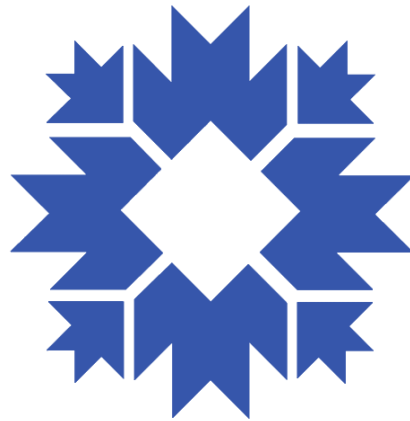


BHPC MEETING PACKET



**Thursday August 26, 2021
5:00 p.m.**

Prepared by HAND Staff

TABLE OF CONTENTS

Agenda - August 26, 2021 Meeting	3
Minutes - August 12, 2021 Meeting	4
COA Staff Recommendations	
COA 21-39 314 S Madison St.	11
COA 21-40 520 W Kirkwood Ave.	25

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday August 26, 2021, 5:00 P.M.**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. August 12, 2021 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 21-39

314 S Madison St. (Greater Prospect Hill Historic District)

Petitioner: Keystone Construction

Rebuild Lean-to, fixing concrete patio and walk. See packet for more details.

B. COA 21-40

520 W. Kirkwood Ave. (Near West Side Conservation District)

Petitioner: Paul Pruitt

New lap siding, windows, and doors

V. DEMOLITION DELAY

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 September 9, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 8/19/2021

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday August 12, 2021, 5:00 P.M.**

AGENDA

(Amended on August, 11, 2021)

I. CALL TO ORDER

Meeting was called to order by Chair, **Jeff Goldin @ 5:03 P.M.**

II. ROLL CALL

Commissioners Present:

Jeff Goldin
John Saunders
Lee Sandweiss
Chris Sturbaum
Sam DeSollar
Elizabeth Mitchell (Entered Meeting @ 5:10 P.M.)

Advisory Members Present:

None Present

Staff Present:

Gloria Colom, HAND
John Zody, HAND
Brent Pierce, HAND
Dee Wills, HAND
Daniel Dixon, City Legal Department
Keegan Gulick, City Planning and Transportation Dept.

Guests Present:

Alan Schertz
Tom Cooper
Apex Home Services, Llc
Jean Lave
Eric Sandweiss
Matte Black
Bob Shaw
Doug McCoy
Jim Rosenbarger
Paul Ash
Elizabeth Ash
Richard Lewis
Terry Bradbury
Ryan Strauser
Matt Ellenwood
Karina Pazos
Mary Alice Rickert
Steve Wyatt
CATS

III. APPROVAL OF MINUTES

A. July 22, 2021 Minutes

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

Lee Sandweiss seconded.

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

IV. STAFF REPORT

Staff Approvals

A. COA 21-34

823 W 4th Street (Greater Prospect Hill Historic District)

Petitioner: Alexandra Burlingame

Six foot vertical pine wood fencing in portion of backyard with two gates.

Gloria Colom gave presentation. See packet for details.

V. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 21-32

610 S Ballantine Road (Elm Heights Historic District)

Petitioner: Apex Home Services, LLC

Add 98 square feet of deck on back of home to existing deck.

Gloria Colom gave presentation. See packet for details.

Petitioner for **Apex Home Services, Llc** stated that the deck was to

provide extra room and the stairs are to make easier access to the drive way.

Chris Sturbaum asked if the **Petitioner** would consider making the downspouts brown so they do not highlight as much as a suggestion. The Petitioner stated that the downspouts were existing so they had not planned on anything, but if the **Council** feels that they need to be upgraded to brown, that they could explore this in the scope with the customer.

Chris Sturbaum made a motion to approve **COA 21-32**.

Sam DeSollar seconded.

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

B. COA 21-33

532 S Ballantine Road (Elm Heights Historic District)

Petitioner: Mary Alice Rickert

Partial window replacement.

Gloria Colom gave presentation. See packet for detail.

Mary Alice Rickert gave some of the history of the house and how they have tried to get someone to repair the windows since they have owned the house. **Mary Alice Rickert** explained in detail the deterioration of the windows. **Chris Sturbaum**

Asked for clarification about the Petitioner finding someone to repair the windows. **Mary Alice Rickert** explained that they have found people who can do the work, but that nobody wants to do the work. See packet for details.

Sam DeSollar asked about the doors that were in the bid. **Mary Alice Rickert** explained the plan for the doors. See packet for details. **Sam DeSollar** asked if the windows were aluminum clad. The petitioner stated that they were wood and aluminum clad Pella windows to best imitate the original windows. More discussion ensued. See packet for details. **John Saunders** asked if there was any feedback from the **Neighborhood Association**.

Lee Sandweiss commented that she thought this was the best possible solution. **Chris Sturbaum** stated that the guidelines are clear, and that if they support this, they will not be able to say no to any other window replacement in the future. That decisions made should be at the guideline level. **Chris Sturbaum** stated that they cannot justify this project based on their guidelines and the guidelines of the neighborhood. **Sam DeSollar** stated that **Elm Heights** is the most restrictive neighborhood and that the guidelines are very clear on this. **Sam DeSollar** commented that he cannot see from the presentation the damage of the windows or the profile of what is being proposed to replace. **John Saunders** suggested a walk-through to determine what was happening to the windows. **Jeff Goldin** commented that he understood the difficulty in finding someone to do this kind of work right now, but also agree with **Chris Sturbaum**, **Sam DeSollar** and **John Saunders**. **Steve Wyatt** from **Bloomington Restorations** stated that there was a list of Indianapolis based restoration people that he could share.

John Saunders made a motion to **Table COA 21-33**.

Sam DeSollar seconded.

Motion Carries: 6 Yes (Sandweiss, Sturbaum, Saunders, DeSollar, Mitchell, Goldin) 0 Abstain, 0 No

C. COA 21-35

744 S. Morton Street (McDoel Historic District)

Petitioner: Sam DeSollar

New construction of a 2 story wood framed artist studio on empty lot.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar gave presentation with slides describing the details of the project. **Chris Sturbaum** asked about the color of the panels. **Sam DeSollar** gave details about the color and sizes of the panels. More discussion ensued. See packet for details.

Chris Sturbaum stated that he did not understand the reference to any of the context in the neighborhood. **Sam DeSollar** explained in more detail. **Lee Sandweiss** asked when the project might break ground, or the projected possible completion date.

Sam DeSollar stated hopefully in the spring. **John Saunders** asked how many spaces would be in the studio. **Sam DeSollar** referred to the floor plan for details.

Elizabeth Ash stated that they were from the **McDoel Gardens** neighborhood and that they were the first neighborhood chosen by the **Planning Department** to have a neighborhood plan. One of the things that was prominent in the neighborhood plan was to have artist studios, so historically this is something the neighborhood has wanted. When **Sam DeSollar** presented it to the neighbors present, everyone was excited about this, and think this will be a fine addition.

Chris Sturbaum commented that he thought you could make an artist studio and get all of the amenities, and still blend and coordinate with historic patterns. More discussion ensued. See packet for details. **John Saunders**, **Elizabeth Mitchell**, and **Jeff Goldin** explained why they will support this project.

John Saunders made a motion to approve **COA 21-35**.

Elizabeth Mitchell seconded.
Motion Carries: 4 Yes (Sandweiss, Saunders, Mitchell, Goldin)
1 Abstain, (Sturbaum) 0 No

D. COA 21-36

2511 Fritz Drive (Matlock Heights Historic District)
Petitioner: Tom Cooper
Detached garage next to the house.

Gloria Colom gave presentation. See packet for details.

Tom Cooper asked for clarification about the setback. And the possibility of property line issues. **Sam DeSollar** stated that the setback from the rear property line was 25 feet. **Chris Sturbaum** asked about the measurements of the structure, and what the color would be. More discussion ensued. See packet for details.

Chris Sturbaum stated that he could approve this if the structure is setback to the maximum allowed. More discussion ensued. See packet for details.

Sam DeSollar made a motion to approve **COA 21-36 subject to the Setback.**
Lee Sandweiss seconded.
Motion Carries: 5 Yes (Sandweiss, Sturbaum, Saunders, DeSollar, Mitchell, Jeff Goldin), 1 Abstain (Saunders), 0 No

E. COA 21-37

408 E 4th Street
Petitioner: Bruce Storm
Replacement of wooden Railing of existing patio, bring steps up to both existing patio levels for safety, add sun screen wooden arbor in patio area.

Gloria Colom gave presentation. See packet for details.

Bruce Storm said that **Gloria Colom** had questioned him about was the crisscrossed fence on the left of the building, and as I told her, it was placed there to hide the meter boxes at the corner of the building. **Jeff Goldin** asked about the crisscross in the site plan. **Bruce Storm** explained that these were railings around the patio, and that nothing was attached to the house. **Chris Sturbaum** asked if staff recommended taking down the higher part of the fence. **Bruce Storm** explained in more detail about railing and placement. See packet for details. **Sam DeSollar** stated that he was looking at drawing **AE 101 proposed patio plan**, and the way it is presented right now on that drawing it looks like there are columns right up against the front façade of the house. **Bruce Storm** stated that it would not be against the house. **Sam DeSollar** stated that according to the drawings submitted, the columns are against the house. More discussion ensued. See packet for details.

John Saunders made a motion to approve **COA 21-37.**
Chris Sturbaum seconded.
Motion Carries: 4 Yes (Sandweiss, Sturbaum, Saunders Goldin)
1 Abstain (DeSollar), 0 No

F. COA 21-38

805/ 807 S. Rogers Street (McDoel Historic District)

Petitioner: Terry Bradbury

- a) *Restore historic gas station (807 S. Rogers)*
- b) *Full demolition of structure (805 S. Rogers)*
- c) *New construction (805 S. Rogers)*

Gloria Colom gave presentation. See packet for details.

Terry Bradbury explained in more detail about the project and what they have planned for the historic structure and for the structure to be demolished. **Terry Bradbury** also described the issues they had for finding parking. **Chris Sturbaum** asked about the alley in the back of the property, and whether this would provide loading access. **Terry Bradbury** explained that there was no dedicated alley and that they had no access to the easement. More discussion ensued about the alley. See packet for details. **Sam DeSollar** asked about what was proposed for the new affordable housing part of the project.

Chris Sturbaum commented that he did not understand why these steps could not be done one step at a time, and that he did not like the idea of creating a large parking lot at street level. **Bob Shaw** stated that they would like to have permission to adding on to the gas station, and some guidance as to what materials should be used. **Bob Shaw** stated that they would be willing to come back before the board for the other parts of the project. **Sam DeSollar** commented that he was very excited about the restoration and the addition to the historic structure, but cannot support the demolition at this time. More discussion ensued. See packet for details. **Jeff Goldin** commented that what he is understanding from the **Petitioner**, is that if the commission approves the addition to the gas station, that they would come back for approval of the demolition and new construction. **Chris Sturbaum** asked for more details to review of the addition. **Jeff Goldin** suggested that the **Petitioner** come back with a more detailed plan for the gas station restoration only.

Sam DeSollar made a motion to deny **COA 21-38 A, B and C** with the understanding that the **Commissioners** are looking favorably upon future petitions for **COA 21-38 A**.

Lee Sandweiss seconded.

Motion Carries: 6 Yes (Sandweiss, Sturbaum, Saunders, DeSollar Mitchell, Goldin), 0 Abstain, 0 No

VI. DEMOLITION DELAY

Commission Review

A. DD 21-11

613 E. 12th St. (Contributing)

Petitioner: Douglas McCoy

Full Demolition

Gloria Colom gave presentation. See packet for details.

Douglas McCoy stated that this is part of **Indiana Universities** master Plan, and explained in more detail what that plan was. **Chris Sturbaum** stated when there was proposed demolition in **University Courts**, that the **University** had moved buildings, and that it seems a shame to take down a good building because there is a vision of a parking lot in the future. **Sam DeSollar** asked the **Petitioner** if there was a possibility of talking to **BRI** and moving the building off site.

Lee Sandweiss commented that reaching out to **BRI** was a great idea. **Chris Sturbaum** commented about the reason the structure was going to be demolished. **Douglas McCoy** said he would be more than happy to work with **BRI** to see about moving the structure and that they would try to build something here more compatible to rent out to students. **Jeff Goldin** commented that he did not see any support to designate this building.

Jeff Goldin made a motion to approve **DD 21-11**.

Sam DeSollar seconded.

Motion Carries: 6 Yes (Sandweiss, Sturbaum, Saunders, DeSollar, Mitchell, Goldin), 0 Abstain, 0 No

B. DD 21-12

219 E 19th St. (Contributing)

Petitioner: Ryan Strauser

Full Demolition

Gloria Colom gave presentation. See packet for details.

Chris Sturbaum stated that he questioned whether the change of zoning had anything to do with the demolition of these properties. **Sam DeSollar** asked if the **Petitioner** would be willing to talk to **BRI** about this structure. **Ryan Strauser** stated that he would have to take that back to his client and ask them that question.

Lee Sandweiss commented that it would be nice to reach out to **BRI**.

Chris Sturbaum asked if the land owner was someone local. **Chris Sturbaum** commented that this was a direct result of action by the **Mayor** and action by the **City Council** and it is just the tip of the iceberg. **Jeff Goldin** commented that he was sad to lose this house, but considering the context of this area already, before even the zoning changed, this is where this area is going.

Jeff Goldin made a motion to approve **DD 21-12**.

Sam DeSollar seconded.

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

C. DD 21-13

1300 N Lincoln St. (Contributing)

Petitioner: Ryan Strauser

Full Demolition

Gloria Colom gave presentation. See packet for details.

Jeff Goldin made a motion to approve **DD 21-13**.

Sam DeSollar seconded.

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

D. DD 21-14

757 S Lincoln St. (Notable)
Petitioner: Alan J. Schertz
Partial Demolition

Gloria Colom gave presentation. See packet for details.

Alan Schertz wanted to thank **Gloria Colom** for summarizing what was shared with her.

Sam DeSollar commented that he appreciated the care used on replacing or reconfiguring the drainage system.

Jeff Goldin made a motion to approve **DD 21-14**.

Sam DeSollar seconded.

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

VII. NEW BUSINESS

VIII. OLD BUSINESS

A. Smith House update

Gloria Colom gave an update and **Common Council** Schedule.
See packet for details.

B. Johnson Creamery updates

Gloria Colom gave an update and Timeline of events.
See packet for details.

C. B.G. Pollard Lodge

Jeff Goldin gave presentation with pictures.
See packet for details.

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **Jeff Goldin @ 7:52 P.M.**

END OF MINUTES

Video record of meeting available upon request. A

COA: 21-39

Address: 314 S Madison St.

STAFF RECOMMENDATIONS

Petitioner: Keystone Construction

Parcel #: 53-08-05-101-007.000-009

Rating: CONTRIBUTING

Survey: Dormer Front, Arts and Crafts Bungalow,
c. 1927



Background: The property is located in the **Greater Prospect Hill Historic District**

Request: Tear down and replace existing lean-to, along with fixing concrete patio and walk.

Guidelines: Greater Prospect Hills Historic District Guidelines

- Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.
- If materials are original and in good shape, means with which to keep them intact should be explored.
- Horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used (pg. 26).

Staff Comments:

- The proposal does not impact the public way facade.
- The proposed reconstruction of the lean-to is similar in scale to existing structure.
- Materials used such as the fiber cement boards are in keeping with the guideline.

Staff recommends APPROVAL of COA 21-39 with the following comments:

- Staff recommends reuse of existing windows when possible.

III. GUIDELINES FOR DEMOLITION

The following Demolition Guidelines were copied directly from the 2008 Prospect Hill Conservation District Guidelines that were approved by over 51% of the neighbors who voted. They have not been modified in any way.

STANDARDS FOR DEMOLITION

A Certificate of Appropriateness must be issued by the Bloomington Historic Preservation Commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building in the Prospect Hill Conservation District. This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition.

SUBJECT TO REVIEW AND APPROVAL:

- 1. Demolition of primary structures within the boundaries of the Greater Prospect Hill Historic District.**
- 2. Demolition of contributing accessory buildings within the boundaries of the Greater Prospect Hill Historic District.**

The following guidelines relate to the above actions and they are enforceable by the BHPC.

Definition: **Demolition** shall be defined as the complete or substantial removal of any historic structure which is located within a historic district. This specifically excludes partial demolition as defined by Title 8 “Historic Preservation and Protection” (https://bloomington.in.gov/code/level2/TIT8HIPRPR_CH8.12DEPUSA.html).

CRITERIA FOR DEMOLITION

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The HPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.
2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.
3. The demolition is necessary to allow development which, in the Commission’s opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.
4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.
5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

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

C. REMOVAL OF ORIGINAL MATERIALS

The following Removal of Original Materials guidelines are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guidelines is necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.

Removal of original materials shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.

The following guidelines relate to the above actions and they are enforceable by the BHPC.

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

1. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.
2. Avoid removing or altering historic material or distinctive architectural features, like those listed. If materials are original and in good shape, means with which to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA. If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.
3. Regarding removal of original siding, we encourage flexibility. If the homeowner wishes to use another material, then it should be consistent with the appearance of the original material.
 - Horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
 - Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended materials.
 - Vinyl or aluminum may be used as the primary exterior siding, although if underlying original materials remain (e.g., door and window trim, clapboard), care should be taken during installation of newer materials to protect them from cuts and removal (to preserve for possible future restoration). Vinyl and aluminum siding are also acceptable if used as a continuation of what is currently on the structure.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 21-39

Date Filed: 8/11/2021

Scheduled for Hearing: 8/26/2021

Address of Historic Property: 314 S Madison St, Bloomington, In 47403

Petitioner's Name: Keystone Construction

Petitioner's Address: 3901 E Hagan St Suite G, Bloomington, IN 47401

Phone Number/e-mail: ken@keystoneconstructionco.com

Owner's Name: Kenneth and Mary D'Eliso

Owner's Address: 314 S Madison St, Bloomington, In 47403

Phone Number/e-mail: kdeliso1@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. 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. 015-27070-00 McPheeters Pt Lot 6

2. A description of the nature of the proposed modifications or new construction:
The existing lean to addition is experiencing significant foundation and concrete slab issues.
The plan is to tear off the existng addition and properly re-build a new one along with fixing the concrete patio and walk.

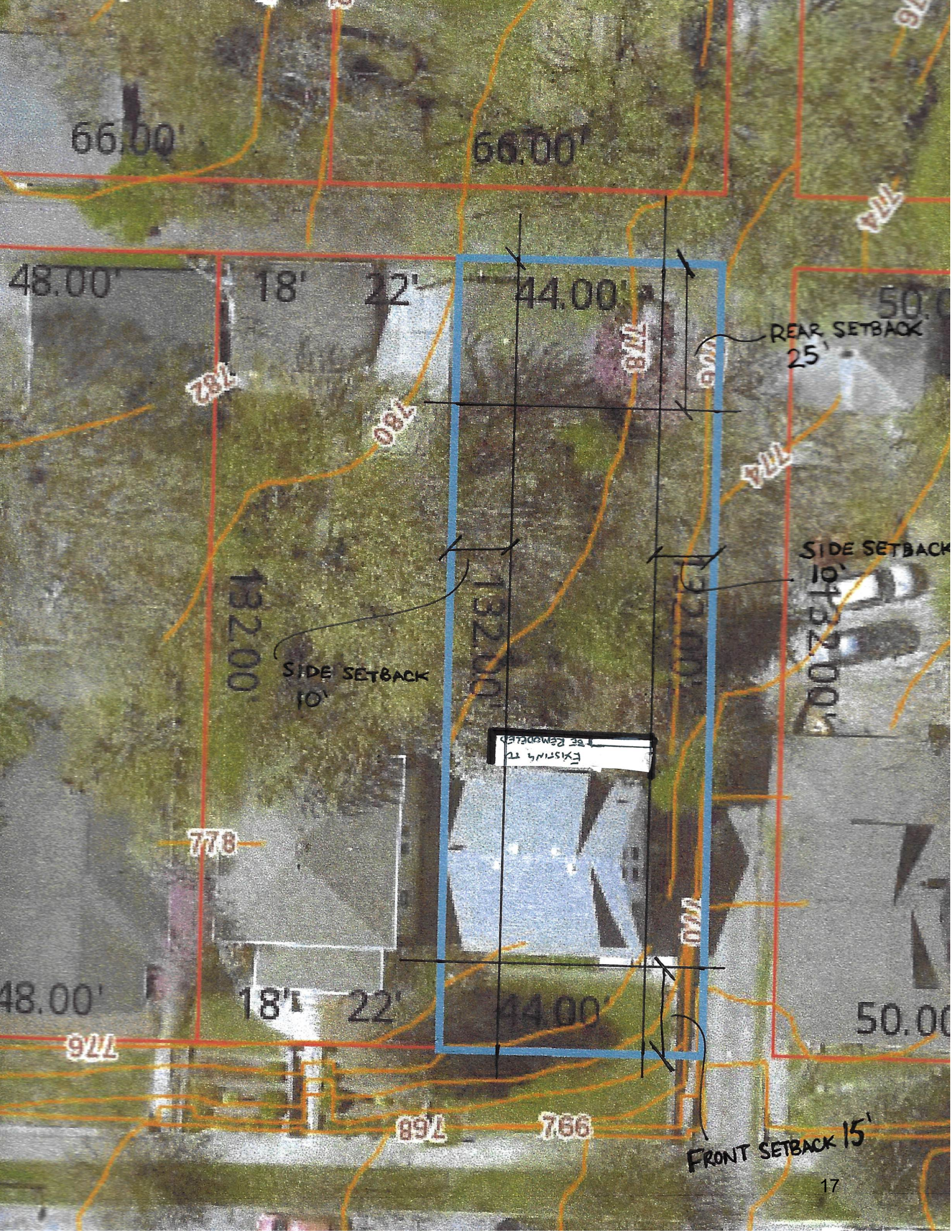
3. A description of the materials used.
Asphalt shingles to match existing roof
Fiber cement siding
Replace existing porch column with one that is more architecturally correct
Match windows to existing on house

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.



66.00'

66.00'

48.00'

18'

22'

44.00'

50.00'

REAR SETBACK
25'

784

780

778

778

SIDE SETBACK
10'

132.00'

SIDE SETBACK
10'

132.00'

132.00'

132.00'

EXISTING TO
BE REMODELED

778

48.00'

18'

22'

44.00'

50.00'

776

768

766

FRONT SETBACK
15'













COA: 21-40

Address: 520 W Kirkwood Ave.

STAFF RECOMMENDATIONS

Petitioner: Paul Pruitt

Parcel #: 53-05-32-413-027.000-005

Rating: CONTRIBUTING

Survey: L-plan cottage, c. 1895



Background: The property is located in the **Near West Side Conservation District**

Request: Replace existing aluminum siding with new 4” lap siding, windows with new, insulated double hung windows - locations, sizes, grill patterns, etc. to be maintained, replace existing entry doors.

Guidelines:

- A significant alteration or removal of a portion of a structure which, according to staff, jeopardizes the structure’s individual eligibility for listing in the National Register of Historic Places OR its status as a contributing structure in the local district. Such removals may include, but are not limited to, items such as removing front porches, altering the window shape and size on facades that are seen from the street, removing historic trim from the front facade, and removing original retaining walls and other hardscape features.

Staff Comments:

- The proposed replacements are in keeping with the conservation district guidelines as they maintain the proportions and appearance consistent with the existing materials and context of the neighborhood.

Staff recommends APPROVAL of COA 21-40

GUIDELINES FOR DEMOLITION

A Certificate of Appropriateness must be issued by the Bloomington Historic Preservation Commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building in the Near West Side Conservation District. This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition.

Definition: Demolition shall be defined as the complete or substantial removal of any historic structure which is located within a historic district. This specifically excludes partial demolition as defined by [Title 8 of the Bloomington Municipal Code “Historic Preservation and Protection.”](#)

SUBJECT TO REVIEW AND APPROVAL:

- Demolition of principal structures within the boundaries of the conservation district.
- Demolition of contributing accessory buildings.
- A significant alteration or removal of a portion of a structure which, according to staff, jeopardizes the structure's individual eligibility for listing in the National Register of Historic Places OR its status as a contributing structure in the local district. **Such removals may include, but are not limited to, items such as removing front porches, altering the window shape and size on facades that are seen from the street, removing historic trim from the front facade, and removing original retaining walls and other hardscape features.**

The following guidelines relate to the above actions and they are enforceable by the BHPC. These are the same guidelines as those for historic districts.

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The BHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.
2. The historic or architectural significance of the structure is such that, upon further consideration by the BHPC, it does not contribute to the historic character of the district.
3. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition. A finding that the structure or property cannot be adapted to the specific use the applicant has applied for may or may not be acceptable as a rationale to approve demolition.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 20-40

Date Filed: 8/12/2021

Scheduled for Hearing: 8/26/2021

Address of Historic Property: 520 W Kirkwood Ave

Petitioner's Name: Paul Pruitt

Petitioner's Address: 1202 E Sample Rd Bloomington, IN

Phone Number/e-mail: 317-796-1281 / paul@kpmhotelgroup.com

Owner's Name: Shank Development & Associates LLC

Owner's Address: 300 N Meridian Suite 1100, Indianapolis, IN

Phone Number/e-mail: Bill@billshank.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. 013-48430-00 Original Plat 145

2. A description of the nature of the proposed modifications or new construction:
Complete interior remodel of existing structure. Work to include upgraded electrical, plumbing, insulation, drywall, etc.

Exterior work to include: replace existing aluminum siding with new 4" lap siding; replace existing windows with new, insulated double hung windows - locations, sizes, grill patterns, etc. to be maintained; replace existing entry doors.

3. A description of the materials used.
Siding - LP Smartside Smooth Finish Lap and LP Smartside Smooth Finish Trim

Windows - Marvin Elevate Double Hung Windows

Doors - Therma-Tru Benchmark Fiberglass Halflite 2-Panel door

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.

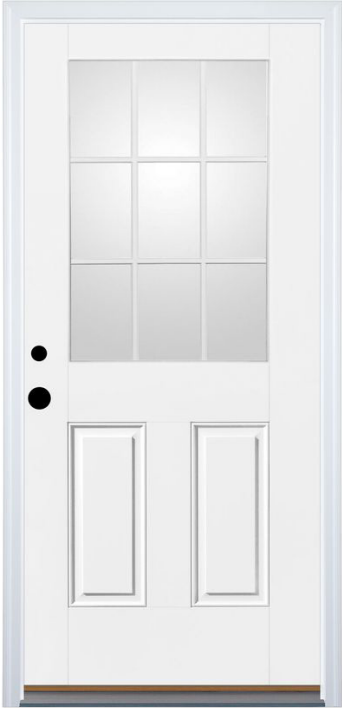








Window Sample



Doors Sample



NEW LP® SMARTSIDE® SMOOTH TRIM & SIDING

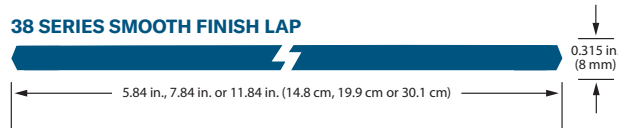
- Advanced Durability for Longer Lasting Beauty®
- Engineered wood strand technology
- Holds up in extreme weather including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty



LP® SmartSide® Smooth Trim & Siding is available in a wide variety of widths.



38 SERIES SMOOTH FINISH LAP



38 SERIES SMOOTH FINISH SOFFIT (CUT-TO-WIDTH)



440 SERIES SMOOTH FINISH TRIM



38 SERIES SMOOTH FINISH VERTICAL SIDING



540 SERIES SMOOTH FINISH TRIM



For product catalog & complete warranty details, visit LPCorp.com/SmartSide