

**Bloomington Historic Preservation Commission, Teleconference  
Meeting, Thursday May 27th, 2021, 5:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. May 13, 2021 Minutes

**IV. CERTIFICATES OF APPROPRIATENESS**

**Commission Review**

**A. COA 21-22**

642 N. Madison Street (Showers Brothers Furniture Factory Historic District)  
Petitioner: City of Bloomington  
*Installation of a radon mitigation system that will exit through the roof.*

**B. COA 21-23**

316 N. Washington Street (Washington Terrace Apartments)  
Petitioner: John Rabold (Granite Property Management)  
*Installation of wall signage to the building.*

**C. COA 21-24**

112 W. 6th Street (Courthouse Square Historic District)  
Petitioner: Olympus Properties  
*Reopen original window openings and install new windows on north and east side of the building.*

**D. COA 21-25**

320 S. Davison Street (Greater Prospect Hill Historic District)  
Petitioner: Austin Mirer  
*Replacement of roof and original windows on the house.*

**E. COA 21-26**

512 W. Allen Street (McDoel Historic District)  
Petitioner: Paul Ash & Elizabeth Cox-Ash  
*Restoration of accessory structure (garden shed)*

**V. DEMOLITION DELAY**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

- A. Discussion of 1326 S. Pickwick Place for Historic Designation

**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 June 10, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

**Posted: 5/21/2021**

**Bloomington Historic Preservation Commission,  
Teleconference Meeting, Thursday May 13th, 2021, 5:00  
P.M.**

**AGENDA**

**I. CALL TO ORDER**

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

**II. ROLL CALL**

**Commissioners Present:**

Jeff Goldin  
Sam DeSollar  
John Saunders  
Doug Bruce  
Chris Sturbaum

Absent:  
Susan Dyar  
Reynard Cross

**Advisory Present:**

Duncan Campbell  
Jenny Southern  
Matt Seddon

Absent:  
Derek Richey

**Staff Present:**

Conor Herterich, HAND  
John Zody, HAND  
Brent Pierce, HAND  
Dee Wills, HAND  
Daniel Dixon, City Legal Department

**Guests Present:**

CATS  
Russ Lyons  
Glenda Murray  
Barbara McKinney  
Matt Ryan  
Nick Mitchell



### III. APPROVAL OF MINUTES

#### A. April 22, 2021 Minutes

**Sam DeSollar** made a motion to approve April 22, 2021 Minutes.

**Chris Sturbaum** seconded.

**Motion Carries: 4 Yes (Sturbaum, Saunders, DeSollar, Goldin) 1 Abstain (Bruce) 0 No**

### IV. CERTIFICATES APPROPRIATENESS

#### Staff Review

##### A. COA 21-17

1019 W. Howe Street (Greater Prospect Hill Historic District)

Petitioner: Dave Porter

*Retroactive review. Replacement of one front door and one storm door.*

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

#### Commission Review

##### A. COA 21-18

522 W. 3rd Street (Prospect Hill Historic District)

Petitioner: Barbara McKinney

*Install 17 solar panels on the south-facing roof.*

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

**Sam DeSollar** asked if there was any neighborhood feedback. **Conor Herterich** stated that the **Prospect Hill Historic District** did not have a design review committee.

**Chris Sturbaum** questioned the need for the three extra panels in the front of the structure. **Sam DeSollar** stated that the design guidelines was specific about the solar collectors on the street facing roof planes that are visible from the front street. **Conor Herterich** stated that the **Prospect Hill Design Guidelines** were fairly aged. **Sam DeSollar** stated that he would like to see the neighborhood come forward and modify their guidelines. **John Saunders** asked if there would be much lost in cost savings without the three front panels. More discussion ensued about the placement of the three front solar panels and the neighborhood design guidelines.

**Chris Sturbaum** made a motion to approve **COA 21-18** with conditions. **John Saunders** seconded.

**Sam DeSollar** asked for clarification from Legal about being specific on

the location of the other three solar panels.

**Chris Sturbaum** withdrew his motion.

**John Saunders** withdrew his second to the first motion.

**Sam DeSollar** made a motion to approve **COA 21-18** of installing solar panels in any roof plane except for the south facing roof plane.

**John Saunders** seconded.

**Motion Carries: 5 Yes (Sturbaum, Saunders, Bruce, DeSollar, Goldin)  
0 No, 0 Abstain**

**B. COA 21-19**

523 W. 3rd Street (Prospect Hill Historic District)

Petitioner: Patrick and Glenda Murray

*Install 16 solar panels on the east-facing roof.*

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

**Glenda Murray** stated that they chose to use only the east roof because the west roof is so visible from Jackson Street.

The **Commissioners** were all in agreement to support this project.

**John Saunders** made a motion to approve **COA 21-19**.

**Sam DeSollar** seconded.

**Motion Carries: 5 Yes (Sturbaum, Saunders, Bruce, DeSollar, Goldin)  
0 No, 0 Abstain**

**C. COA 21-20**

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

Petitioner: Matt Ryan

*Replace windows and doors.*

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

**Chris Sturbaum** asked if the flat trim would go back in place. **Matt Ryan** explained the details of their project and the type of windows being used and the process they will use to accomplish this. More discussion ensued about the possible issues the contractor could have with the siding while replacing the windows. **John Saunders** had a question about the stairs and the porch railing. **Matt Ryan** said that he believed they were replaced a couple of years ago because of a safety concern. **Duncan Campbell** asked if there was an assessment of the condition of the windows. **Matt Ryan** said that most of the windows don't open or don't stay open on their own.

**Jeff Goldin** commented that the windows should be saved if at all possible.

**Chris Sturbaum** commented that the railings were extremely inappropriate and not even necessary and that the windows were repairable. **Sam DeSollar** commented that this was a conservation district that was elevated to a historical district and that he would encourage the owner preserve these windows, but will support the replacement because of the guidelines. More discussion ensued about the windows and railings according to the guidelines. **Chris Sturbaum** commented that they should commit to investigating the railings and the next move.

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

**Sam DeSollar** seconded.

**Motion Failed: 2 Yes (Sturbaum, DeSollar), 2 No (Saunders, Goldin) 1 Abstain (Bruce)**

**Jeff Goldin** made a motion to deny **COA 21-20**.

**John Saunders** seconded.

**Motion Carries: 3 Yes (Sturbaum, Saunders, Goldin) 1 Abstain (Bruce) 1 No (DeSollar)**

#### **D. COA 21-21**

912 E. University (Elm Heights Historic District)

Petitioner: Russell Lyons

*Replace wood lap siding on with fiber cement lap siding and cedar shake siding on east elevation of house.*

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

**Russell Lyons** explained the history of the house since he has had ownership and also described the issues he has had with the east side wood lap siding. **Sam DeSollar** asked if they had heard anything from the neighborhood and asked what the height of the ban board relative to the height of the ban board along the front façade. **Russell Lyons** stated that it was supposed to match. **Matt Seddon** asked for clarification on the code.

**Jenny Southern** stated that the comments from the neighborhood were mixed. **John Saunders** questioned the air conditioning line and if the **Petitioner** intended on relocating.

**John Saunders** made a motion to approve **COA 21-21**.

**Sam DeSollar** seconded.

**Motion Carries: 5 Yes (Sturbaum, Saunders, Bruce, DeSollar, Goldin) 0 No, 0 Abstain**

**V. DEMOLITION DELAY**

**VI. NEW BUSINESS**

**A. 2020 CLG Report.**

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

**VII. OLD BUSINESS**

**A. 1326 S. Pickwick Place Update**

**Conor Herterich** gave an update of the designation of this property.  
See packet for details.

**VIII. COMMISSIONER COMMENTS**

The **Commissioners** congratulated **Conor Herterich** on his new baby and his move to Texas.

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

Meeting was adjourned by **Jeff Goldin @ 6:10 p.m.**

**END OF MINUTES**

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

**COA: 21-22**

**Staff Recommendation**

Address: 642 N. Madison St.

Petitioner: City of Bloomington

Parcel #: 53-05-33-200-012004-006

**Rating:** Notable

**Structure:** Industrial, 1910



**Background:** The property is located in the Showers Furniture local historic district.

**Request:** Installation of a radon mitigation system that will exit through the roof

**Guidelines:** Showers Brothers Furniture Factory District Design Guidelines, pg. 16

- The location of mechanical and/or electrical equipment, stair or elevator head houses, satellite dishes, antennas and other communication devices should be integrated into the design of the new addition so as to minimize the visibility of the utilities.
- Rooftop additions may be considered if the underlying roof is not a character-defining feature
- All rooftop additions, including rooftop equipment and utilities, will be carefully reviewed on a case-by-case basis for their appropriateness of location and visibility. Additionally, the massing, materials, and details will be reviewed for their appropriateness and impact to the character-defining features of the thematic Showers buildings.

**Recommendation:** Staff **APPROVES COA 21-22** with the following comments:

1. The system should be set back as to minimize visibility from an existing or proposed street or way that is open to public travel

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 21-22  
Date Filed: 5-7-2021  
Scheduled for Hearing: 5-27-2021

\*\*\*\*\*

Address of Historic Property: 642 N. Madison St. (The Dimension Mill)  
Petitioner's Name: City of Bloomington  
Petitioner's Address: 401 N. Morton St.  
Phone Number/e-mail: 812-325-2952 boruffj@bloomington.in.gov  
Owner's Name: City of Bloomington  
Owner's Address: 401 N. Morton St.  
Phone Number/e-mail: 812-325-2952 boruffj@bloomington.in.gov

Instructions to Petitioners

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

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

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

1. A legal description of the lot, parcel 53-05-33-200-012004-006

2. A description of the nature of the proposed modifications or new construction:  
Installation of a radon mitigation system to reduce radon concentrations and eliminate odor emanating from sub slab.

System will be designed in accordance with the National Radon Proficiency Program (NRPP) Standards and the United States Environmental Protection Agency (USEPA) mitigation standards.

The System will have one sub-slab extraction point placed in the Suite.

The sub-slab extraction point is achieved by first coring a hole through the concrete slab, excavating approximately 15 gallons of sub-slab material to create a suction pit, encouraging proper air flow, and installing a polyvinyl chloride (PVC) riser pipe.

Interior vertical piping will run along an interior wall and exit through a roof penetration.

3. A description of the materials used.  
Electric fan, PVC pipe, flashing and silicone sealer.

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

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

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

\*\*\*\*\*

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

**COA: 21-23**

**Staff Decision**

Address: 316 N Washington St.

Petitioner: John Rabold (Granite Management)

Parcel #: 53-05-33-310-351.000-005

**Rating:** Contributing

**Structure:** Colonial Revival-Adam, 1929



**Background:** The property is located in the North Washington Street historic district.

**Request:** Installation of wall signage to the building.

**Guidelines:** US Secretary of the Interior Technical Preservation Services

- Signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- Sign placement is important: new signs should not obscure significant features of the historic building.

**Decision:** Staff **DOES NOT APPROVE COA 21-23** with the following comments:

1. The signage does not compliment the historic nature of the building.
2. The signage significantly obscures the masonry.



**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.



GRANITE



**COA: 21-24**

**Staff Recommendation**

Address: 112 W. 6th St.

Petitioner: Olympus Properties

Parcel #: 53-05-33-310-267.000-005

**Rating:** Notable

**Structure:** Beaux Arts, c. 1910



**Background:** The property is located in the Courthouse Square local historic district.

**Request:** Reopen original window openings and install new windows on north and east sides of the building.

**Guidelines:** Courthouse Square District Design Guidelines, pg. 15-17

- The original window design, elements and features (functional and decorative) and the arrangement of window openings should be preserved and repaired using recognized preservation methods, rather than replaced.
- If demonstrated that original windows cannot be repaired, they should be replaced with windows that match the original in material, detail, profile, and dimension.
- Reopening original openings which have over time been filled is encouraged.

**Recommendation:** Staff **APPROVES COA 21-24** with the following comments:

1. Approval conditioned upon petitioner providing models and types of windows that will replace originals.
2. The reopened windows and the new windows match original windows style in material, detail, profile, and dimension.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-24

Date Filed: 5-12-2021

Scheduled for Hearing: 5-27-2021

\*\*\*\*\*

Address of Historic Property: 112 W 6th, Bloomington, IN 47404

Petitioner's Name: Olympus Properties, LLC

Petitioner's Address: 2620 N. Walnut St. Bloomington, IN 47408

Phone Number/e-mail: (812) 334-8200/manager4@olympusproperties.com

Owner's Name: Stardust Development Llc & Sweeney, Amy Ferguson & Seeber, John E & Seeber, Thomas M

Owner's Address: 403 E. Sixth Street, Bloomington, IN 47408

Phone Number/e-mail: (812)332-2113/clb@ferglaw.com

Instructions to Petitioners

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

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

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

1. A legal description of the lot. 013-07380-00 ORIG PLAT PT 226; 226B 112 W 6TH ST

2. A description of the nature of the proposed modifications or new construction:  
The building's original windows on the north and east side of the building were bricked over by the  
previous owners. Petitioner is proposing re-exposing these windows. The north side windows will be  
designed to match the north side windows of 116 W 6th st, color to be determind. The east side windows  
will be designed to match the windows of the second floor of the same style.

3. A description of the materials used.  
First floor north side windows will be single pane and fixed, matching adjacent building style.  
First floor east side windows will be single pane and double hung, matching the style of the  
second floor windows. Images for additional reference.

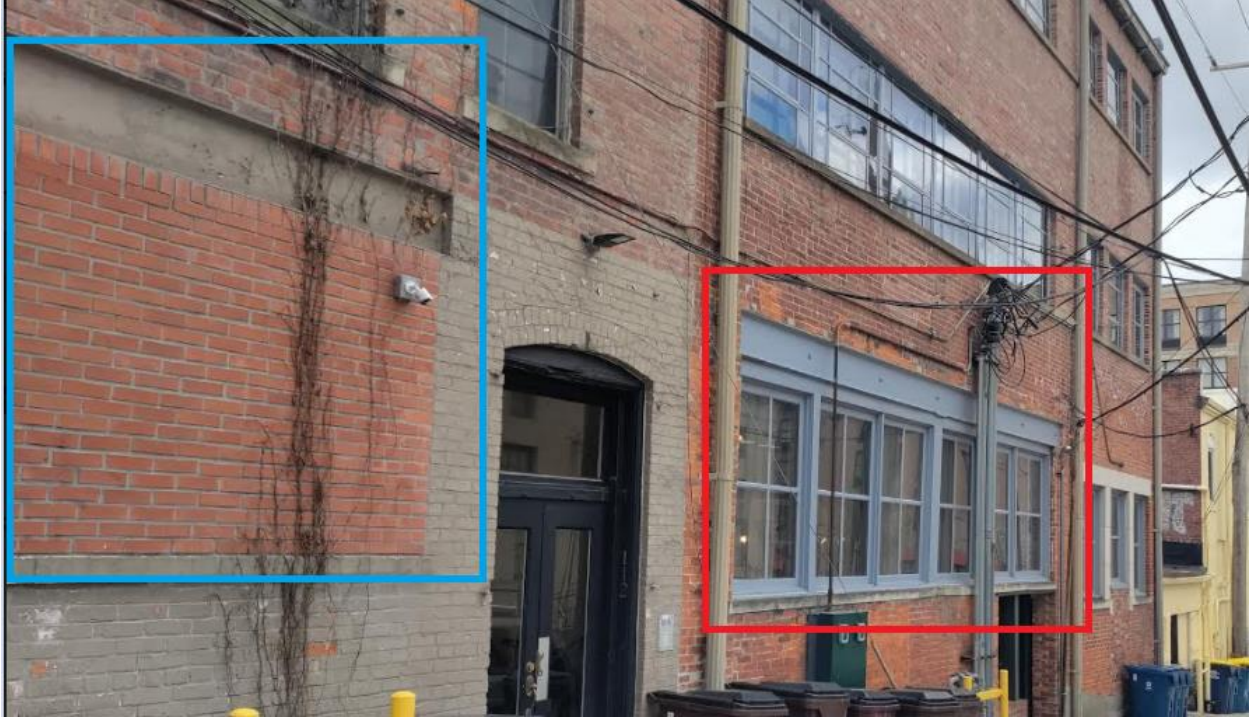
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate.

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.



The style of the windows bordered in red will be opened and installed on the area bordered in blue.



The bricked windows bordered in blue will be installed to match the style of the 2<sup>nd</sup> floor window bordered in red.



**COA: 21-25**

Address: 320 S. Davisson St.

**Staff Recommendation**

Petitioner: Austin Mirer

Parcel #: 53-08-05-110-008.000-009

**Rating:** Contributing

**Structure:** Carpenter-Builder/Pyramidal Cottage,  
c.1900



**Background:** The property is located in the Greater Prospect Hill historic district.

**Request:** Replacement of roof and original windows on the house.

**Guidelines:** Greater Prospect Hill District Design Guidelines, pg. 25

- Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house.
- Prioritize the retention of the roof's original shape as viewed from the public way façade.

**Recommendation:** Staff **APPROVES COA 21-25** with the following comments:

1. Approval conditioned upon petition providing specific details relating to the size and scale of the new windows and their fidelity to the period of the house.
2. The windows and the roof should reasonable reflect the original period of the house.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-25  
Date Filed: 5-10-2021  
Scheduled for Hearing: 5-27-2021

\*\*\*\*\*

Address of Historic Property: 320 S Davisson St, Bloomington Indiana, 47403

Petitioner's Name: Austin Mirer

Petitioner's Address: 214 E Ridgeview Dr, Bloomington Indiana, 47401

Phone Number/e-mail: (812) 369-9094 / austinmirer@gmail.com

Owner's Name: Austin Mirer

Owner's Address: 214 E Ridgeview Dr, Bloomington Indiana, 47401

Phone Number/e-mail: (812) 369-9094 / austinmirer@gmail.com

**Instructions to Petitioners**

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



manufacturer's brochures if appropriate.

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

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

\*\*\*\*\*

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

**COA: 21-26**

**Staff Recommendation**

Address: 512 W. Allen St.

Petitioner: Paul Ash & Elizabeth Cox-Ash

Parcel #: 53-08-05-403-070.000-009

**Rating:** Notable

**Structure:** Arts & Crafts/California Bungalow,  
c.1931



**Background:** The property is located in the McDoel local historic district.

**Request:** Restoration of an accessory structure (garden shed).

**Guidelines:** McDoel District Design Guidelines, pg. 11

- Preferable that outbuildings should be placed to the rear of the house where there is little visual access.
- No material restrictions for accessory structures within these guidelines.

**Recommendation:** Staff **APPROVES COA 21-26** with the following comments:

1. The outbuilding / garden shed is in the rear of the house and the petitioner has shared the materials to be used in the restoration.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 21-26

Date Filed: 5-13-2021

Scheduled for Hearing: 5-27-2021

\*\*\*\*\*

Address of Historic Property: 512 W. Allen St, Bloomington, IN

Petitioner's Name: Paul Ash & Elizabeth Cox-Ash

Petitioner's Address: 512 W. Allen St., Bloomington, IN

Phone Number/e-mail: paul-liz1@att.net

Owner's Name: Paul Ash & Elizabeth Cox-Ash

Owner's Address: 512 W. Allen St., Bloomington, IN

Phone Number/e-mail: 812-333-8084

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. 015-29670-00 Dixie Highway Lot 14

2. A description of the nature of the proposed modifications or new construction:  
residing of existing structure see attached narrative  
replace deteriorated wood frame where needed  
replacement of door

3. A description of the materials used.  
metal over wooden studs see attached narrative  
Vinyl siding OR metal  
Metal garage doors, no glazing.

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.



## Certificate of Appropriateness

We are a part of the McDoel Gardens Historic District and need approval of a replacement of a very badly constructed garden shed. Our house was built in 1925 in a platted subdivision dated in 1923. The style is a bungalow. In the 1940s, the owners built a one car garage at the end of the lot. On July 4, 1960 one of the owner's sons burned down the garage by lighting a sparkler in the garage. The garage remnants were taken down and a 10' X 18' 1 1/2" carport was erected. The carport had wood beams and perhaps a flat roof. The floor was the gravel of the drive which was original to the house. By the way, I talked to the son who burned down the garage to confirm the dates. That family moved out in 1961 and rented the house until they sold it in 1965 to Gladys Kelly. Gladys had to fix the basement walls from tree roots that were pushing in the basement walls and put on a new roof. She worked at RCA and wanted a garage to store her car in. She had a brother who was a handyman of sorts and had him enclose the carport. He used wood that was free to enclose the carport and added a metal roof to the structure. This is the structure that we want to renovate. We bought the house in June 1991 and wanted to replace the structure at that time since it looked like a bad job but were "instructed" by City Planning that we would have to asphalt or cement our drive to do this. We chose to wait and use the structure as a garden shed to store our mower, snow blower and garden tools. We enjoy wildlife and didn't want to asphalt or cement our driveway. We wanted a surface that would allow water to flow through so we kept the driveway as gravel which is historical to the house. Since then in 2000 we were made a Historic Conservation District and later in 2014 were elevated to Full Historic District. Now the scrap doors are detached from the wood beams and now we need to fix the structure. We would like to reside the structure with metal siding and replace the doors with metal doors. The materials would metal siding painted white to match the house. The shed has no windows, no insulation and a carriage style door. Metal roof would remain same only rust sanded and painted white. The placement is where the original structure is currently on the lot. Our house has white aluminum siding and some hardiplank siding on the enclosed breezeway so the siding and roof would match the house. Since we are a part of a Full Historic District, we can keep the original flooring of gravel since this is original to the house. Of course we would have our builder, Joe Bradley to do the renovation. Materials used would be wood where original have rotted out, metal siding, carriage metal doors, and paint on current metal roof.



**Liz n Paul**

---

**From:** Keegan Gulick [keegan.gulick@bloomington.in.gov]  
**Sent:** Tuesday, March 2, 2021 12:15 PM  
**To:** paul-liz1@att.net  
**Subject:** Standards for Accessory Structures in Bloomington

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

Hello,

Per our earlier conversation here are the standards for accessory structures in your zoning district:

- Max # of accessory structures: 2
- Max size (cumulative): 580 sq ft
- Setbacks: 5ft from side, 3ft from rear property lines
- Design: Accessory structures larger than 120 square feet shall incorporate materials, scale, colors, architectural details, and roof slopes that are compatible with the principal building(s).

Those should be the main things to keep in mind but feel free to let me know if you have any questions or would like to discuss further.

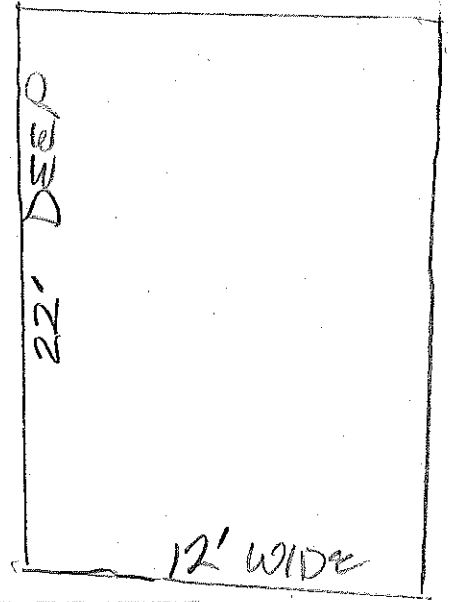
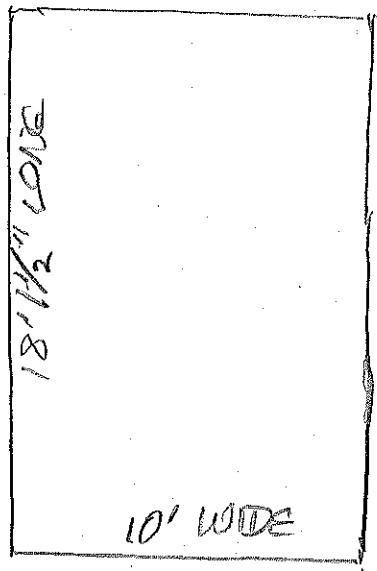
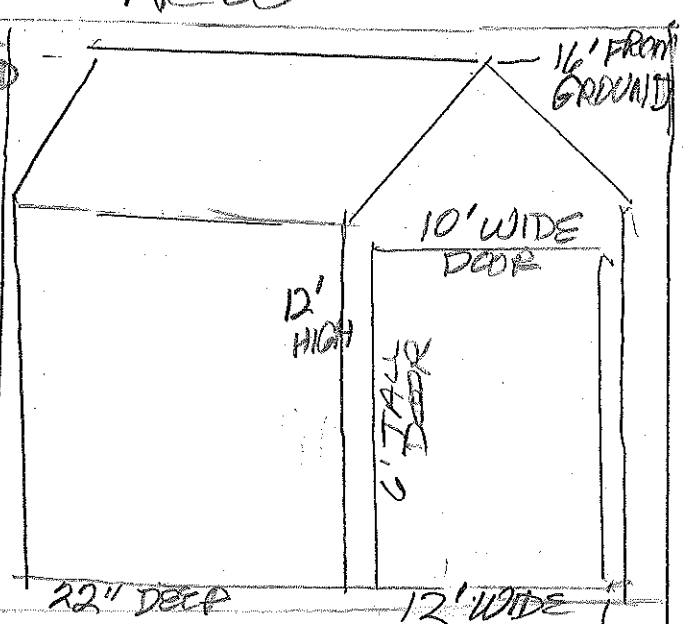
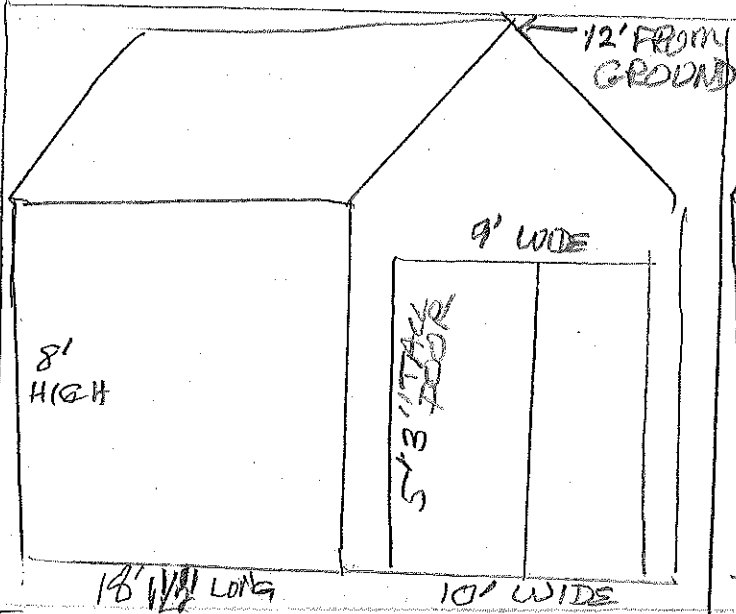
Regards,  
Keegan Gulick

--

	<p><b>Keegan Gulick</b> <i>he/him/his pronouns</i> <b>Zoning &amp; Long Range Planner</b> Planning &amp; Transportation Department City of Bloomington, IN 812349.3531 <a href="http://bloomington.in.gov/">http://bloomington.in.gov/</a></p>
---	--

# EXISTING

# NEW



FENCE

FENCE

Garage Door Design Center  
(/garage-door-design-center)  
Architect Resource Center  
(/architect-resource-center)

Search...

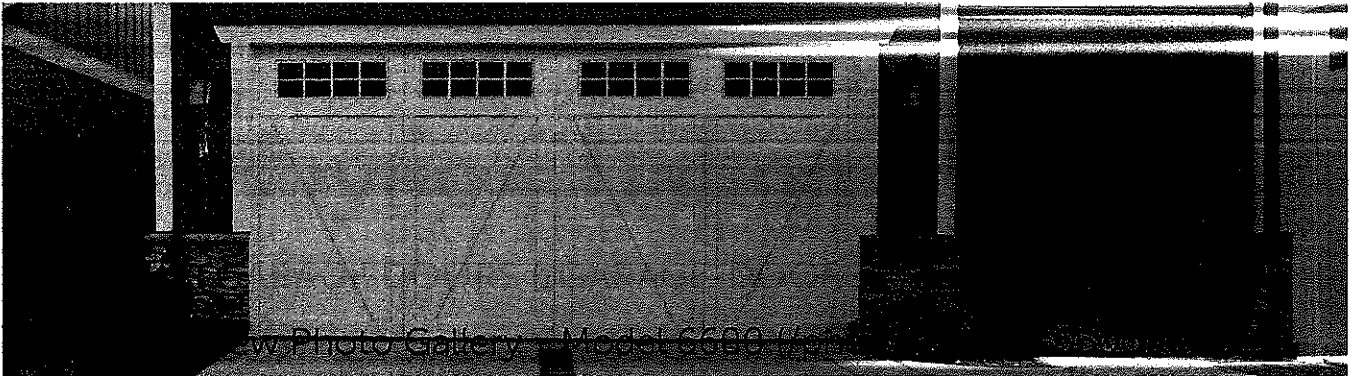


CARRIAGE  
DOORS

- (/) GARAGE DOORS (/GARAGE-DOORS)
- COMMERCIAL DOORS (/COMMERCIAL-DOORS)
- SUPPORT
- DEALER RESOURCES (/DEALER-RESOURCES)

# Carriage House Style Garage Doors

Model 6600



## WAYNE DALTON ADVANTAGES

Made with a polyurethane foam insulation core between two sheets of steel and DecaTrim™ II overlays, the Model 6600 Carriage House Style Garage Doors are durable and a unique way to add curb appeal to your home. With 11 different carriage house designs, you are sure to find the perfect garage door to complement your home.

These Carriage House Style Garage Doors come with foamed-in-place polyurethane insulation with an R-value of 12.12\*, which can improve your home's thermal efficiency, block street noise and make the door operate more quietly. This door also offers wind load



This website uses cookies to ensure you get the best experience on our website. More info (/privacy-policy) x  
Accept





























**The property at 1326 S. Pickwick Place, qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a // (2) e, g.**

(1) Historic:

- a) **Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or**
- b) Is the site of an historic event; or
- c) Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architectural:

- a) Embodies distinguishing characteristics of an architectural or engineering type; or
- b) Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- d) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e) **Contains any architectural style, detail, or other element in danger of being lost; or**
- f) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- g) **Exemplifies the built environment in an era of history characterized by a distinctive architectural style**

**Background:** The proposed single-property district at 1326 S. Pickwick Place consists of two buildings on a 1.8 acre parcel. The main house is a two story brick, federal style I-House built in 1828 by Thomas Smith who was a founding member of the Bloomington Reformed Presbyterian Church. The other building on the lot is a detached garage built in 2003 and is considered a “non-contributing” resource. The property, which was once a bucolic country farm, is now hemmed in on all sides by subdivisions. It is currently owned by Edward Morris who submitted a building permit to construct an attached garage to the historic home. The case went through a demolition delay review because the scope of work was considered a “partial demolition” of a structure rated as “notable” on the Bloomington Historic Sites and Structures List. The Bloomington Historic Preservation Commission made a motion to begin formal designation proceedings at the April 22nd, 2021 meeting and asked staff to prepare this report.

**Historical Significance:**

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

Thomas Smith was a leading member of the early Covenanter church in Bloomington, a philanthropist whose donation helped keep Indiana University in Bloomington, and a conductor on the Underground Railroad.

In 1827 Thomas Smith purchased 160 acres and established a farm about two miles southeast of the courthouse square. He built the two story brick home that is 1326 S. Pickwick Place in 1828. Smith was a highly respected member and elder of the Reformed Presbyterian (Covenanter) congregation, a small, tightknit religious group of Scotch/Irish who relocated to Bloomington from South Carolina because of religious opposition to the institution of slavery.

In addition to being a successful farmer Thomas Smith was a philanthropist. His congregation worshipped at the Blair farmhouse on West 10th Street until Smith donated land near the intersection of Moores Pike and South High Street so that a church and cemetery could be established. The cemetery is still there. Smith also donated \$500 to the state in order to keep the State Seminary, which later became Indiana University, in Bloomington. Due to his generous contribution he was given a paper stating that his heirs could attend the seminary free of tuition.

It is purported that Thomas Smith also harbored escaped slaves on his property and helped transport them north on the Underground Railroad. In an article titled “The Underground Railroad in Monroe County”, Henry Lester Smith, great grandson of Thomas and a dean at Indiana University from 1917-1946, asserts that members of the Covenanter congregation conducted a section of the Underground Railroad that ran through Monroe County. According to Smith’s article, leading Covenanter families such as Faris, Cathcart, Blair, and Smith sheltered escaped slaves from Tennessee and Kentucky at their homes and transported them northward to the next station which was the Quaker settlement of Mooresville. Thomas Smith in particular was named as a leader in the movement and was said to have hidden people in the barn loft and root cellar.

**Architectural Significance:**

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

The Thomas Smith House is part of an increasingly rare and important class of buildings built by successful farmers during the early years following Bloomington’s establishment as a county seat. These homes were built from brick that was hand made on site and their construction is a testament to the hard work, ingenuity, and self-reliance of Bloomington’s early pioneers. Built several miles from the town center, which in the early nineteenth century was considered rural, these brick farmhouses were accompanied by a collection outbuildings such as barns, root cellars, smith shops, and spring houses. Since the postwar expansion of suburbs and subdivisions, these once isolated farmsteads have been hemmed in by new infill and their bucolic

setting eroded away. As parcels of the farms were sold off, outbuildings were either destroyed or converted. In the case of the Thomas Smith property, the large barn with a gambrel roof was converted to a residence which is still used today. Originally a 160 acre parcel littered with a dozen agricultural buildings, fruit orchards, and wagon roads, only the brick farmhouse situated on 1.8 acres remains today. For reference, the Indiana Bat is considered an endangered species and its habitats are monitored and protected by the federal government. Their population is estimated to be over 200,000. The Thomas Smith House is one of only a handful of brick I-houses from its period of significance left in Monroe County—endangered is an understatement.

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

Built in 1828, the Smith House is one the earliest examples of the I-House form in Bloomington. The I-House was constructed by gentleman farmers and was symbol of economic prosperity and was traditionally two-stories tall, two rooms wide, and one room deep. The style was prominent in Indiana from 1820 to 1890. It should be noted that the Smith House is not a typical I-House and is differentiated through its fenestration and use of two front doors. Rather than a central door flanked by two evenly spaced windows on either side such as found on more traditional I-Houses such as the Faris House or Cochran-Lindley House, the Smith House bucks symmetry by incorporating a second door where one would expect a window. While intentional, this gives the appearance that the house is missing a section. This is likely an influence of southern architecture, where the use of two front doors was utilized in the Hall and Parlor form. The Smith House also boasts simple Federal architectural detailing through the use of narrow mullions on the transom windows and limestone sills and lintels.

The house is built from handmade brick which means that it was dug and fired on site. The flat brick arches over the windows are characteristic of early houses in Monroe County, such as the Glassie/Henderson House which was built in the 1830s. According to a detailed analysis of the house written in 1975 by Elizabeth Warren, floor joists are small logs still covered with bark and the undersides of the ash floorboards have straight marks on them from a water-driven saw. Also, several doors were built with mortise joints held with pegs and wedges and the hardware on the doors is cast iron with a patent date that reads 1847.

Despite such a high degree of original architectural detailing on the home, there have been several additions to the original I-House. The brick addition to the south was likely added in the late 19th century while the wood framed and lap sided addition to the east was added in 2003. The southern addition has gained historical significance in its own right, but the east addition threatens the architectural integrity of the home. Any further addition to the home would endanger the historic building's integrity and should be carefully designed so as to avoid removing or obscuring any of the original fabric that remains.

## **Recommendation: Approval**

Staff recommends property parcel 53-08-03-400-008.001-009 (The Smith House) be designated as a local historic district. After careful consideration of the application and review of the Historic District Criteria as found in Ordinance 95-20 of the Municipal Code, staff finds that the property not only meets, but exceeds the minimum criteria listed in the code.

The property meets Criteria 1(a) because of its association with Thomas Smith, a member of the early Covenanter Church in Bloomington, philanthropist, and purported conductor on the Underground Railroad.

The property meets Criteria 2 (e) because the home is only one of a handful of Covenanter brick farmhouses from the early settlement period of Bloomington that still stands.

The property meets Criteria 2(g) because it one of the oldest brick I-house form buildings in Bloomington and maintains a high level of historic integrity due to the unaltered state of the original portion of the house.

### List of Figures

Figure 1: Map of the property

Figure 2: Photograph of house from 1965 local news article.

Figure 3: Hand drawn map of Smith Farm circa 1850.

Figure 4: View of buildings on the property.

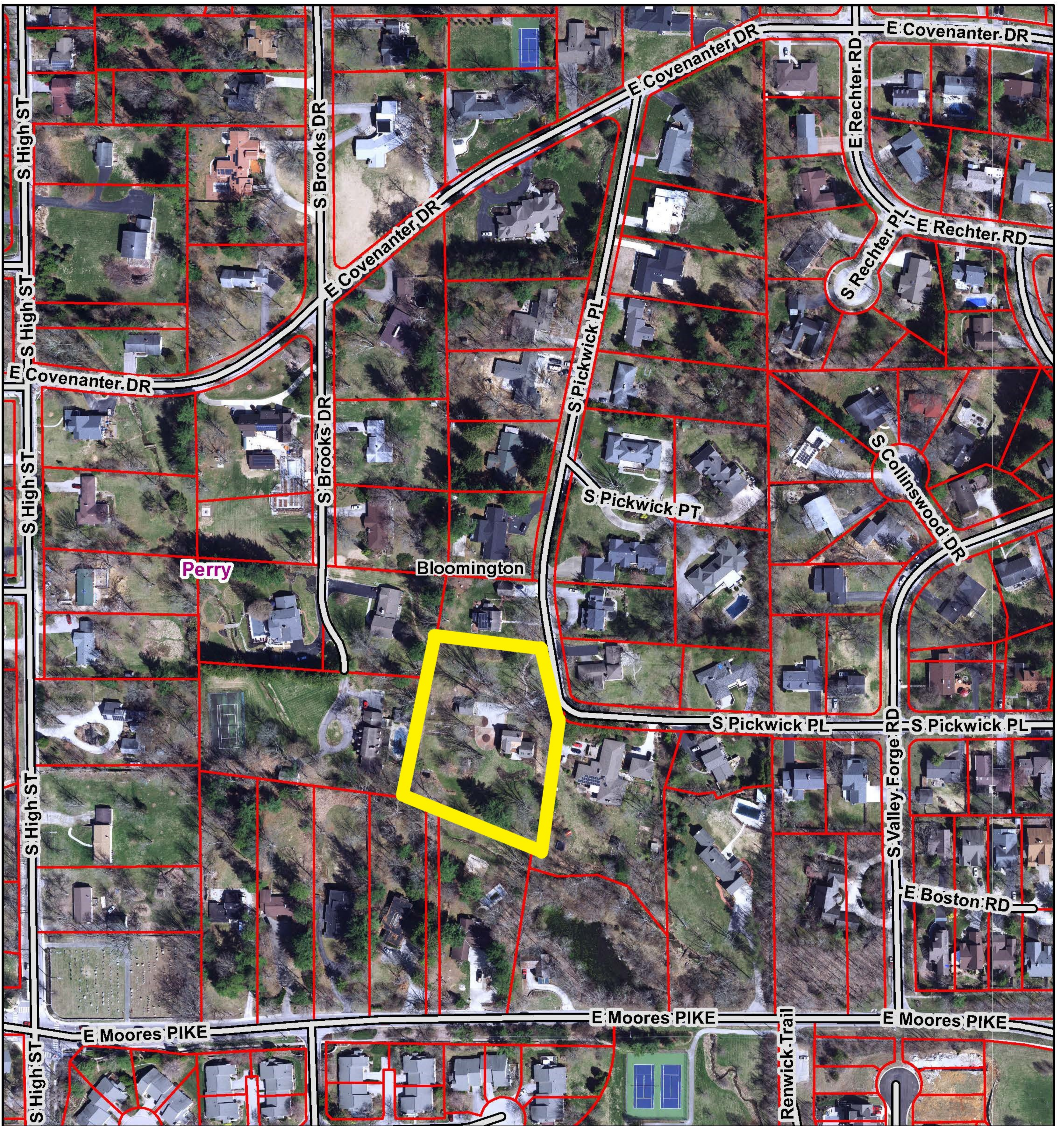
Figure 5: North elevation of Thomas Smith House

Figure 6: Northwest elevation of house.

Figure 7: West elevation of house.



Figure 1



Thomas Smith House:

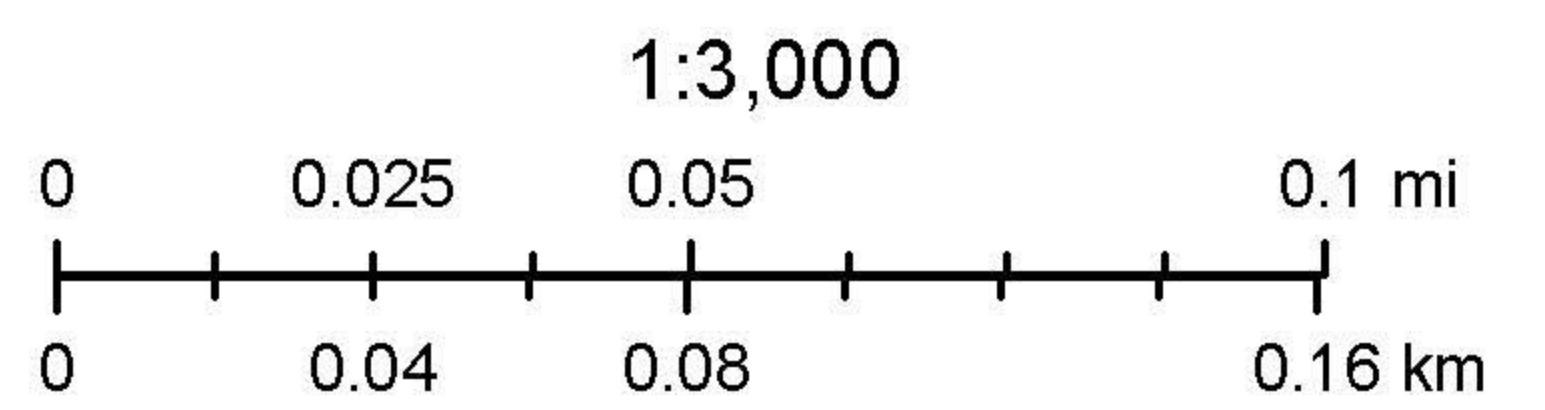




Figure 2

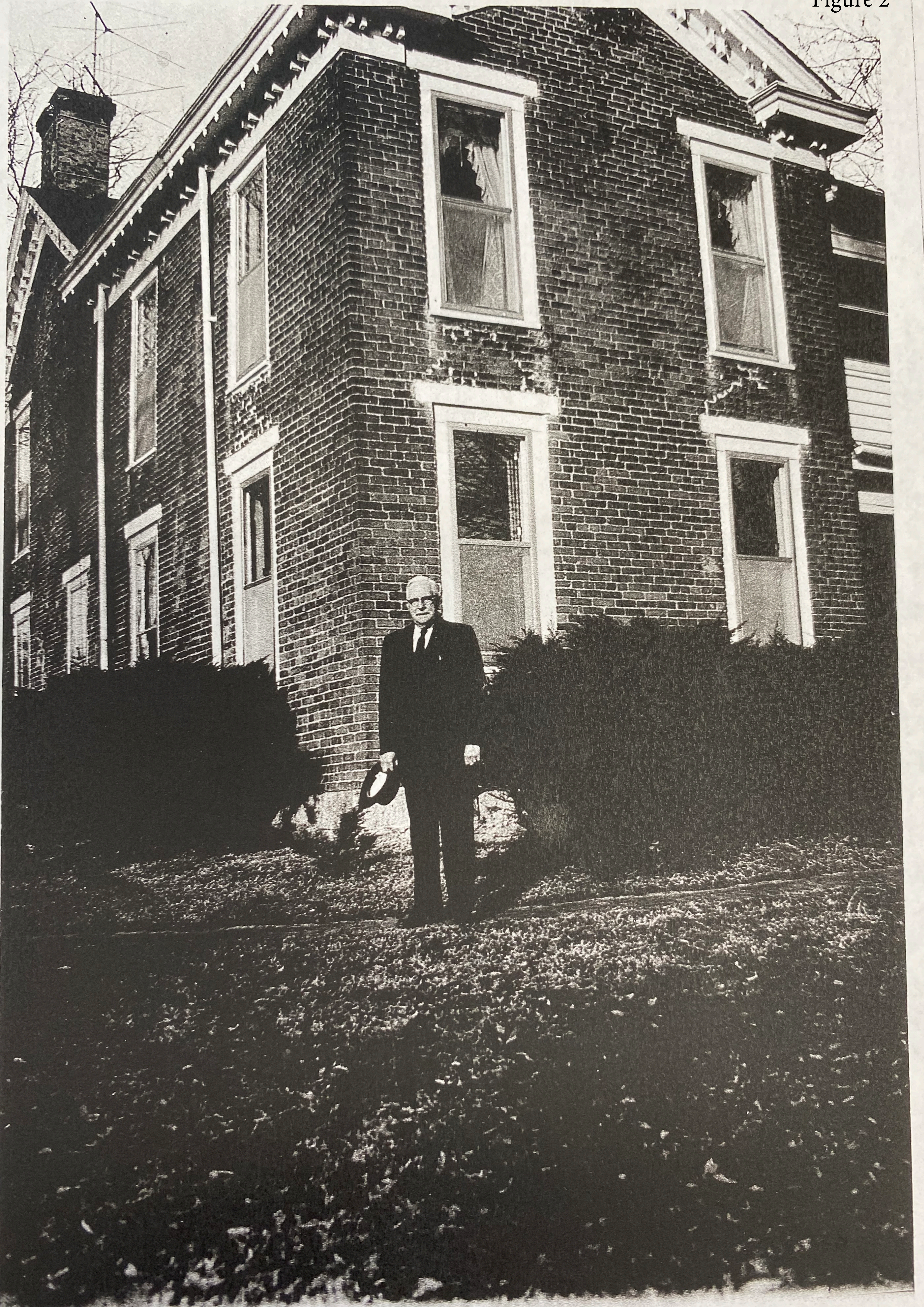




Figure 3





Figure 4



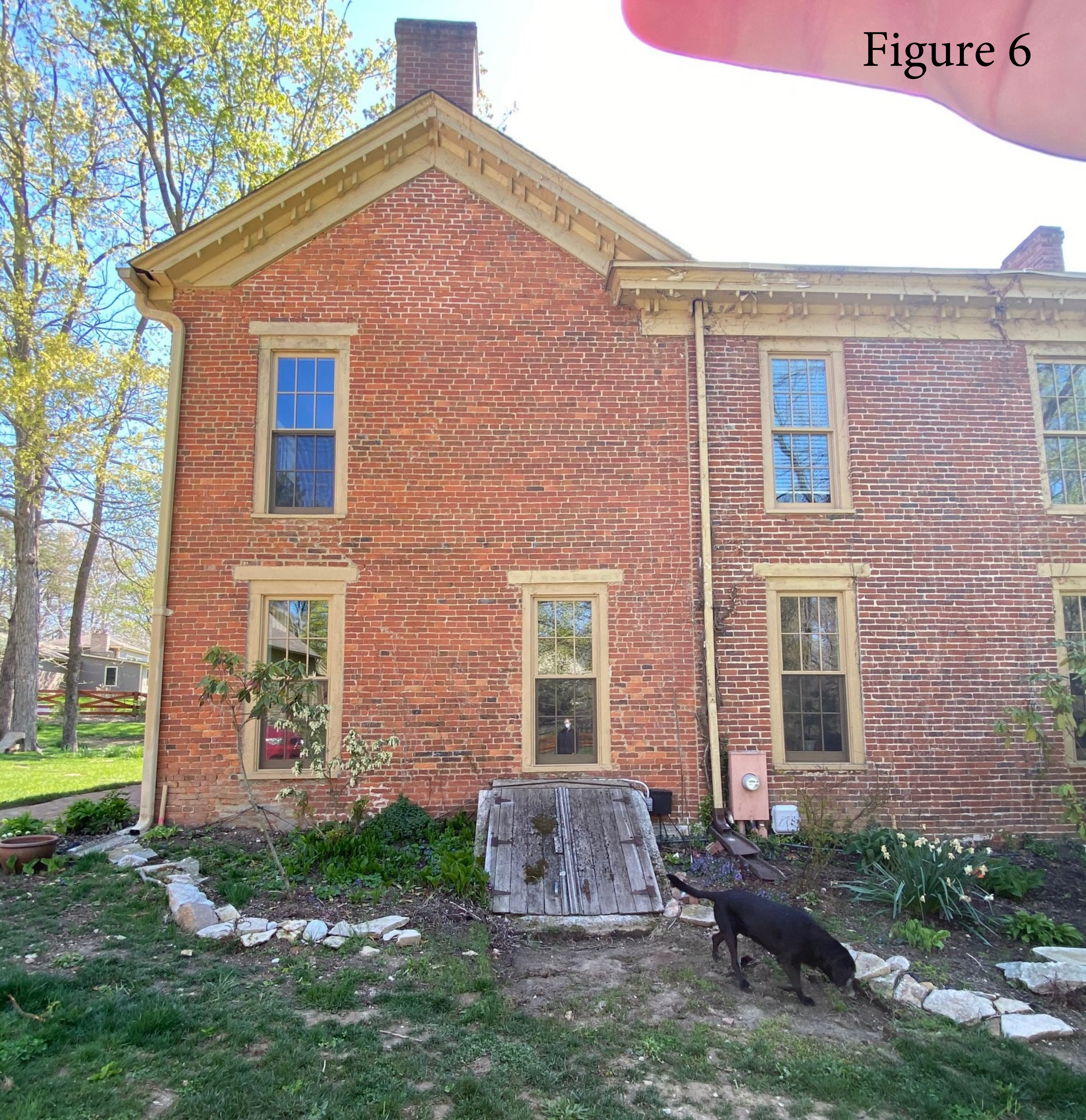


Figure 5





Figure 6





**NOTICE OF PUBLIC HEARING**

The Historic Preservation Commission of Bloomington, Indiana will consider the merits of local historic designation for the property located at: 1326 S. Pickwick Place

A public hearing will be held regarding this matter on May 27th, 2021 at 5:00 p.m. Per the Governor's Executive Orders 20-04, 20-08, and 20-09, this meeting will be conducted electronically. The public may access the meeting at the following link:

<https://bloomington.zoom.us/j/93744152179?pwd=cm5WMUduRFBpeGYzZFhmcUxDWmxuQT09>  
Meeting ID: 937 4415 2179  
Passcode: 443524

The hearing will be for the purpose of considering historic designation of the property. At the hearing the Commission will vote to either release the demolition permit or forward the request for designation to the Common Council and place the property under Interim Protection until the Common Council can make a final determination on the historic significance of the building.

Said hearing will be held in accordance with the provisions of Indiana Code 36-7-4-100 et. seq., the Bloomington Municipal Code, and the Rules of the Bloomington Historic Preservation Commission. All persons interested in this request may be heard at the time and place as herein set out. You may also file written comments with the Bloomington Historic Preservation Commission in the Department of Housing and Neighborhood office, where the petition is on file and may be examined by interested persons. For questions concerning this matter or to submit electronic comments you may contact Conor Herterich at the Department of Housing and Neighborhood Development (812)349-3507; herteric@bloomington.in.gov.

**THE HISTORIC PRESERVATION COMMISSION  
CITY OF BLOOMINGTON, INDIANA**

PETITIONER: Historic Preservation Commission  
PUBLICATION DATE: May 13, 2021