

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday April 22, 2021, 5:00 P.M.**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. April 8, 2021 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 21-13 (continued from 4/8)

1215 E. Hunter Avenue (Elm Heights Historic District)

Petitioner: Kelly Jones

Construction of additions to the side and rear of the house. See plans for details.

B. COA 21-15

507 S. Ballantine Road

Petitioner: Mark Webb for David Jacobs

New construction of a single family residential home on a vacant lot.

C. COA 21-16

818 E. 3rd Street

Petitioner: Steve Ratterman

Replacement of Ludowici clay tile roof with New England slate roof.

V. DEMOLITION DELAY

Commission Review

A. DD 21-07

1326 S. Pickwick Place

Petitioner: Ed Morris

Partial demolition triggered by proposed addition.

B. DD 21-08

1213 S. High Street

Petitioner: Doug Graham

Full demolition

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

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

Next meeting date is May 13, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 4/15/2021

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday April 8, 2021, 5:00
P.M.**

AGENDA

I. CALL TO ORDER

Meeting was called to order by **Jeff Goldin @ 5:00 p.m.**

II. ROLL CALL

Commissioners Present: Jeff Goldin
Deb Hutton
Susan Dyar
Sam DeSollar
Reynard Cross
Doug Bruce
John Saunders

Staff Present: Conor Herterich, HAND
John Zody, HAND
Brent Pierce, HAND
Dee Wills, HAND
Daniel Dixon, City Legal Department
Keegan Gulick, City Planning & Transportation

Guests Present: CATS
Steve Miller
Jim Shelton
Kelly Jones
Julie Williams

III. APPROVAL OF MINUTES

A. March 25, 2021 Minutes

John Saunders made a motion to approve the **March 25, 2021 Minutes**.
Sam DeSollar seconded.

**Motion Carries: 6 Yes (Saunders, DeSollar, Hutton, Dyar, Cross, Goldin)
0 No, 1 Abstain (Bruce)**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 21-14

1126 E. 1st Street (Elm Heights Historic District)

Petitioner: Jeff Richardson

Removal of a mature sycamore tree in the front yard.

Conor Herterich gave presentation. See packet for details.

Commission Review

B. COA 21-13

1215 E. Hunter Avenue (Elm Heights Historic District)

Petitioner: Kelly Jones

Construction of additions to the side and rear of the house. See plans for details

Conor Herterich gave presentation. See packet for details.

Steve Miller stated that he was present for any questions from the **Commissioners**. **Kelly Jones** stated that she was happy to answer any questions. **Doug Bruce** asked if the replacement of windows was still part of the project. **Kelly Jones** replied that they would like to if it was approved. **Sam DeSollar** asked if there was a south elevation of the property. **Steve Miller** stated that there was a photograph that was just shown. **Sam DeSollar** stated that this was the north elevation and was asking about the south elevation which shows the front of the house. **Steve Miller** stated that this was the existing when you look at the photograph from that you just showed, that is the front elevation. We are not changing that at all. **Sam DeSollar** stated that you are changing the street facing elevation where you are putting in an addition onto that existing bump out and wants to know how this is being addressed. **Sam DeSollar** stated the he would like to know what materials were going to be used for the additions, if you are planning on doing exposed rafter tails and if are you carrying the band boards around all of the way. **Sam DeSollar** stated that he would also like to know what you are doing with the existing masonry chimney on the bump out, and if there are original windows in the existing structure. And then for the new construction what the new windows for the new construction are going to be. **Sam DeSollar** asked **Conor Herterich** if they had gotten any feedback from the **Elm Heights Neighborhood Association**. **Conor Herterich** stated that he had sent that over to **Jenny**, and has not gotten back any formal response on this. **Kelly Jones** stated that in terms of the exterior materials used we plan on matching what is existing. As far as what kind of windows will be used, we're not entirely sure yet because we wanted to get approval before we started getting estimates. So if there is a recommendation, we are certainly happy to follow whatever recommendations are in place should we be allowed to replace the windows. **Kelly Jones** stated that she believed the chimney will be removed completely.

Sam DeSollar asked if there were original windows in the existing structure that they wanted to replace. **Kelly Jones** answered yes. **Sam DeSollar** stated that it would be helpful if you have any idea of what kind of windows you are going to use, and if there are any windows that are facing the street. **Kelly Jones** stated that they basically wanted to look at what the cost would be should we get approved to replace the windows, so I don't really have a full answer for you in place. **Jeff Goldin** stated that before they can approve this we would have to see the window product information. **Sam DeSollar** stated that they like to see a manufacturer and a specification sheet so we know exactly is going in. **Kelly Jones** stated that they would be happy to work with whatever will work with historical and didn't want this piece to be what holds this up, so if wood windows is what is preferred we can go that route for replacing. **Steve Miller** stated that they were going to replace them with metal clad wood Pella windows. They have 35 colors. We were going to match the existing if that was the preference, with a wood clad double hung window to match all of the trim and details. **Sam DeSollar** stated that his last question was what are you planning to use for foundation materials in the addition. **Steve Miller** stated that they could do a limestone veneer there that would be of the same scale, and would they object to a split faced block the right color. **John Saunders** asked what kind of siding they would be using. **Steve Miller** replied it was 4 inch reveal and also stated that he had not talked to **Kelly Jones** about this. **Steve Miller** gave some examples of materials they could use, and then asked the **Commissioners** what kind of siding they should use. **Jeff Goldin** stated that there were guidelines that should be used and they were pretty restrictive. **Jeff Goldin** stated that it was hard for them to approve this because we don't have the materials. More discussion ensued about the types of siding materials and trim materials. **Sam DeSollar** stated that he would avoid using any wood grain. **Reynard Cross** stated that he shared most of sentiment with the rest of the panel in that I don't think we have enough information to support this right now. **Jeff Goldin** asked about the ridgeline of the house. **Steve Miller** explained in details about the ridgeline.

Deb Hutton commented that for final approval they would want more information so we could actually see what choices are made. **Doug Bruce** stated that he agreed with **Sam DeSollar** about the windows and that he was not for replacing the windows. Typically we would want to see information on what windows you would be proposing, it certainly would help us in maybe a condition of the windows that you have now. And also agree with Sam that we need to see the south elevation from the front because that bedroom addition is going to stick out and be visible, and also would like to see some of the materials labeled. **Doug Bruce** commented that they just don't have enough information to approve. **Sam DeSollar** said he supported the design but wants to see more information and also documentation of what kind of shape the existing windows are in. **Jeff Goldin** agreed with the other **Commissioners**. **Jeff Goldin** asked the **Petitioners** if they want to Table this for the next meeting or vote to deny and come back with a new proposal.

Steve Miller explained in more detail about the windows with the drawings. **Jeff Goldin** explained to the **Petitioners** what could and could not be done with the windows and what the **Commissioners** need to approve this proposal.

Sam DeSollar made a motion to **Table COA 21-13** to the next meeting.

Doug Bruce seconded.

Motion Carries: 7 Yes (Saunders, Bruce, DeSollar, Hutton, Dyar, Cross, Goldin) 0 No, 0 Abstain

- V. DEMOLITION DELAY**
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**

Susan Dyar stated that **Liz Michell** who is a **Local Historian** who has been in town for quite a while, came to me with some concerns about the **BG Pallard Lodge** over on 7th Street. There has been talk and desire to turn that into some kind of museum at some point. Nobody has really made the effort to purchase it yet. But, she did ask the owner about it and his intent is to hold on to it long enough that he can tear it down and put up apartments or something like that.

Susan Dyar stated that she asked **Conor Herterich** is there was a way they could do something more to save it or to designate it. More discussion ensued.

Deb Hutton commented that tonight is my last meeting with the **Historic Commission**. I've been tapped to take Don Griffins place on the **Redevelopment Commission**.

- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Meeting was adjourned by **Jeff Goldin @ 5:43 p.m.**

END OF MINUTES

Video record of meeting available upon request.

COA: 21-13

Address: 1215 E. Hunter Avenue

Petitioner: Kelly Jones

Parcel #: 53-08-04-103-011.000-009

Rating: Contributing

Structure; Front Gable Bungalow c. 1920



Background: Located in the Elm Heights local historic district.

Request: Construction of additions to the side and rear of the house. See plans for details.

1. 12x12' bedroom addition will be an extension to the existing west-facing gable.
2. Approximately 25' addition will be to the rear (north).

Guidelines: Elm Heights Historic District Design Guidelines: pg. 28-29

Staff Comments:

1. The petitioner has provided the additional information requested by HPC at the 4/8 meeting.

Staff Recommendation: APPROVAL of COA 21-13.

5.0 Additions, Retrofits, and New Construction

Elm Heights is known for its eclectic interpretation of traditional styles such as Art Deco, Spanish, Tudor, and Colonial Revival. Decorative influences from around the world can be seen throughout the district. The historic district encompasses buildings dating from the 1850s up through the 1950 Lustron houses. While the neighborhood includes a wide spectrum of styles, the predominant historic style era remains that of 1920-1930.

There is also great variation in the size of homes in Elm Heights; many are very modest when compared to new subdivision houses. Traditionally, it has been popular to expand the living-space envelope of these houses by adding rooms at the back or side and by developing outdoor living spaces with patios, terraces, and decks. Larger homes are placed on double lots and set well back from the street, giving them a gracious front yard and a smaller private area in the back.

It is our goal to preserve the historic integrity of the district while allowing for changes that enhance its livability for the residents. Sometimes, change is necessary or desirable for older homes to fulfill their function as the needs of the owner change. Most or all of these changes should be made in a manner that can be reversed and should not damage or remove irreplaceable historic materials or elements.



5.1 Additions and New Construction

Many types of additions can be appropriate as long as they do not damage the home's historic features, materials, and style, or the spatial relationships that characterize the original building and site. Although additions and new construction must be compatible with surrounding historic properties, it should be noted that no two houses in the district are alike and therefore creativity and individuality in interpreting a historic design will be considered. Changes to non-contributing houses are held to less restrictive standards than those to contributing properties, but additions and setting elements will still require review.

Preservation Goals for Additions and New Construction

To harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, materials, spatial rhythm, and proportion when designing additions and buildings.

To preserve the historic character and elements of contributing properties and their surroundings during new construction of compatible buildings and additions.



Guidelines for Additions and New Construction

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. Construction of new buildings and structures.

- Design new houses and other structures to be compatible with, but distinguishable from, surrounding historic buildings.
- New buildings should be compatible with surrounding contributing properties in massing, proportion, height, scale, placement, and spacing.
- New construction should echo setback, orientation, and spatial rhythms of surrounding properties.
- Roof shape, size of window and door openings, and building materials should be primarily compatible with any structure already on the property and secondarily with surrounding contributing properties.
- Design new buildings so that the overall character of the site is retained, including its topography, any desirable historic features, and mature trees.

II. Construction of additions.

- Locate additions so as not to obscure the primary facade of the historic building.
- Retain significant building elements and site features, and minimize the loss of historic materials and details
- Size and scale of additions should not visually overpower the historic building or significantly change the proportion of the original built mass to open space.
- Select exterior surface materials and architectural details for additions that are complementary to the existing building in terms of composition, module, texture, pattern, and detail.
- Additions should be self-supporting, distinguishable from the original historic building, and constructed so that they can be removed without harming the building's original structure.
- Protect historic features and large trees from immediate and delayed damage due to construction activities.
- Sensitive areas around historic features and mature trees should be roped off before demolition or construction begins.

Things to Consider as You Plan

For both additions and new construction, retaining a specific site's topography and character-defining site features assures compatibility. This is especially critical during new site development. The descriptions and guidelines included in Neighborhood Site and Setting, Section 3, will be useful for ensuring the compatibility of proposed site development within the historic district. The guidelines for various site features, including driveways, fences, lighting, garages, mature trees, and plantings, apply to both existing site features and proposed development. Consistency in setback, orientation, spacing, and distance between adjacent buildings creates compatibility within the district. The proportion of built mass to open space should remain consistent with that in surrounding areas to ensure the compatibility of both additions and new construction.

The principal visual elements that distinguish additions and new buildings are their height, form, massing, proportion, size, scale, and roof shape. Additions should be compatible with but discernible from the original historic building and should not diminish it in size and scale. Careful analysis of the adjacent historic buildings is valuable for determining how consistent and, consequently, how significant each of these criteria is in judging how compatible your new construction is with regard to its surroundings. It is especially important to consider the overall proportion of the building's front elevation because it will have the most impact on the streetscape. Similar study of materials, building features, and details typical of existing buildings along the street will provide a vocabulary to draw upon when designing a compatible building. Consideration should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and the windows themselves. In additions, exterior surface materials, architectural details, and window and door openings should reflect those of the original house

Elm Heights encourages the implementation of sustainability in all new construction, including LEED principles, solar options, and low-carbon-footprint building materials and methods. Landscaping in a sustainable manner is highly desirable within the historic district, including retaining large trees and minimizing ground disturbance to protect critical root zones.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____

Date Filed: _____

Scheduled for Hearing: _____

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.

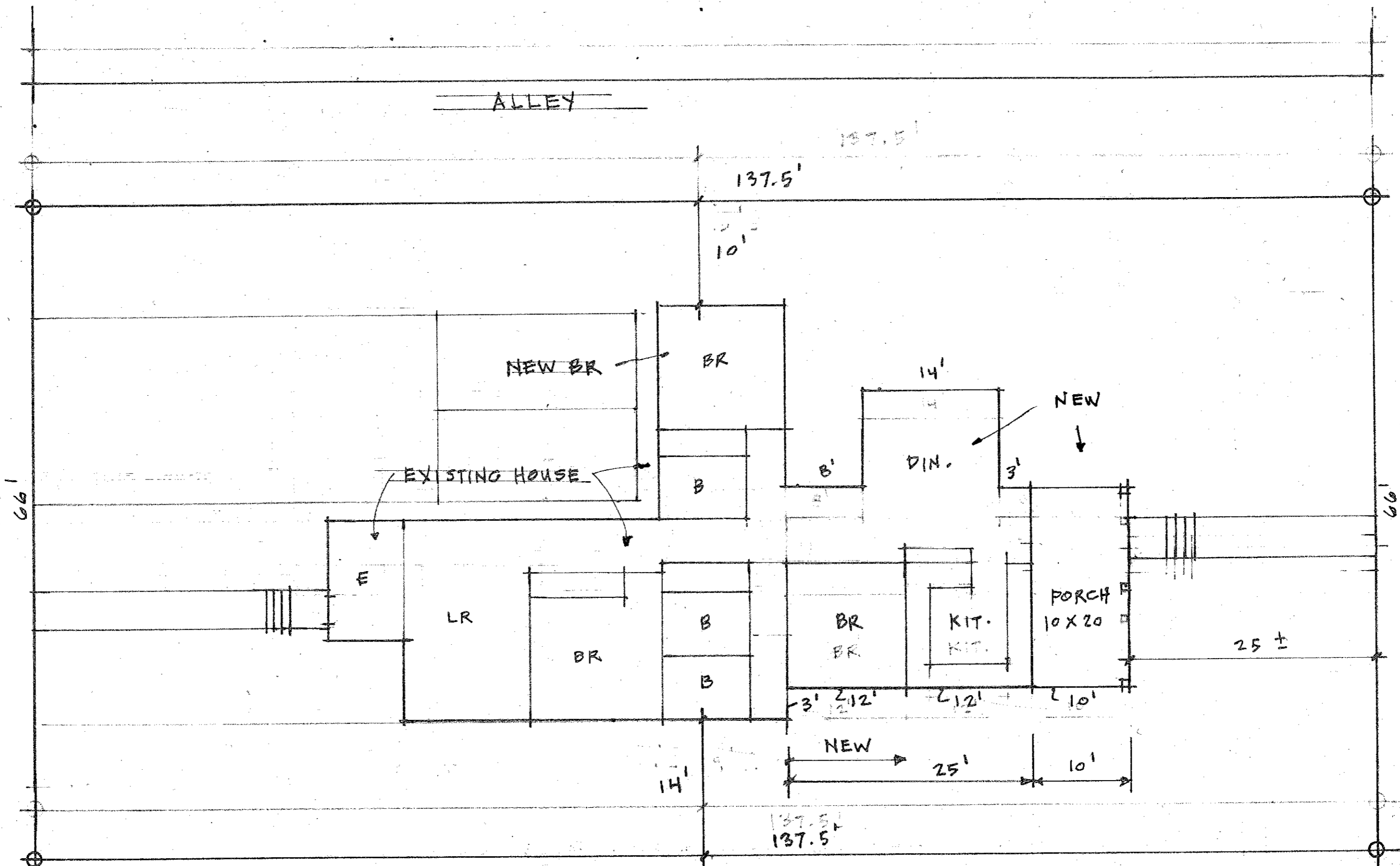
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.

HUNTER AVE.

ALLEY

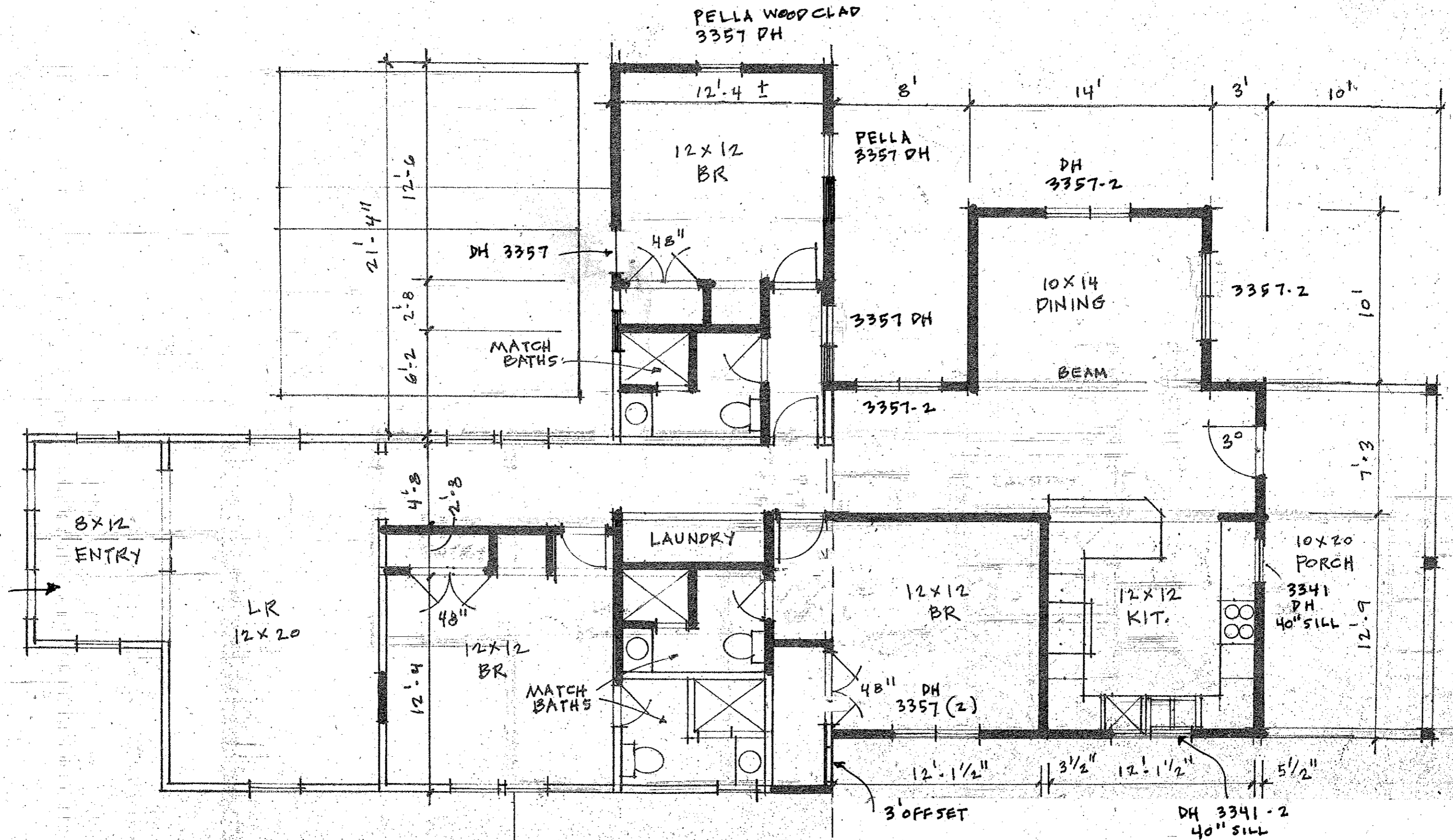
ALLEY



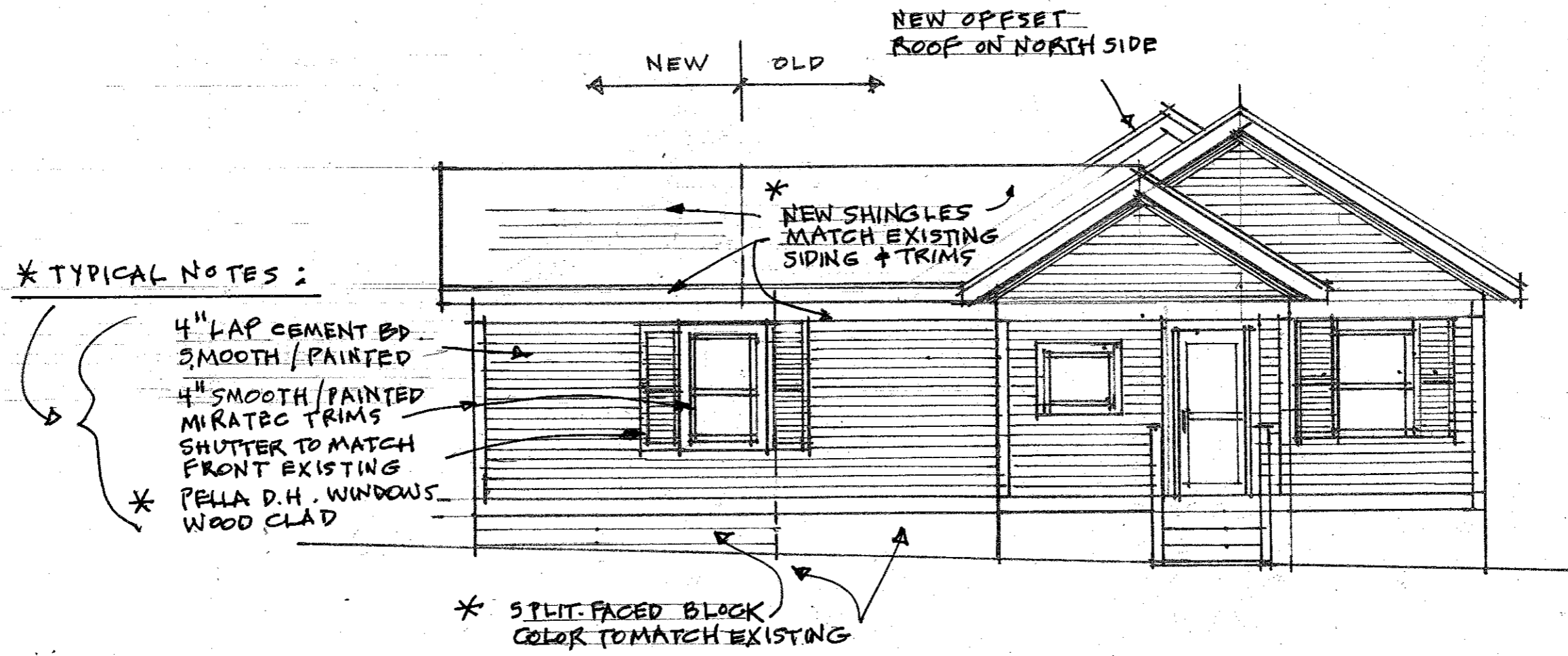
SITE PLAN

SC: 1" = 10'

1215 E. HUNTER AVE.



FIRST FLOOR
 1215 E. HUNTER - BLOOMINGTON



SOUTH ELEVATION

* SEE TYPICAL NOTES
ON SOUTH ELEVATION

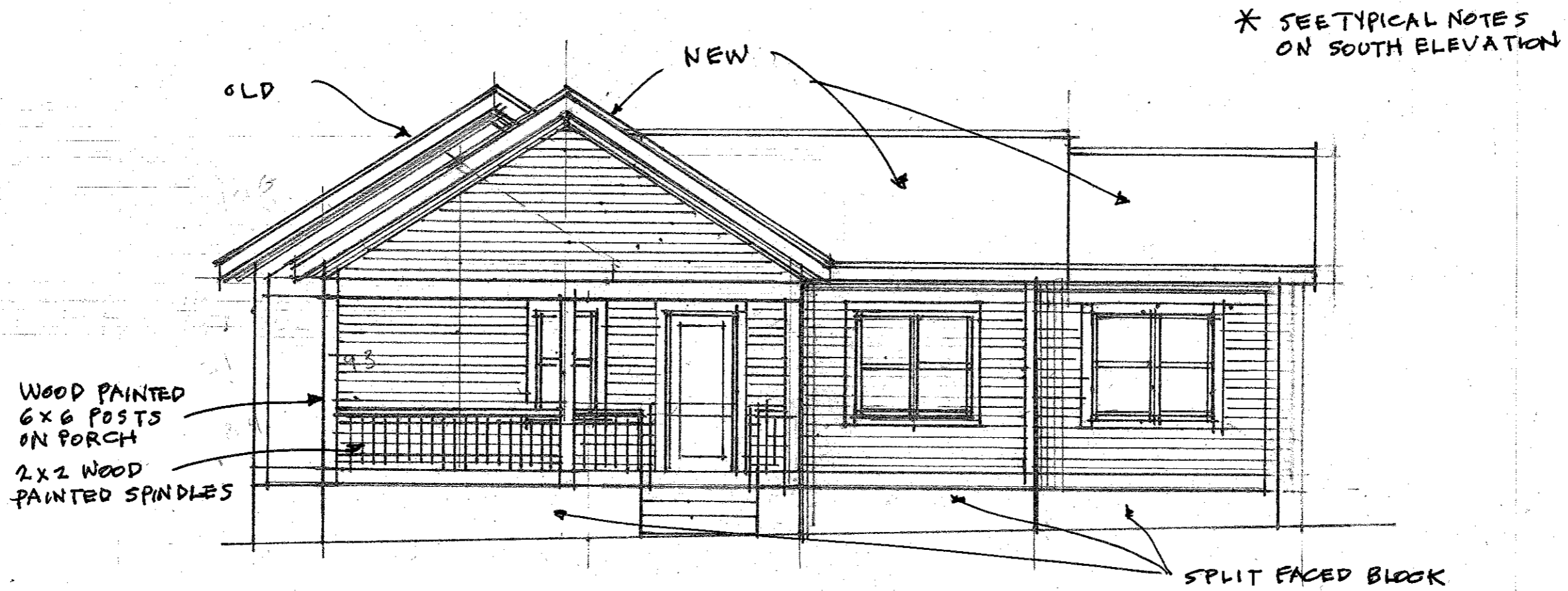
← NEW OLD →

NEW BR

SPLIT FACED BLOCK

X SEE NOTES ON
NORTH ELEV.
FOR PORCH

WEST ELEVATION



NORTH ELEVATION



1215



1215

NOW LEASE
Property STARS
312-905-8883





COA: 21-15

Address: 507 S. Ballantine Road

Petitioner: Mark C. Webb

Parcel #: 53-08-04-103-009.000-009

Rating: N/A

Structure; New Construction



Background: Located in the Elm Heights local historic district.

Request: Construction of a two story home located on the lot.

1. 2-car garage incorporated into basement level of the house.
2. Cedar shake siding on first floor with board and batten on the second floor. Asphalt shingle roof.
3. Marvin Architectural series windows

Guidelines: Elm Heights Historic District Design Guidelines: pg. 28-29

Staff Comments:

1. The scale, height, and setback is compatible within the context of the historic homes on the block face and in the neighborhood. The neighborhood has asked that a setback that is farther back than allowed by code be used so the setback matches the adjacent properties. The petitioners agree and are requesting a variance.
2. The roof shape, fenestration, and materials are compatible with the surrounding historic buildings.

COA: 21-15

Address: 507 S. Ballantine Road

Petitioner: Mark C. Webb

Parcel #: 53-08-04-103-009.000-009

3. The building differentiates itself through non-traditional massing and the choice/location of cladding materials.
4. Overall, the proposed design is compatible with the standards for new construction established by the Elm Heights design guidelines.

Staff Recommendation: APPROVAL of COA 21-15.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 21-15
Date Filed: 4-1-21
Scheduled for Hearing: 4-22-21

RECEIVED
4-1-21

Address of Historic Property: 507 South Ballantine Road, Bloomington, Indiana 47401

Petitioner's Name: David H. Jacobs, Jr., by Mark C. Webb, Attorney at Law

Petitioner's Address: c/o 211 North Pennsylvania Street, Suite 2400, Indianapolis, Indiana 46204

**Phone Number/e-mail: (317) 632-4463 (Office); (317) 439-9132 (Cell);
mwebb@voyleslegal.com**

Owner's Name: David H. Jacobs, Jr.

Owner's Address: 201 Entrada Drive, Santa Monica, California 90402

Phone Number/e-mail: c/o (317) 439-9132

Instructions to Petitioners

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

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

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

1. A legal description of the lot. **015-30830-00 Whitaker Lot 6**
2. A description of the nature of the proposed modifications or new construction:
Petitioner wishes to construct a two-storey farmhouse style home with 3 bedrooms and 3½ bathrooms on the lot located at 507 South Ballantine Road, Bloomington. The house will be constructed of cedar-shake siding on the first floor and board and batten on the second floor with an asphalt roof. The orientation (main front door) of the house faces west with frontage on Ballantine Road such that the house sits in a regular position on the lot. The driveway for the structure is located on the east end. There is a 2-car garage incorporated into the basement level of the house. An architectural rendering of the structure from each side is attached to this petition as Exhibit A and incorporated by reference.
3. A description of the materials used.
Petitioner intends to utilize a cedar-shake siding on the first floor with board and batten on the second floor with an asphalt roofing shingles for the structure. A rendering of the siding and trim is attached as Exhibit B (in two (2) parts and incorporated by reference. Samples of proposed Marvin Architectural Series windows are attached as Exhibit C and incorporated by reference. A rendering of the proposed asphalt roofing shingles is attached as Exhibit D and incorporated by reference.
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate. See attached Exhibit A.
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. Petitioner has attached as Exhibit E a copy of the GIS satellite map showing the square block bounded by Ballantine Road (West), Highland Avenue (East), Hunter Avenue (North) and 2nd Street (South). The proposed structure will be located on Ballantine Road immediately south of 505 Ballantine Road but north of the existing east-west alleyway connecting Ballantine Road and Highland Avenue. Petitioner has attached as Exhibit F a specific site plan showing the proposed placement of the house on the lot. Petitioner has also attached as Exhibit G in two (2) parts, a height-scale comparison of the structure as compared with the other structures on the block of Ballantine Road as well as the surrounding square block. Petitioner intends to seek a variance for the front yard setback to allow for the front porch of the house to line up with the front porch of 505 South Ballantine Road, which is the structure immediately south of the subject house. Current zoning requirements mandate the setback from the street to be 15 feet or the average of the setbacks of the existing structures in the block, whichever is less. The average setback for all existing structures fronting South Ballantine Road in the block is 20 feet, which is greater than maximum the 15 foot required setback. Thus, if no variance was sought, the house would have to be placed 15 feet from the street which is 5 feet closer to the street than any existing structure in the block.

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. See attached Exhibit H (in 5 parts), incorporated by reference.

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.

507 South Ballantine Road
Bloomington Indiana 47401

Petitioner's Statement

The property is located at 507 South Ballantine Road on Lot 6 of the of the Whitaker subdivision.

The request involved relief from the 15 foot front yard setback of this lot. Petitioner seeks a ten (10) foot variance for the front yard from 15 feet to 25 feet.

The design of the project has been planned to be sensitive and complementary to the neighborhood's scale and context. The siting of the structure reinforces front porch line of existing structures on the east side of the 500 block of South Ballantine Road. Petitioner wishes to place the house on the lot such that the front porch of the new structure is roughly the same distance from the street as the structures located at 501 and 505 South Ballantine Road. Petitioner owns the structure at 505 South Ballantine Road, immediately north of the subject property and wishes to have the front porch of each house an identical distance from the street. Additionally, petitioner has been working with the Elm Heights Neighborhood Association throughout the design and application process for this request, and the neighborhood association has requested for petitioner to seek this variance and supports the same. Critical to the overall design solution will be a site placement that will provide a sense of continuity along the 500 block of South Ballantine Road. Petitioner would be required to place this structure ten (10) feet closer to the street than any other structure on the block if this variance is not granted.

A site plan drawing is attached to this statement as Exhibit A and incorporated by reference.

Additionally, petitioner has prepared interactive video demonstrations showing the difference between placing the house at 15 feet from the street as opposed to placing it 25 feet and will forward those to City of Bloomington Planning and Transportation Department staff reviewing this request.



West Elevation



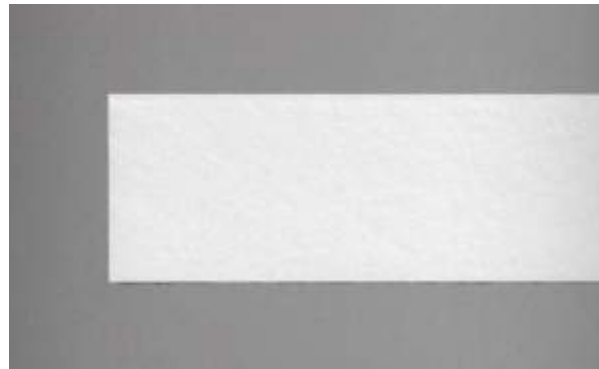
North Elevation



South Elevation



East Elevation



SMOOTH FIBER CEMENT TRIM / PANEL SIDING



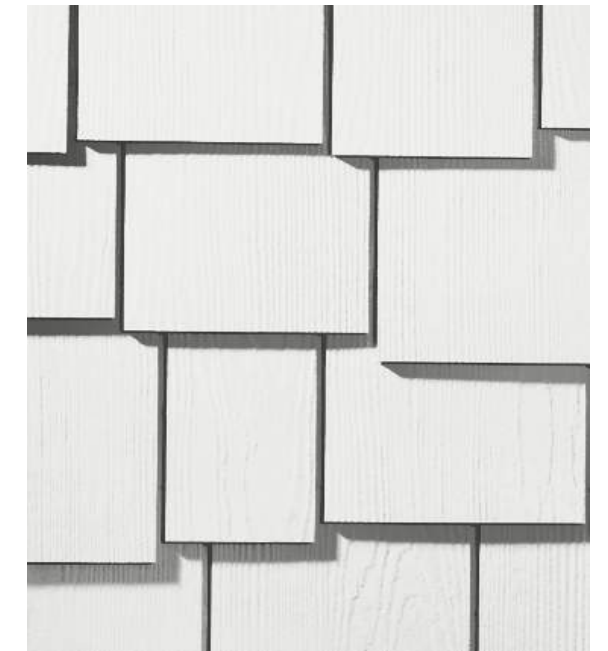
ARCHITECTURAL ASPHALT SHINGLE



BROWN BLEND MODULAR BRICK



MARVIN ULTIMATE DOUBLE HUNG CLAD WOOD WINDOW - BLACK

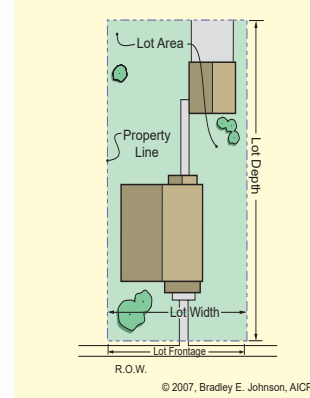


FIBER CEMENT SHAKE SHINGLE SIDING

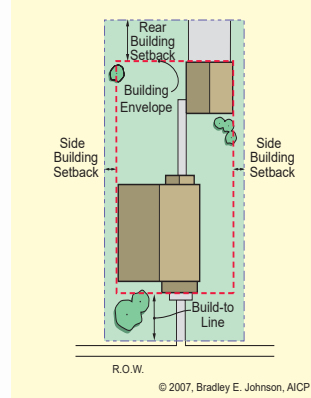
Residential Core (RC) District

Chapter 20.02

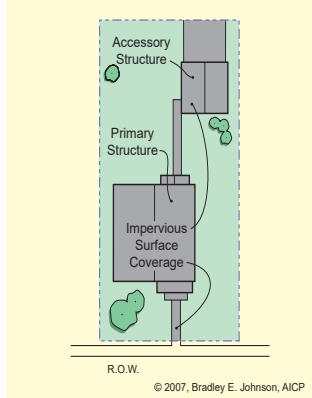
20.02.120 Residential Core (RC): Development Standards



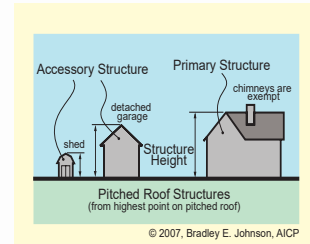
- Minimum Lot Area for Subdivision:**
- 7,200 square feet
- Minimum Lot Width:**
- 55 feet



- Build-to Line:**
- 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan; or the block face average setback of the existing primary structures on the same block face, whichever is less. Additions to existing structures may utilize the existing front setback
 - Attached front-loading garage or carport, 25 feet from the proposed right-of-way indicated on the Thoroughfare Plan
- Minimum Side Building Setback:**
- 6 feet, plus 4 feet for each story above the ground floor



- Minimum Rear Building Setback:**
- 25 feet
 - Additions to existing structures may utilize the existing rear setback, provided that the gross floor area of the existing structure is not increased by more than 40%. In no case shall the setback be less than 10 feet
- Maximum Impervious Surface Coverage:**
- 45% of the Lot Area
- Maximum Number of Primary Structures:**
- One (1)

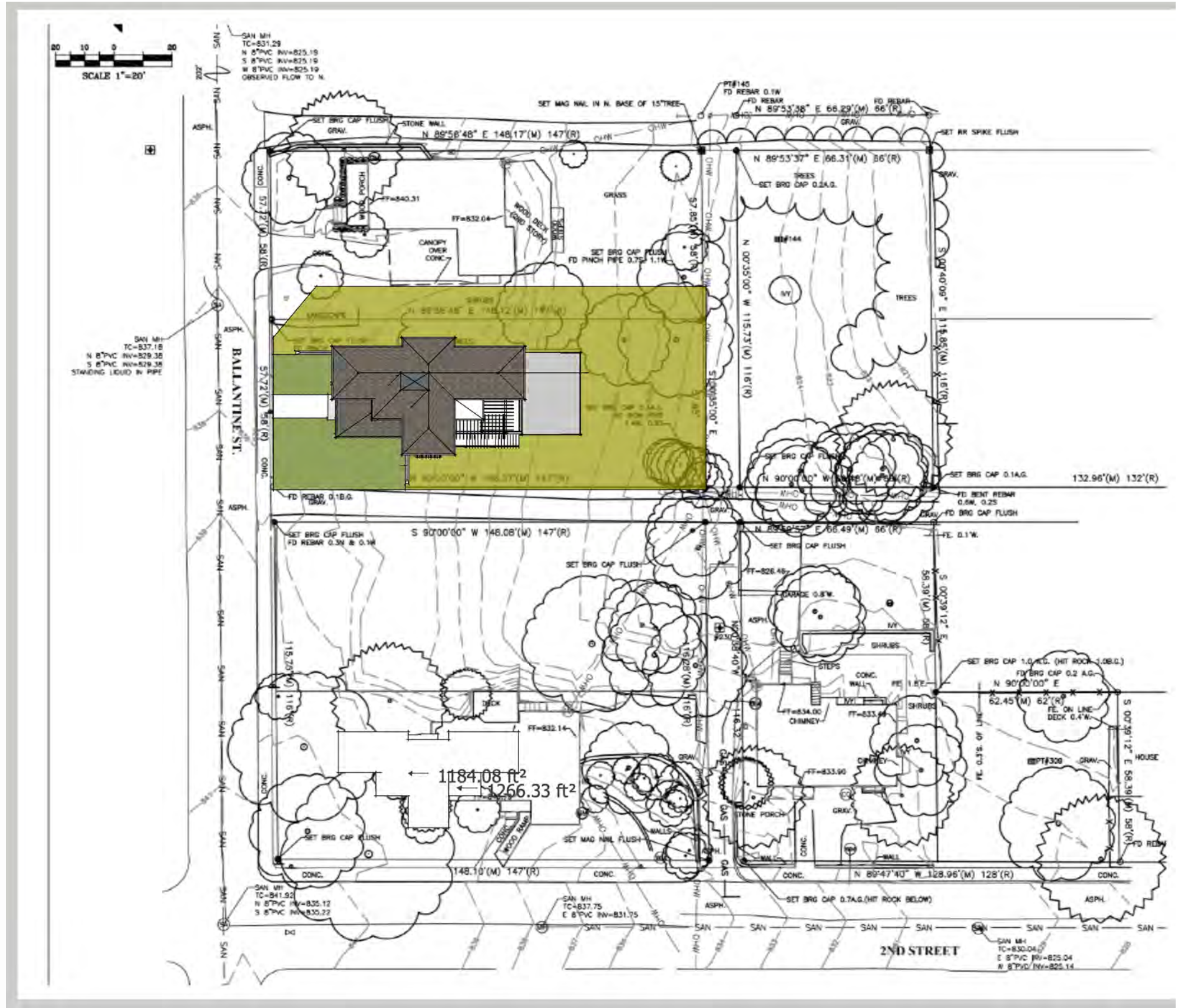


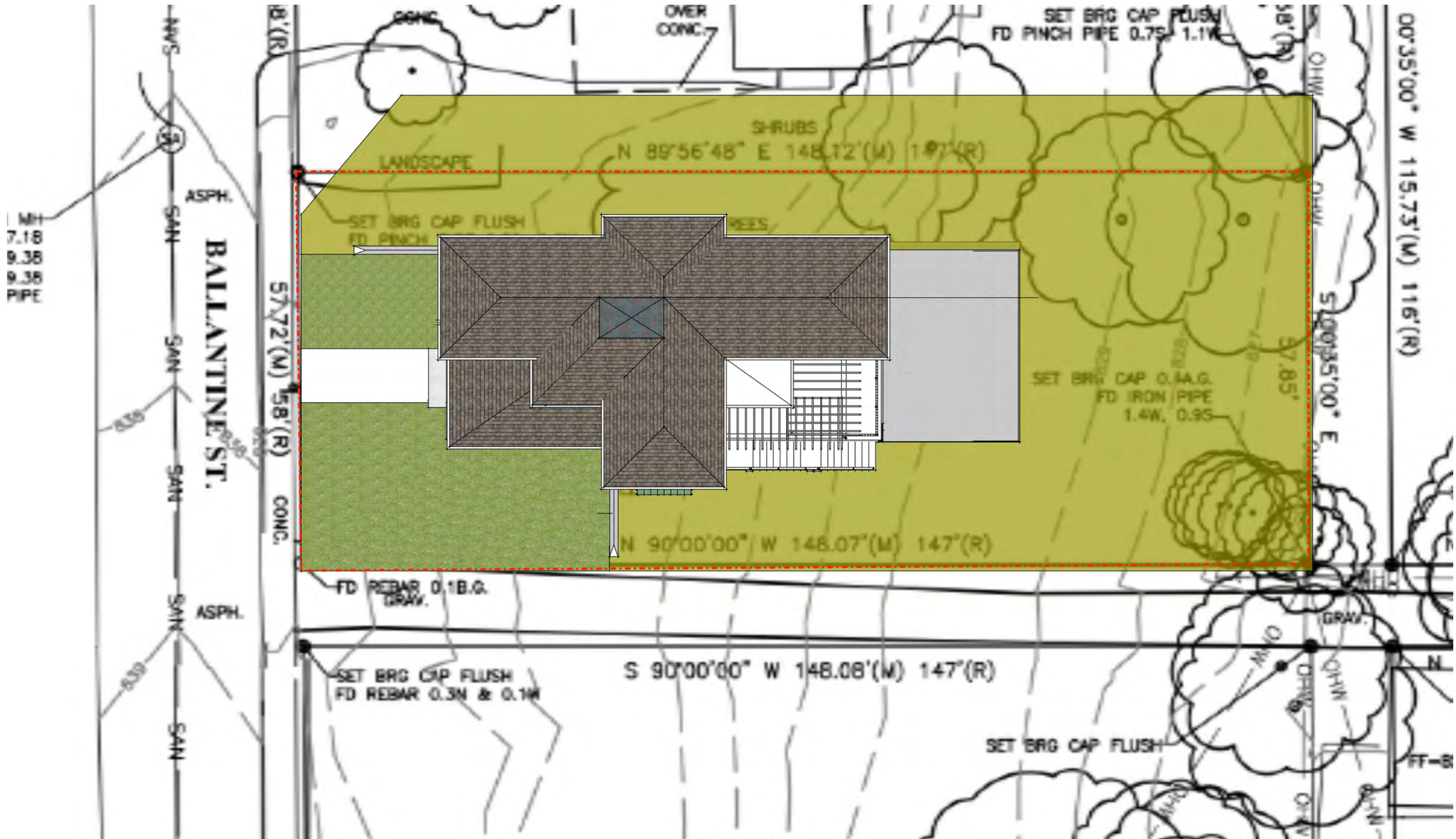
- Maximum Structure Height:**
- Primary Structure: 35 feet
 - Accessory Structure: 20 feet

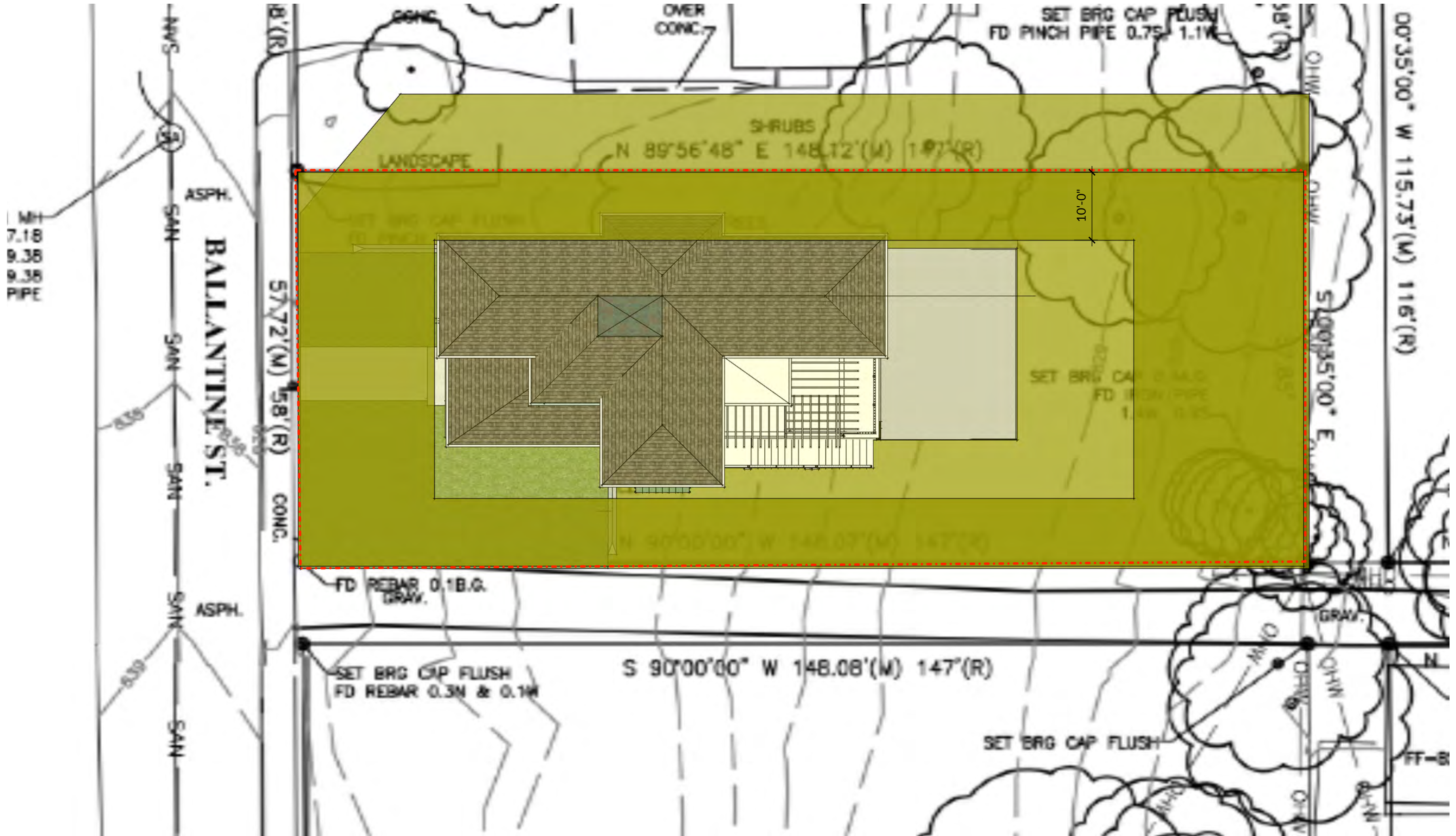
Additional Development Standards that Apply		
Accessory Structure (AS)	Environmental (EN)	Outdoor Storage (OT)
• AS-01 Page 5-6	• EN-01 Page 5-28	• OT-01 Page 5-66
• AS-02 Page 5-6	• EN-02 Page 5-28	• OT-02 Page 5-66
Affordable Housing (AH)	• EN-03 Page 5-29	Parking (PK)
• AH-01 Page 5-8	• EN-04 Page 5-31	• PK-01 Page 5-67
Alternative Transportation (AT)	• EN-05 Page 5-33	• PK-03 Page 5-71
• AT-01 Page 5-9	• EN-06 Page 5-34	Public Improvement (PI)
• AT-02 Page 5-12	• EN-07 Page 5-34	• PI-01 Page 5-77
Architectural (AG)	• EN-08 Page 5-35	Setback (SB)
• AG-02 Page 5-15	Fence and Wall (FW)	• SB-01 Page 5-78
• AG-03 Page 5-15	• FW-01 Page 5-36	Sign (SI)
• AG-05 Page 5-16	• FW-02 Page 5-36	• SI-01 Page 5-81
Communication Facilities (CF)	Floodplain (FP)	• SI-02 Page 5-84
• CF-02 Page 5-20	• FP-01 Page 5-37	• SI-03 Page 5-85
Conditional Use (CU)	Green Development (GD)	Special Conditions (SC)
• CU-01 Page 5-21	• GD-01 Page 5-40	• SC-05 Page 5-91
• CU-02 Page 5-21	Height (HT)	• SC-07 Page 5-91
• CU-03 Page 5-22	• HT-01 Page 5-43	• SC-15 Page 5-93
• CU-04 Page 5-22	Home Occupation (HO)	• SC-19 Page 5-94
Drainage Standards (DS)	• HO-01 Page 5-44	• SC-22 Page 5-94
• DS-01 Page 5-25	Landscaping (LA)	Temporary Use and Structure (TU)
• DS-02 Page 5-27	• LA-01 Page 5-46	• TU-01 Page 5-95
Entrances/Drives (ED)	Lighting (LG)	• VC-01 Page 5-97
• ED-02 Page 5-27	• LG-01 Page 5-60	
	Municipal Services (MS)	
	• MS-01 Page 5-65	

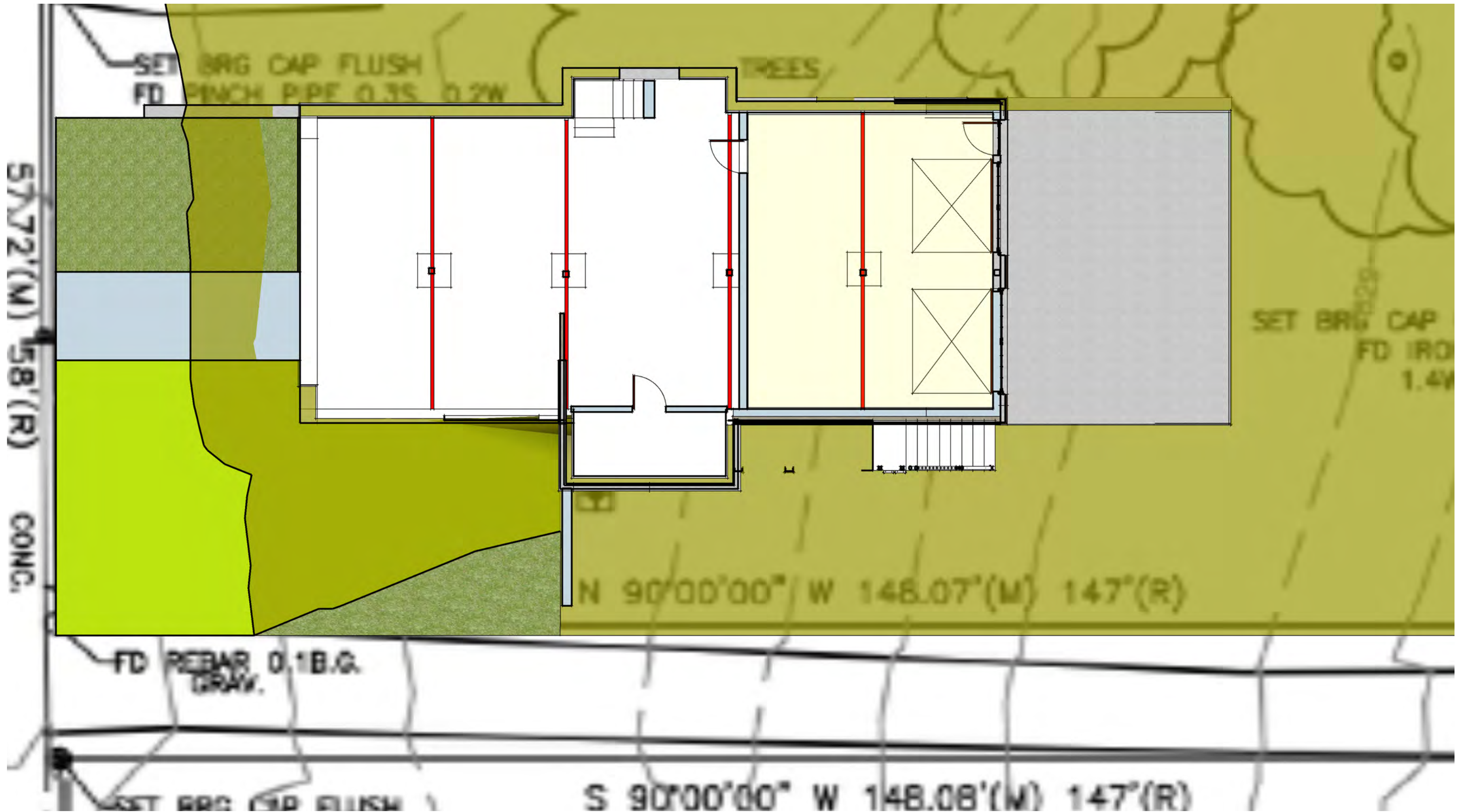
As Amended / Effective January 16, 2013

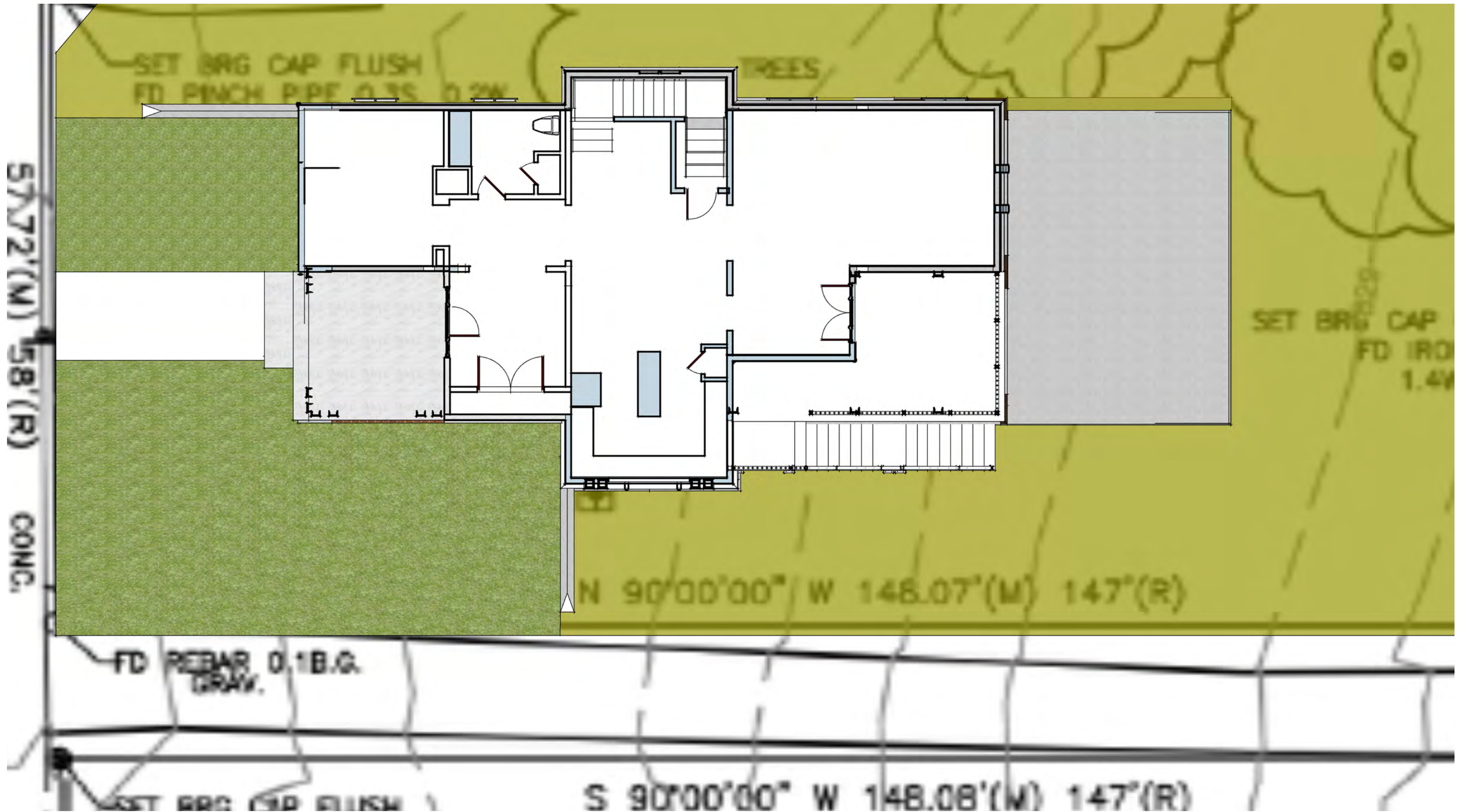
Chapter 20.02: Zoning Districts 2-9











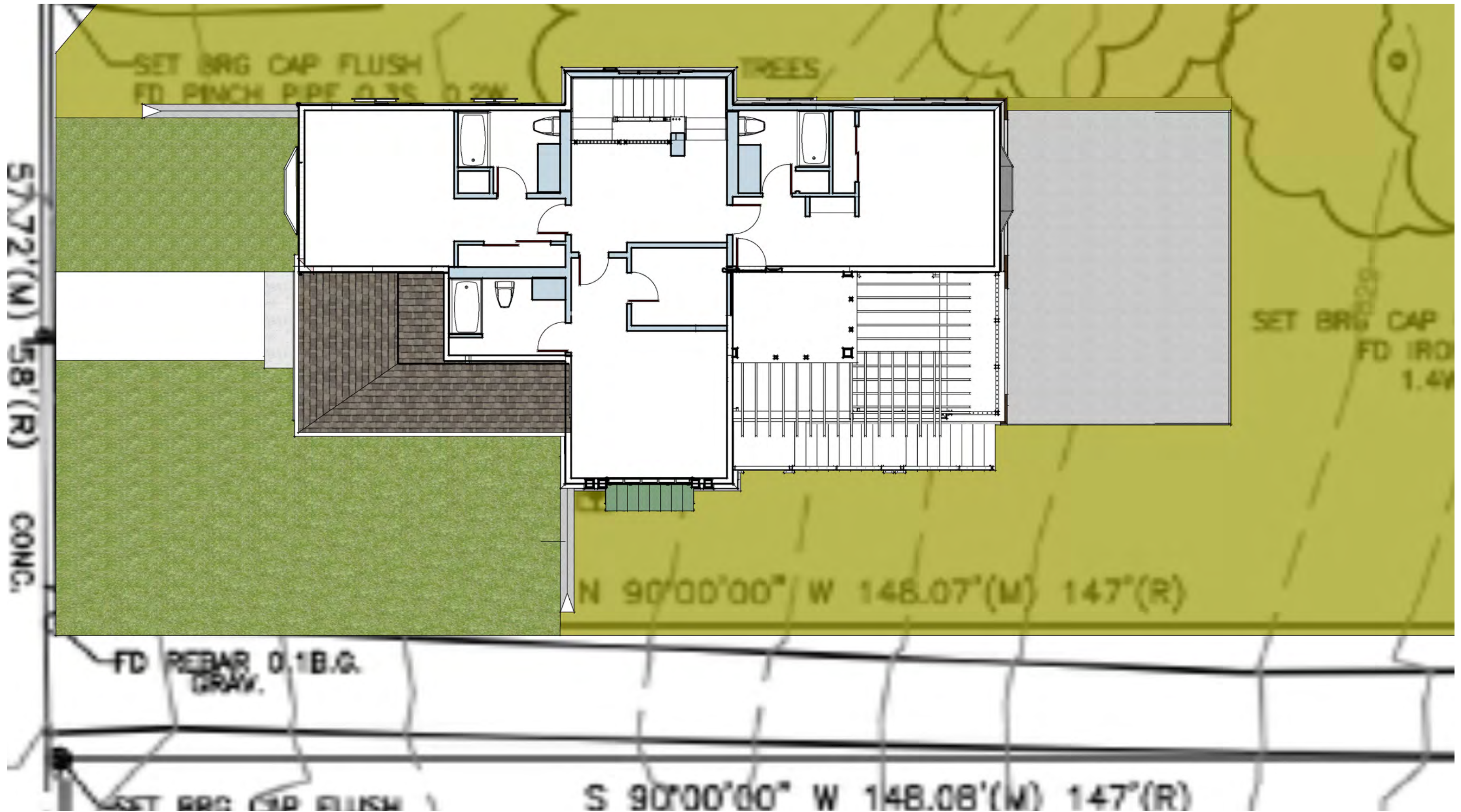
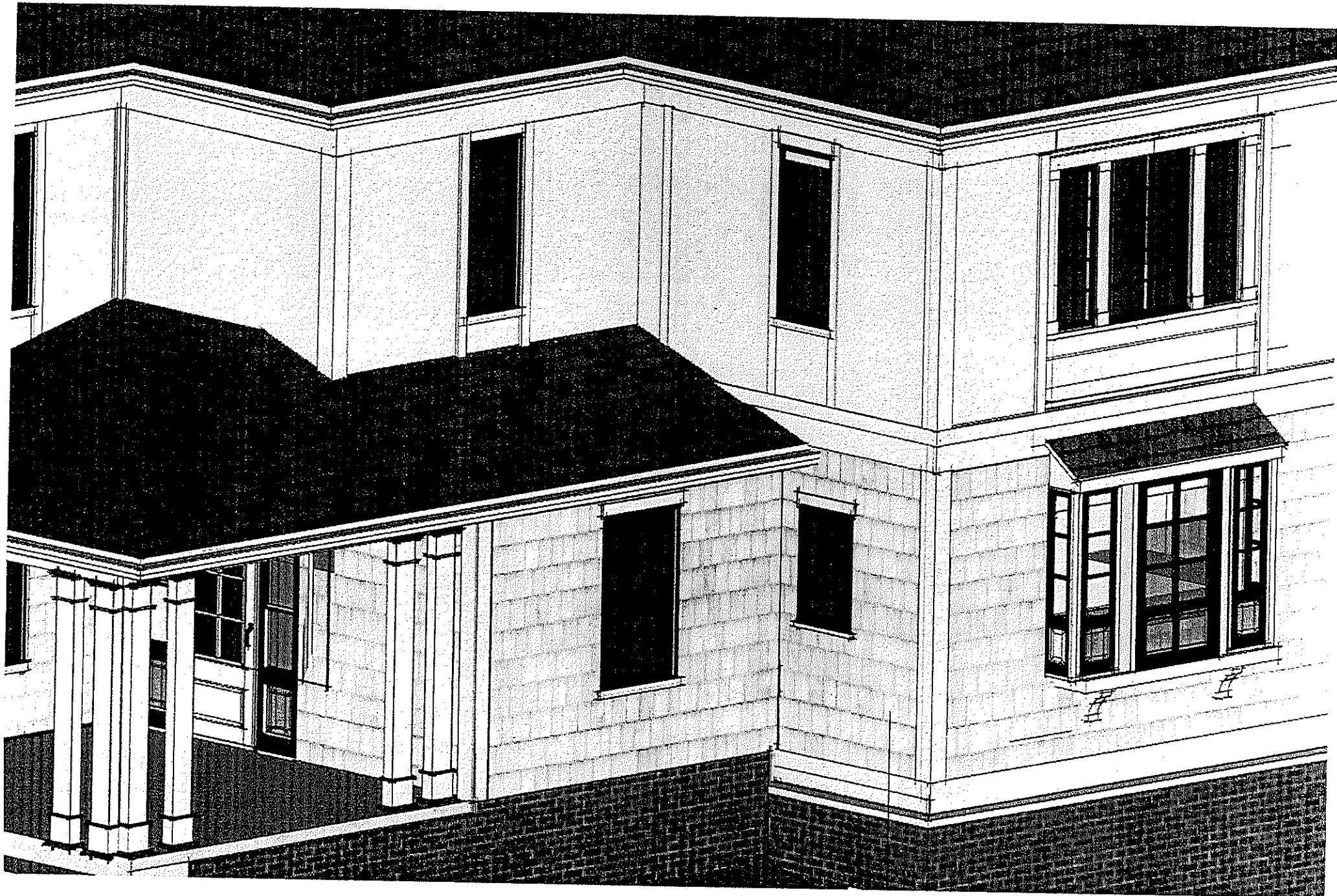




EXHIBIT B



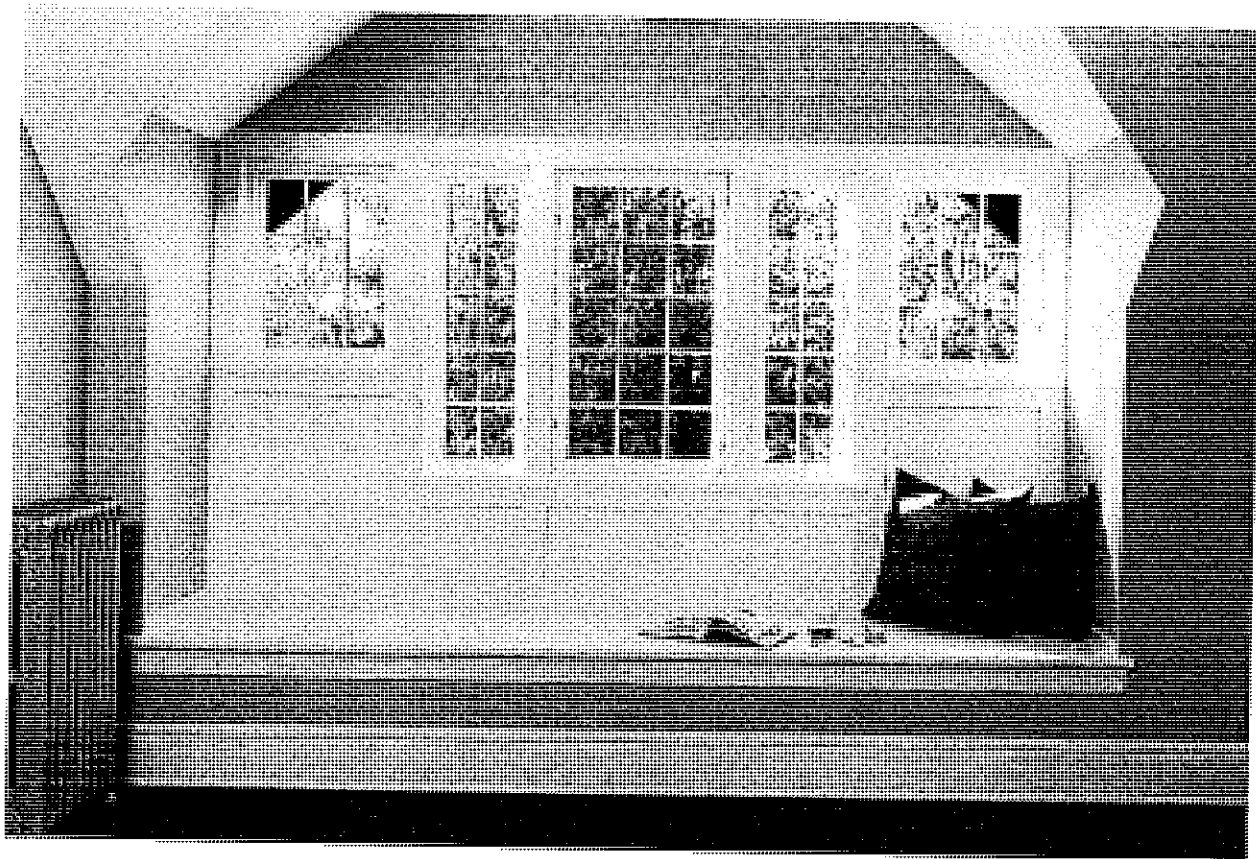


EXHIBIT C
507 South Ballantine Road
Certificate of Appropriateness

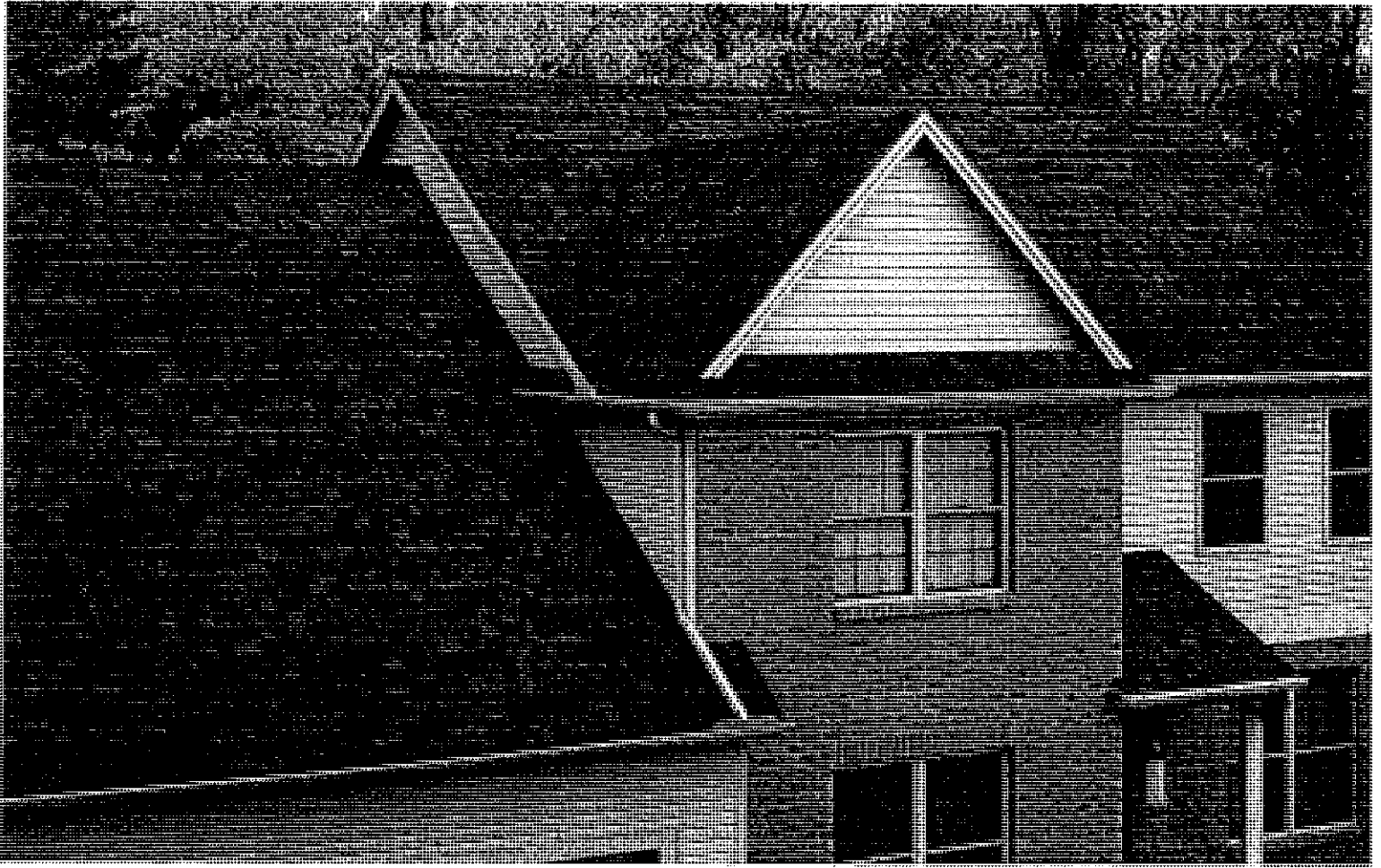
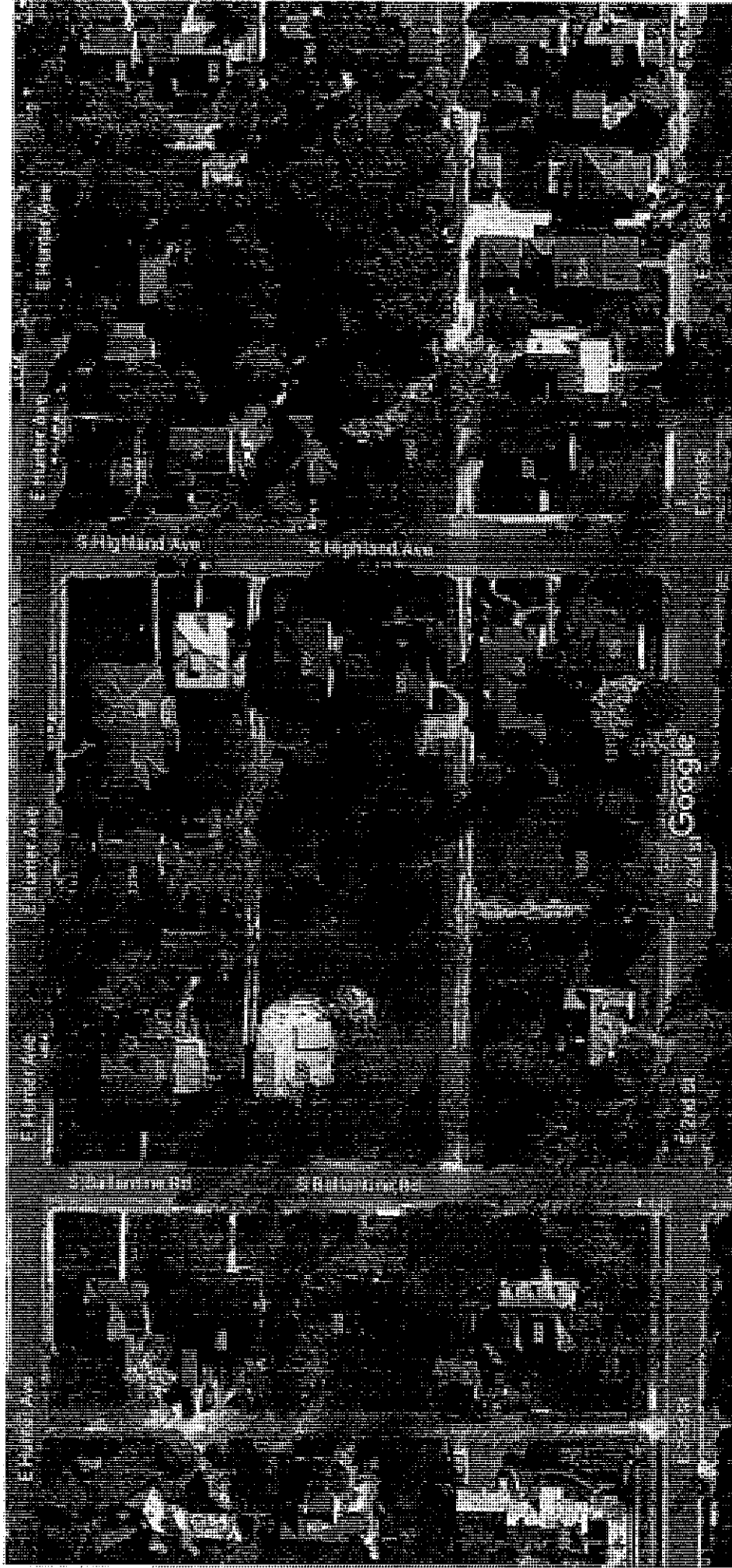


EXHIBIT D
507 South Ballantine Road
Certificate of Appropriateness

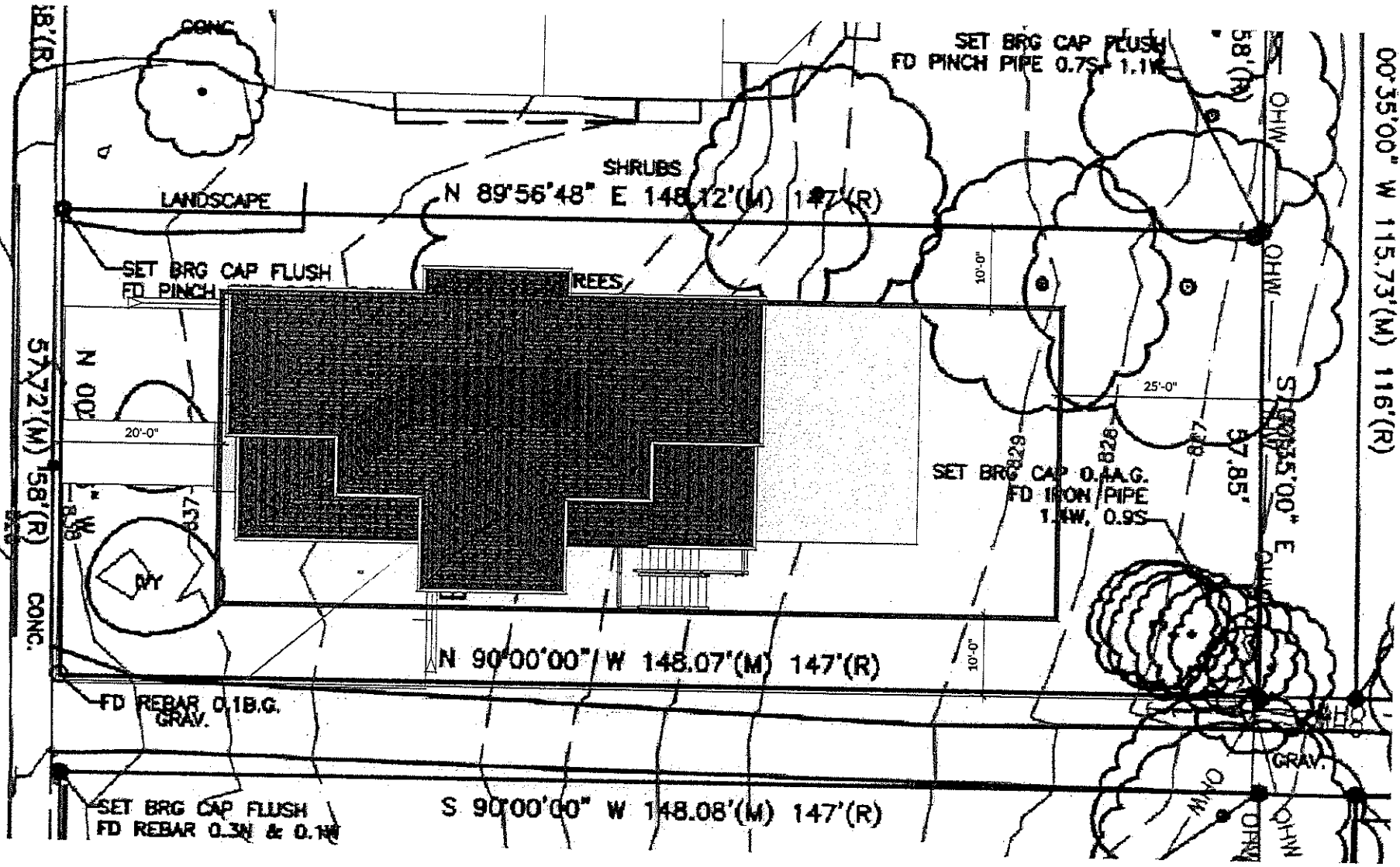
Google Maps Bloomington



Imagery ©2021 IndianaMap Framework Data, Maxar Technologies, Map data ©2021 50 ft

EXHIBIT E
507 South Ballantine Road
Certificate of Appropriateness

BALLANTINE ST.
 EXHIBIT F



Site Plan | setbacks

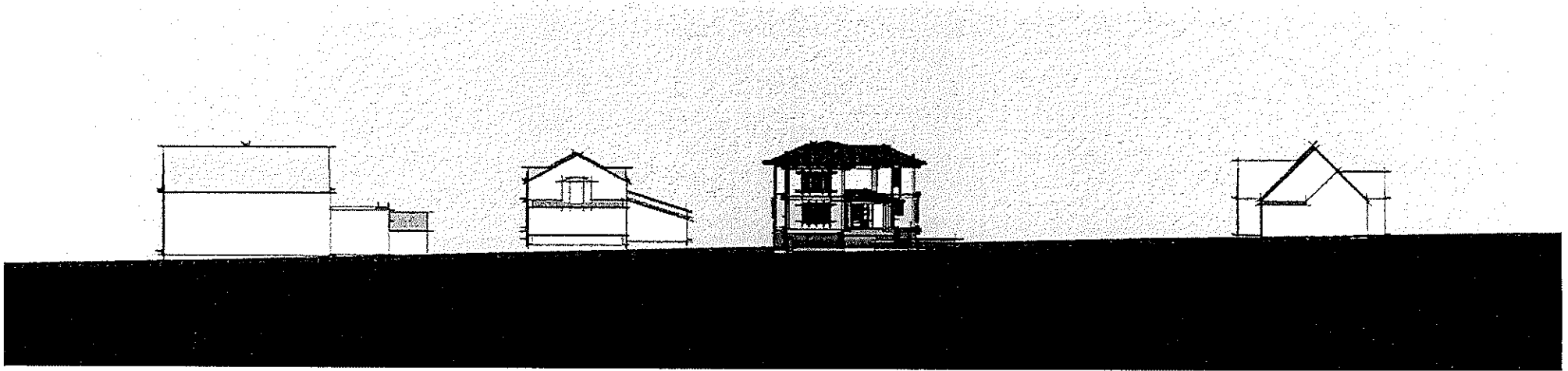


EXHIBIT G
507 South Ballantine Road
Certificate of Appropriateness
(1 of 2)

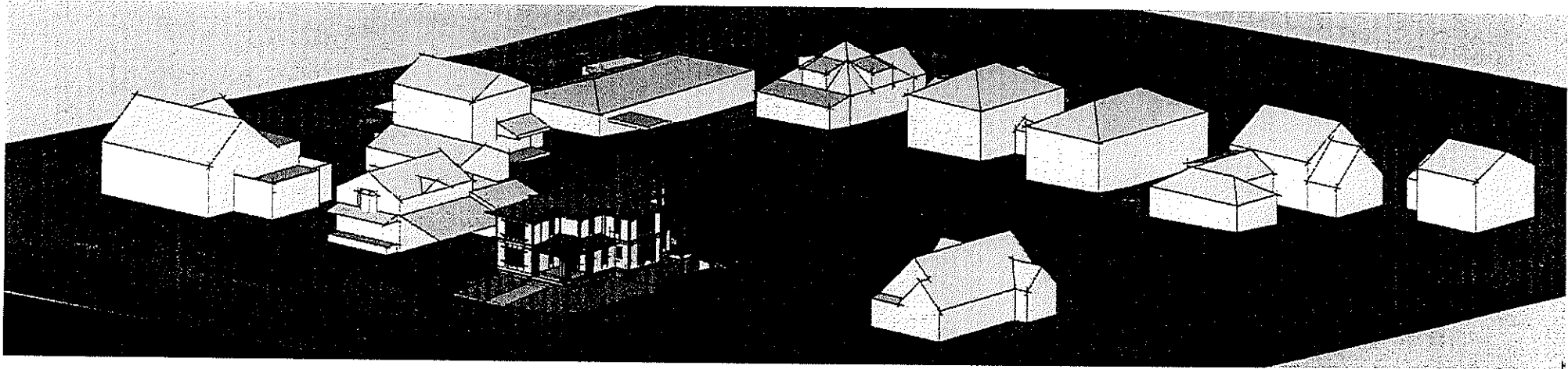


EXHIBIT G
507 South Ballantine Road
Certificate of Appropriateness
(2 of 2)



EXHIBIT H
507 South Ballantine Road
Certificate of Appropriateness
(1 of 5)

507 South Ballantine Road looking south from the east-west alley connecting Ballantine Road with Highland Avenue. The Cabot House, 505 South Ballantine Road is the immediate adjacent structure.

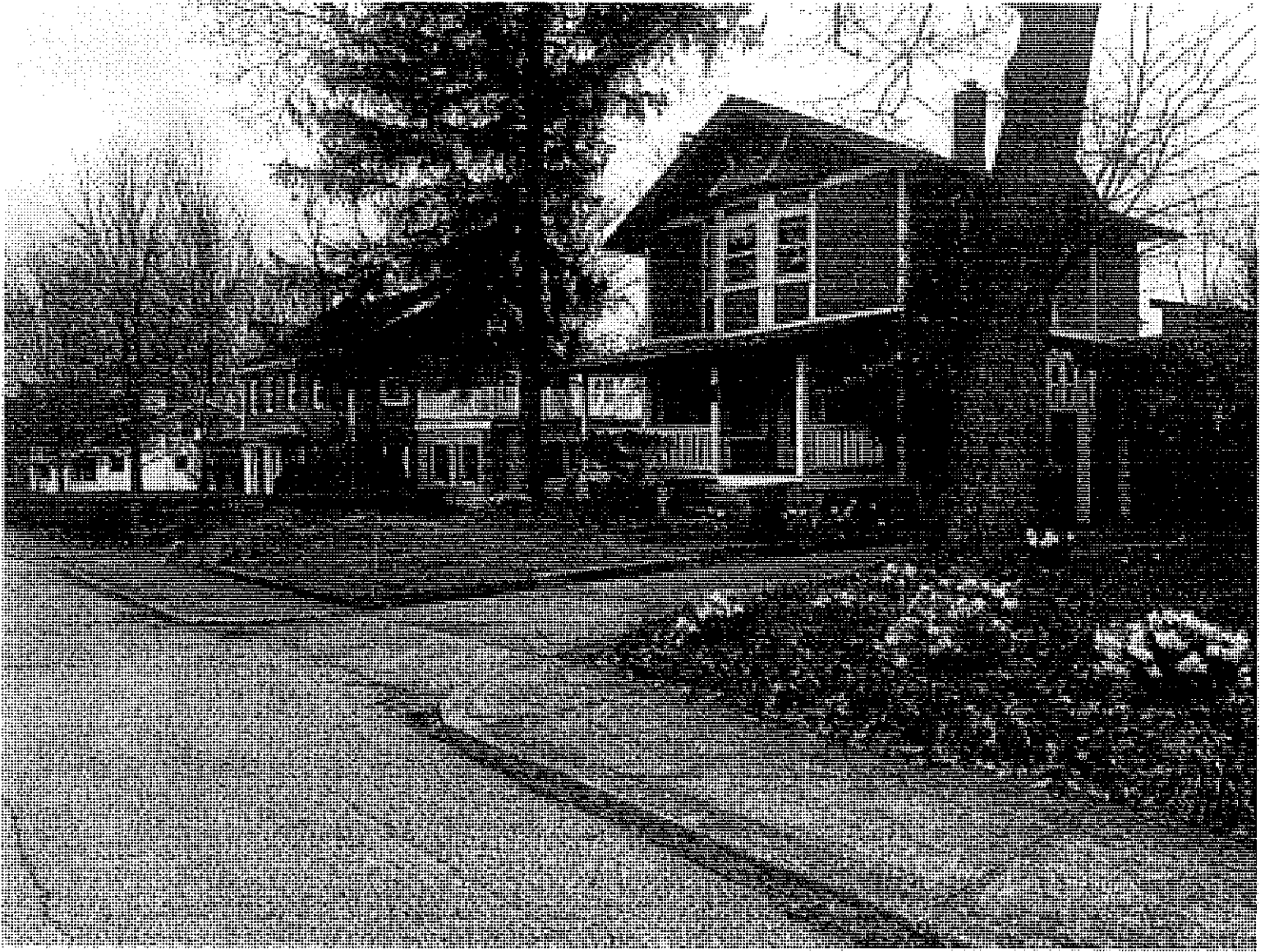


EXHIBIT H
507 South Ballantine Road
Certificate of Appropriateness
(2 of 5)

View looking south from Ballantine Road showing the Cabot House (505 South Ballantine) and 501 South Ballantine (NE corner of Hunter and Ballantine). Note that both porches are approximately twenty (20) feet back from the street.

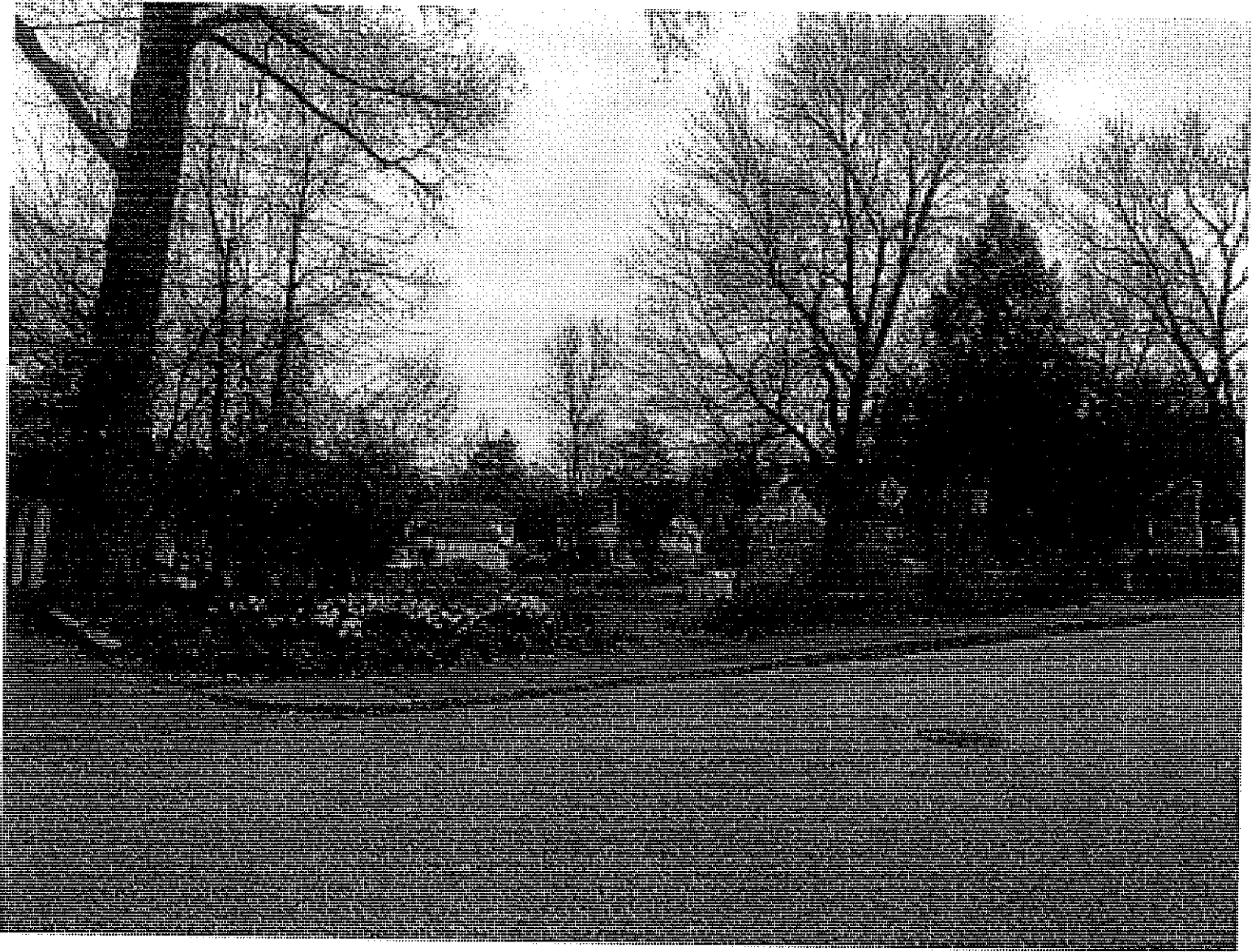


EXHIBIT H
507 South Ballantine Road
Certificate of Appropriateness
(3 of 5)

View looking east from Ballantine Road the subject property empty lot . The edge of the Cabot House carport is to the far left and the recent construction of 1217 East 2nd Street in the background. The Rogers House (1201 East 2nd Street, SE corner of 2nd and Ballantine) is visible through the trees at center right of the photograph. Note that immediately north of the Rogers House and south of the east-west alley is the empty lot of 509 South Ballantine Road.

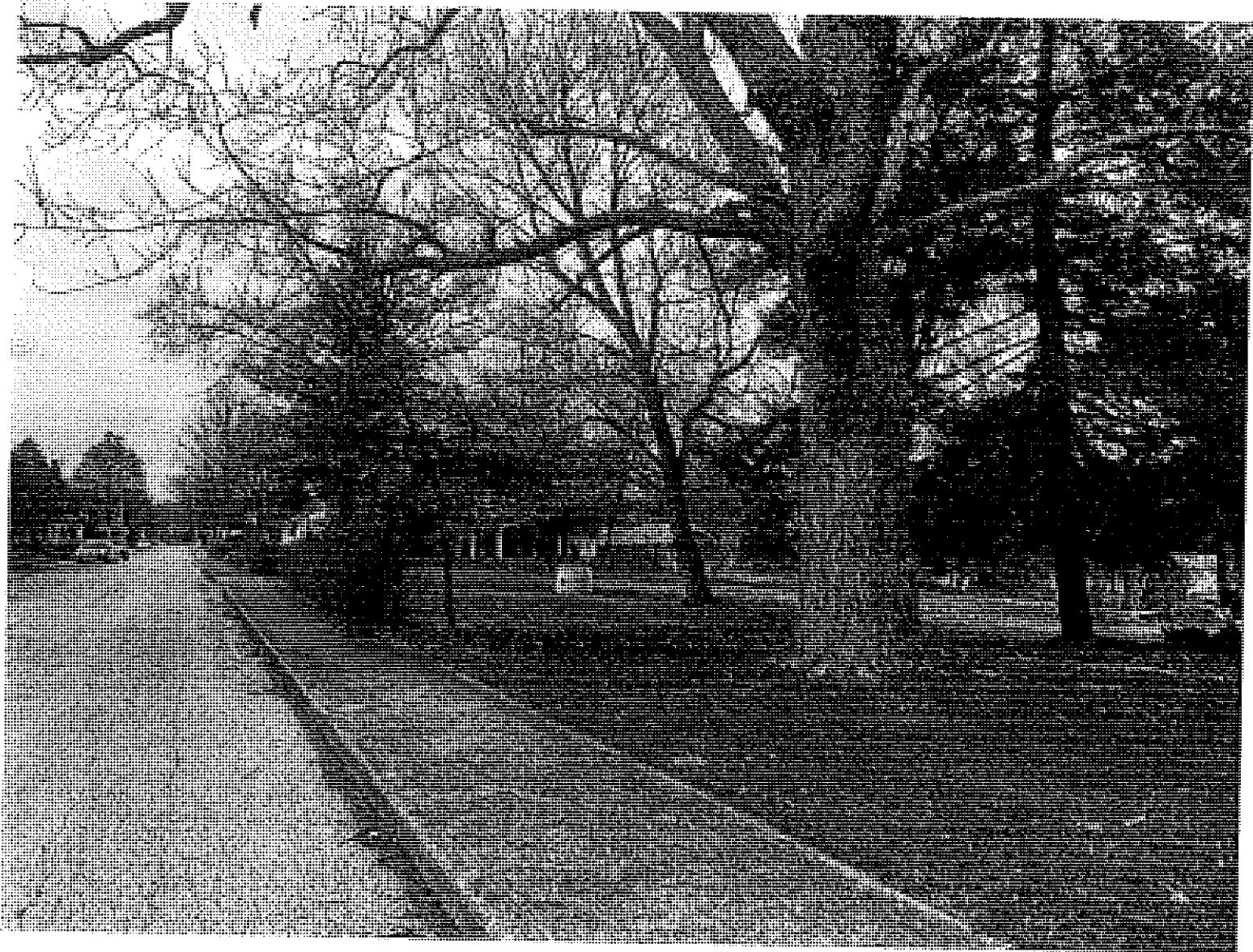


EXHIBIT H
507 South Ballantine Road
Certificate of Appropriateness
(4 of 5)

View looking east from Ballantine Road in front of the empty lot at 509 South Ballantine. Note the east-west alley that connects Ballantine Road with Highland Avenue. The subject property is immediately north of the alley. The Cabot House, 505 South Ballantine is barely visible through the distant trees.

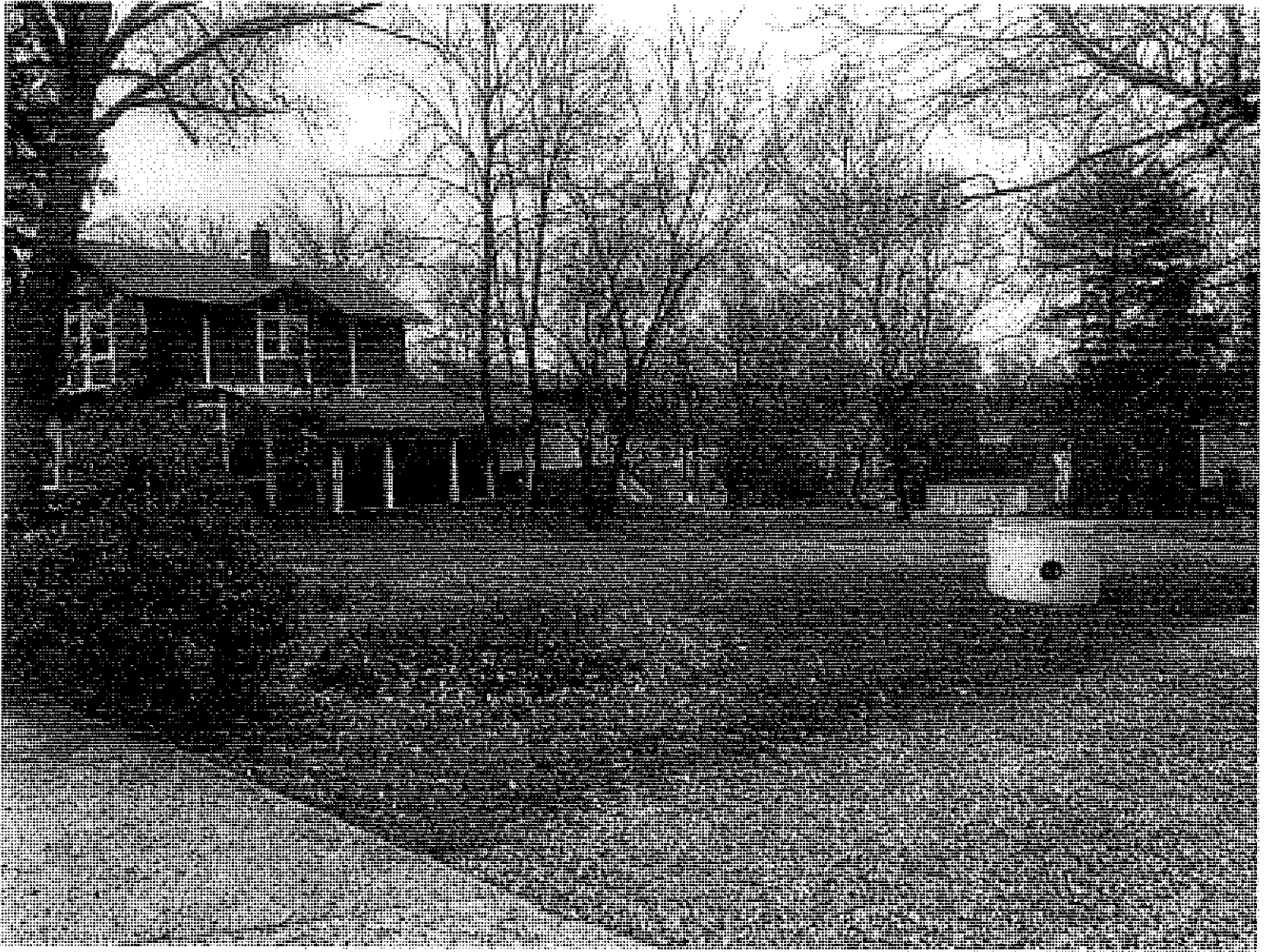


EXHIBIT H
507 South Ballantine Road
Certificate of Appropriateness
(5 of 5)

View looking east from Ballantine Road at the intersection of the east-west alley and Ballantine Road. In front of the empty lot at 509 South Ballantine. Note the east-west alley that connects Ballantine Road with Highland Avenue. The subject property is immediately north of the alley. The Cabot House, 505 South Ballantine is at the left.

COA: 21-16

Address: 818 E. 3rd Street

Petitioner: Steve Ratterman

Parcel #: 53-08-04-104-033.000-009

Rating: Outstanding

Structure; Tudor Revival c. 1930



Background: Designated as a single-property historic district “Tri Delta House”. Built by firm Coen and Baldwin of Evanston, IL.

Request:

1. Removal of sheathing and felt underlayment which has deteriorated and is no longer water-tight. Replacement with modern sheathing, and underlayment materials.
2. Replacement of Ludowici clay tiles with New England slate.

Guidelines: Elm Heights Historic District Design Guidelines: pg. 24-25.

Staff Comments:

1. Staff does not believe the current Ludowici tile roof is original to the building. There was a major wing added to the east side of the building in the 1950s. Staff believes this is when the slate roof was replaced on the original structure and Ludowici tiles used to roof both the original and addition.
2. There are numerous tiles and fasteners that have failed
3. Slate was commonly utilized as roofing material for Tudor-Revival style buildings built in the 1920s.

Staff Recommendation: APPROVAL of COA 21-16.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____

Date Filed: 4/12/2021 _____

Scheduled for Hearing: 4/22/2021 _____

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.



*Delta Omicron Chapter House.
University of Indiana
Bloomington, Indiana*



T • H • E
DURABLE
SLATE
COMPANY

Material Sample

for

Tri Delta - 818 E 3rd St, Bloomington, IN 47406

Submitted To:

Bloomington Historical Preservation
Attention: Conor Herterich
401 N Morton, Suit # 130
Bloomington, IN 47404
(812).349.3507

Submitted By:

The Durable Slate Company
Columbus Corporate Office
3933 Groves Rd.
Columbus, Ohio 43232
(614).643.4146

New England Slate warrants that Unfading Green or Unfading Grey/Green roofing slate will have a service life in excess of 75 years, as indicated by an ASTM C406 S1 rating, where the service life is defined as a period of time over which the slate will require no repair or replacement due to delamination resulting from freeze/thaw cycles and/or erosion of surfaces caused by excessive weathering. ASTM test results are available upon request.

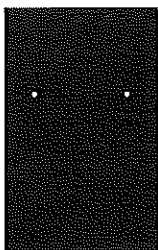
In the event that Unfading Grey/Green roofing slate provided by New England Slate does not give a service life of at least 75 years due to delamination resulting from freeze/thaw cycles and/or erosion of surfaces caused by excessive weathering, New England Slate will supply new slate for replacement of the deteriorated tiles. This replacement shall be at no cost to the Owner for either material or shipping costs, but does not include compensation for losses arising from use of the slate. New England Slate shall not be liable for any labor costs or associated expenses.

This New England Slate warranty excludes replacement of slates that have been damaged due to pedestrian traffic on the roof, ice build-up, flawed engineering or design, natural disasters, normal wear and tear, improper installation of the slate tiles or any other cause not involving inherent defects in the slate.

Sincerely,



Chris Smid
Vice-President
New England Slate



Description Ranging from shades of grey/green to bright green, this color-fast slate makes a distinctive roof all by itself or can be installed with other colors to make patterns or natural blends.

Origin Vermont

Lengths (inches)	Widths (inches)	Exposure (3" Headlap, inches)
24	12, 14	10.5
22	11, 12, 14	9.5
20	10, 11, 12	8.5
18	9, 10, 11, 12	7.5
16	8, 9, 10, 11, 12	6.5
14	7, 8, 9, 10, 11, 12	5.5
12	6, 7, 8, 9, 10, 12	4.5

Thickness (inches)	Pounds per Square
Nominal 1/4-3/8	850-950
3/8-1/2	1,300-1,400
1/2-3/4	1,800-2,100
3/4-1	2,700-3,000
1-1 1/4	3,600-4,000

Please note that not all sizes are available in every thickness. Call for availability.

Slate General Properties

- 100% natural product
- Exceptionally durable, 100-year useful life
- Proven historic performance & beauty
- Non-combustible—Class A Fire Resistant
- Resistant to acid rain, ultra-violet light & chemicals
- Withstands freeze/thaw cycles & high temperatures
- Rated Class 3 and Class 4 Hail Impact Resistance (3/4 to 2 inch ice balls)

	This Slate*	ASTM Standards
Breaking Load	792 pounds	575 pounds minimum
Water Absorption	0.161%	0.25% maximum
Depth of Softening	0.0005"	0.002" maximum
ASTM Rating	S1	

**As tested by ASTM. Test report available upon request.*

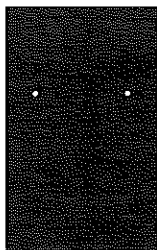




Figure 1: Delta Delta Delta, Arbutus 1930

Bloomington Weekly Star

January 24, 1930

Tri Deltas to Build on East 3d Street
I.U Sorority Buys Rothrock Property

Work will be started by April 1 on a new home for the Delta Delta Delta sorority of Indiana university, it was announced last night by the Bloomington Alumnae association of the sorority.

Negotiations are being closed at the present time for the purchase of the property belongint to D. A. Rothrock, located between 828 and 814 east Third street. The entire project will cost \$75,000. The property will cost \$8,000, it was announced.

Preliminary plans call for a house of English Tudor architecture, constructed of red brick and stone. Further plans for the house will be discussed this week with the architect, Alben W. Coen of the Coen and Baldwin firm of Evanston, Ill. The building will be three stories and will accommodate between 36 and 40 girls. The Tri Deltas expect to move into their new home in the fall...

<http://pacacc.org/2008/10/13/alpha-delta-pi-sorority-house-1926-french-eclectic/>

<http://gis.hpa.state.il.us/hargis/PDFs/205571.pdf>

Demo Delay: 21-07
Commission Decision

Address: 1326 S. Pickwick Place

Petitioner: Ed Morris

Parcel Number: 53-08-03-400-008.001-009

Property is Notable

Structure; I-House c. 1830

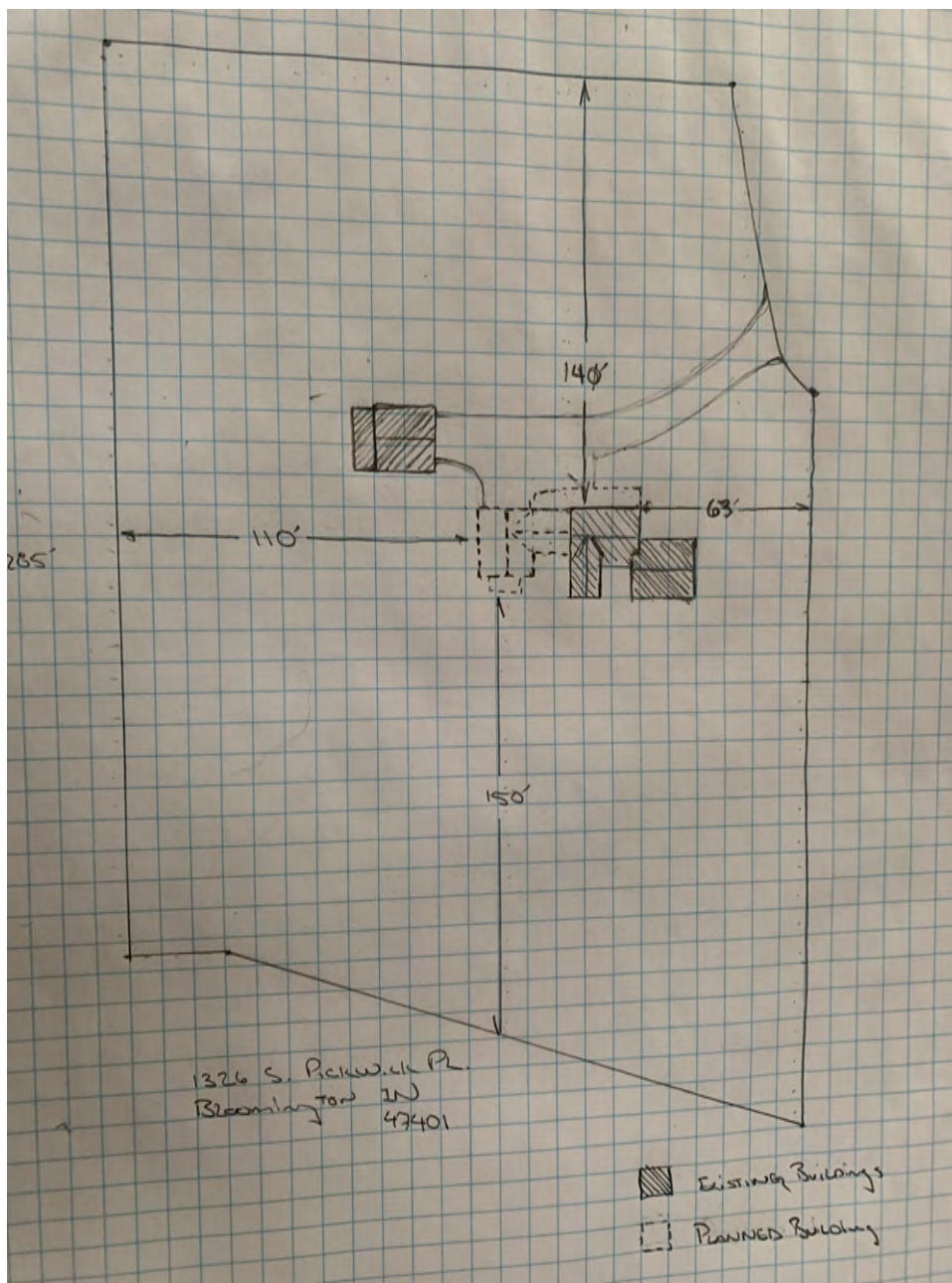


Background: Known as the Thomas Smith House the brick 2/3 I-House is in excellent condition.

Request: Partial demolition/substantial removal triggered by the addition of a garage connected by a hyphen to the west side of the primary structure.

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 21-07**. The addition is connected to the historic building with a hyphen/connector that is stepped back from the historic façade. The addition utilizes the gable roof shape found on the historic building and differentiates itself through cladding materials. While some original brick must be removed on the west side to create a new opening for the hyphen, staff does not find that the addition will adversely impact the historic integrity of the Thomas Smith house and therefore does not recommend designation to the Common Council.







Monroe County, IN

P&T Received
03/11/21
C21-092
N - '18 No Rental

03/11/2021

R-21-92

Residential Building Permit

Status: Active**Date Created:** Mar 10, 2021**Applicant**

Ed Morris
emorris1205@gmail.com
1326 s pickwick place
Bloomington , In 47401
3174739442

Location

1326 S Pickwick Place
Bloomington, IN 47401-6138

Owner:

Morris, Edward J; Megan A Reiman
1326 S Pickwick Place Bloomington, IN 47401

Project Info**Remodel****Addition****Addition Sq ft**

510

New Construction**Scope of Project**

Adding a garage and breezeway with finished space above the garage

Estimated Project Cost (Do not include the dollar symbol [\$].)

50,000

Building Type

Single Family (1 unit)

Primary Contractor**Contractor Name**

Ed Morris

Contractor Email

Emorris1205@gmail.com

Contractor Registration #

NA

Contractor Phone #

3174739442

Project Details

First Floor Sq. Ft

150

Second Floor Sq. Ft

350

Deck sq.ft (30" + above grade)

82

Covered Porch(es) Sq. Ft

82

Attached Garage Sq. Ft

600

Detached Garage Sq. Ft

0

Basement Sq. Ft

0

Number of Bedrooms (Proposed)

2

Number of Bedrooms (Current)

4

Energy/Insulation Information

Prescriptive

Foundation Type

Slab on Grade

Roof Structure

Truss

Floor System

Wood Joist

Total Square Footage of project area

1,200

Will 1 or more acres be disturbed?

No

Site Specifications

Septic Permit #

NA

Driveway Permit #

NA

Code Requirements

Plumbing Code

Indiana Residential Plumbing Code

Electrical Code

Indiana Residential Electrical Code

Certify Application

Signature

Ed Morris

03/10/2021

Staff Dept Section - General

Health Department Review

Stormwater Review

Staff Use - Building Front Office

Miscellaneous Fee Applied?

--

Apply re-inspection Fee

--

Extension of unexpired permit required?

--

Certificate of Occupancy Fee Added?

--

Plumbing Sign Off Needed for project?

--

Electrical Sign Off Needed for project?

--

Staff Use - Building Inspectors

Staff Confirmed Living Square Footage

--

Staff Confirmed Attached Non-Living Square Footage

--

Living and Non-Living Sq Ft Total

0

Issue Conditional Certificate of Occupancy?

Issue Temporary Certificate of Occupancy?

Issue Final Certificate of Occupancy?

Planning Staff Review

County ILP Required

Zoning

--

Township

--

Township Section

--

Subdivision

--

Subdivision Lot #

--

DNR Floodplain

--

ECO Area?

--

Steep Slope?

--

Karst on the site?

--

Property Setbacks

--

After-the-fact Permits Required?

--

of ILPs Issued

--

ILP Type

--

Notes/Constraints

--

Variance needed

Attachments



B2B5FE89-7602-4D60-9B42-2E24C133C6B0.jpeg

Uploaded by Ed Morris on Mar 11, 2021 2:25 PM



4AFAF16F-3F05-4805-9E3F-238FA4569853.jpeg

Uploaded by Ed Morris on Mar 11, 2021 2:23 PM



09617473-CA6D-4032-9BC5-8892033033B0.jpeg

Uploaded by Ed Morris on Mar 10, 2021 5:42 PM

History

Date	Activity
Mar 10 2021 5:30 pm	Ed Morris started a draft of Record R-21-92
Mar 10 2021 5:42 pm	Ed Morris added attachment 09617473-CA6D-4032-9BC5-8892033033B0.jpeg to Record R-21-92
Mar 10 2021 5:42 pm	Ed Morris submitted Record R-21-92
Mar 10 2021 5:42 pm	approval step Building Intake Review was assigned to Building Front Office on Record R-21-92

Demo Delay: 21-08
Commission Decision

Address: 1213 S. High Street

Petitioner: Doug Graham

Parcel Number: 53-08-03-407-033.000-009

Property is Contributing

Structure; Neo-Classical c. 1950



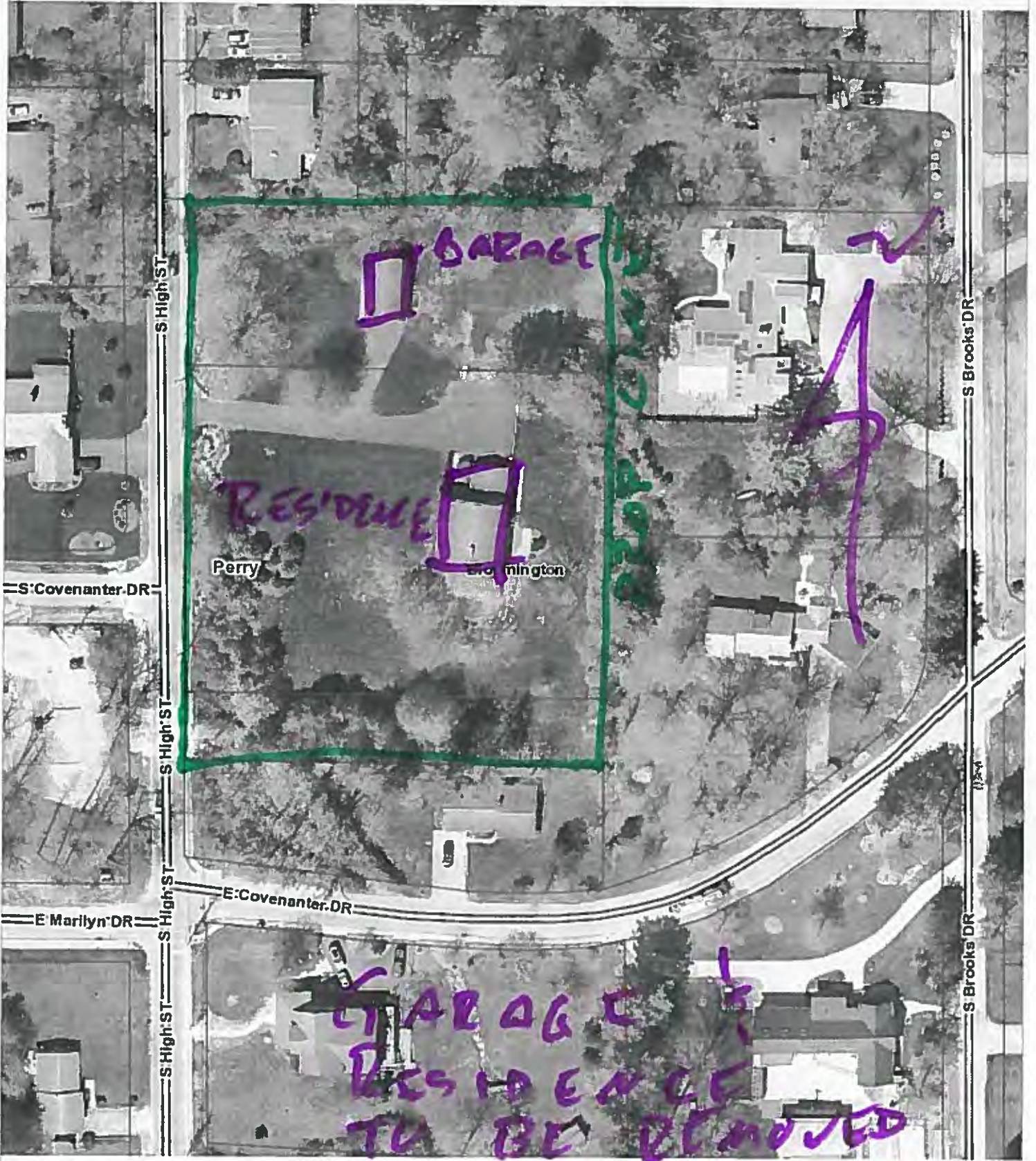
Background: There are two structures on the lot, both contributing. One is a Neoclassical style home and the other is a Dutch Colonial style home.

Request: Full demolition of both structures on the lot.

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 21-08**. These two large, revival style homes sit on 2.5 acres with a generous setback and give the impression of a rural estate. While there are several historic homes of similar magnitude in the area that belonged to early farmers and leaders in the Reformed Presbyterian Church, this property is not of that provenance. The oversized central limestone chimney dates this home to the mid-20th century. Staff is not aware of the builder or original owners so historical significance can't be established at this time.

1213 S HIGH ST





Monroe County, IN

P&T Received

03/30/21

C21-116

C - '18 No Rental

03/30/2021

R-21-162

Residential Demolition Permit

Status: Active

Date Created: Mar 29, 2021

Applicant

Doug Graham
dgraham@bynumfanyo.com
528 N Walnut ST
Bloomington, Indiana 47404
8123328030

Project Information

Owner Name

David Elmore

Number of Structures to be removed

1

Brief description of proposed work and list all Hazardous Materials to be removed

Remove two story residence

Number of Underground Storage Tanks

0

Is the property owner doing the work?

No

What type of structure are you demolishing?

Primary Residential Structure

Primary Contractor

Contractor's Name

To be determined

Business Name

Bynum Fanyo and Associates, Inc

Address of Business

528 N Walnut ST Bloomington IN 47404

Phone #

(812) 332-8030

Email

dbutler@bynumfanyo.com