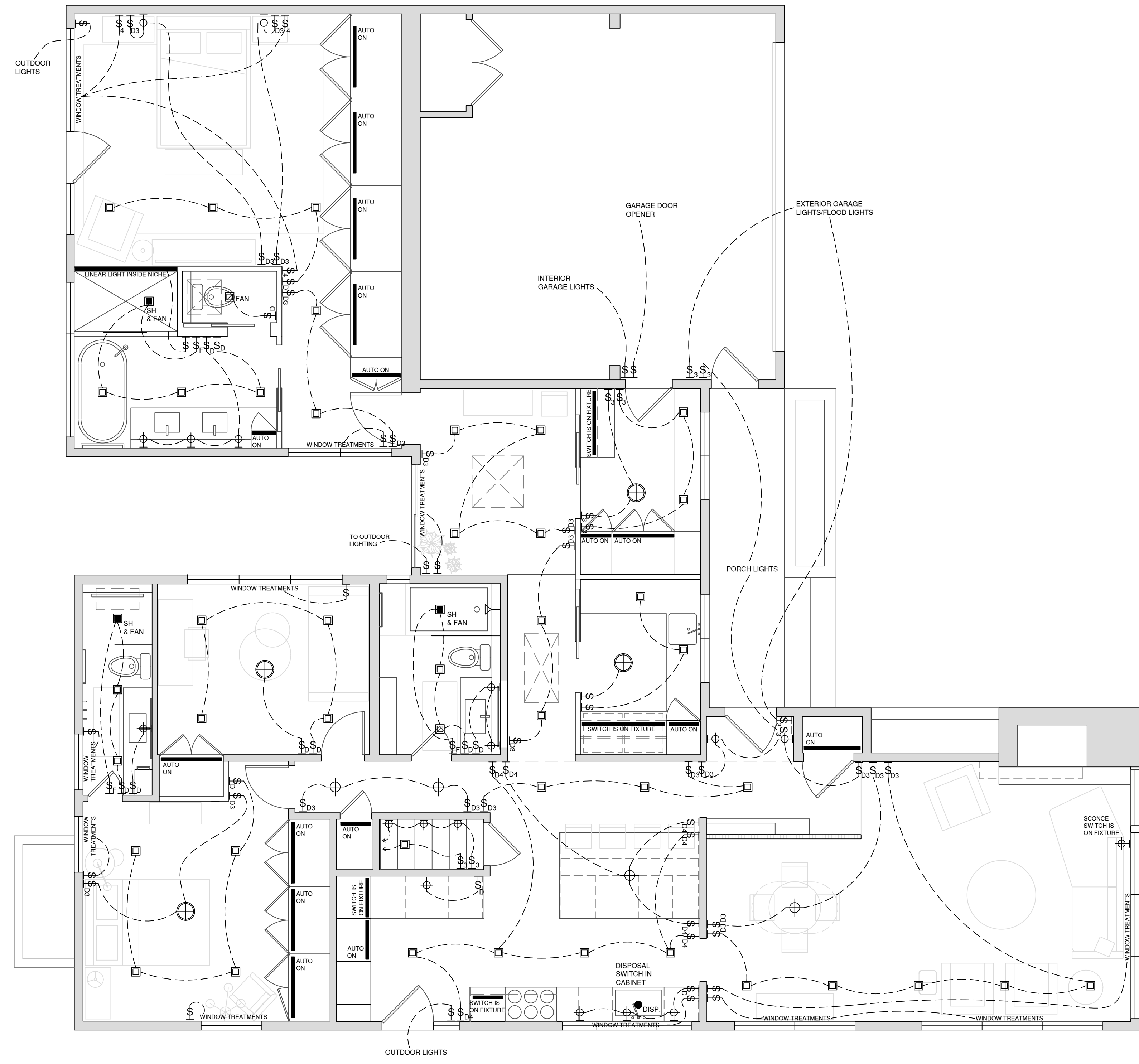




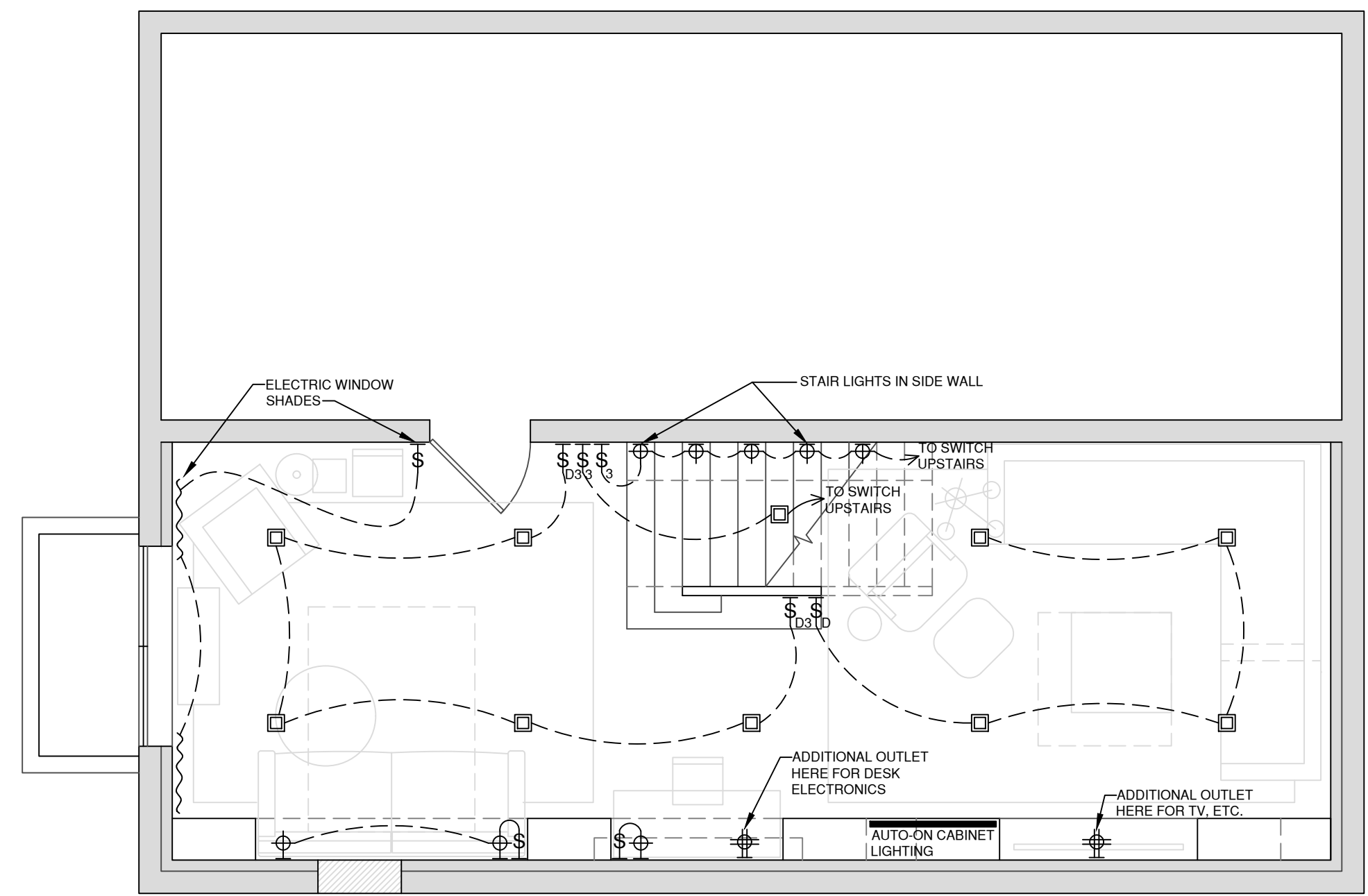
INDIANA  
RESIDENTIAL RENOVATION  
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800  
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DEC. 9, 2020  
DRAWN BY:  
L NOGGLE

ELECTRICAL FLOORPLANS  
**E.1**



**B** MAIN LEVEL  
ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"



**A** BASEMENT  
ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"

**FIRST FLOOR ELECTRICAL KEY**

	CAN LIGHT WITH SQUARE TRIM
	SHOWER RATED CAN LIGHT
	VENT FAN/CAN LIGHT COMBO
	CEILING MOUNT LIGHT FIXTURE
	PENDANT/CHANDELIER
	SCENCE LIGHT
	UNDER/INTERIOR CABINET LIGHTING
	GARBAGE DISPOSAL
	OUTLET
	OUTLET AT ATYPICAL LOCATION ON WALL, VERIFY LOCATION WITH OWNER
	GFCI OUTLET
	QUAD OUTLET
	FLOOR QUAD OUTLET
	SWITCH
	THREE-WAY SWITCH
	DIMMER SWITCH