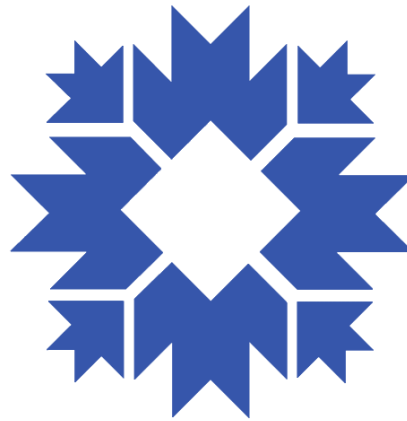


BHPC MEETING PACKET



Thursday October 28, 2021

5:00 p.m.

Prepared by HAND Staff

Zoom:

<https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

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**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday, October 28, 2021, 5:00 P.M.**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. October 14, 2021 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA 21-78

1208 E 1st St. (Elm Heights Historic District)
Petitioner: Heather Scherschel & Charles Morgan
Removal of dead tree and tree parts. See packet for more details.

B. COA 21-79

106 W 6th St. (Courthouse Square Historic District)
Petitioner: Bruce Norton
Temporary Sign and Awning. See packet for more details.

Commission Review

C. COA 21-70

1302 E 2nd St. (Elm Heights Historic District)
Petitioner: Noah Rogers
Roofed screened back deck. See packet for more details.

D. COA 21-72

106 W 6th St. (Courthouse Square Historic District)
Petitioner: Bruce Norton
Permanent Sign and Awning.

E. COA 21-73

410 E Saville Ave. (Matlock Heights Historic District)
Petitioner: Michael E. Fierst
Adding skylights. See packet for details.

F. COA 21-74

616 S Woodlawn Ave. (Elm Heights Historic District)
Petitioner: Joan White
Lifting carport roof.

G. COA 21-75

411 E Saville Ave. (Matlock Heights Historic District)
Petitioner: Cindy Thrasher
Demolishing chimney.

H. COA 21-76

2300 N Martha St. (Matlock Heights Historic District)
Petitioner: Katherine and Eric McIntosh
Above Ground Swimming Pool with surrounding wood deck and fence.

- I. **COA 21-77**
619 W Smith Ave. (Greater Prospect Hill Historic District)
Petitioner: Steve Wyatt
Reopening the front porch. See packet for details.
- X0 DEMOLITION DELAY**
- XI0 NEW BUSINESS**

C0 Changing the next Historic Preservation Commission meeting date from Thursday,"
November 11, 2021 to Thursday, November 18, 2021
- XII0 OLD BUSINESS**

C0 Update on EQC"21-58 608 W 3rd St (Paris Dunning House) – Roof tile
replacement
D0 Update on EQC"21-52 601 W 4th St. – Replacing back deck
E0 Update on Demolition Delay 518 E 2nd St.
F0 Update on James Faris House local Historic District nomination.
- XIII0 COMMISSIONER COMMENTS**
- KZ0 PUBLIC COMMENTS**
- Z0 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 November 18, 2021 at 5:00 P.M. and will be a teleconference via Zoom.
Posted: 10/21/2021*

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday October 14, 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:

Lee Sandwiess
Chris Sturbaum (Entered meeting @ 5:04 p.m.)
Sam DeSollar
John Saunders
Matt Seddon
Reynard Cross
Doug Bruce
Jeff Goldin

Advisory Members Present:

Duncan Campbell
Jenny Southern

Staff Present:

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

Guests Present:

CATS
Barre Klapper
Paul Pruitt
Julia Dotson
Jim Rosenbarger
Paul & Elizabeth Ash
Peter Dorfman
Wayne & Dee Dee
Lyndsi Thompson
Jenny Stephens
Karen Duffy
Bob Shaw
Terry Bradbury
Noah Rogers
Ann Connors
Marti Crouch
Janice Sorby

Katherin Pastel
Jean Graham
John Wiebke
Ingrid Wiebke
Phil Worthington
Daniel & Whitney Sullivan
Charles Morgan
Greg Crohn
Lisa Freeman
Richard Lewis
Bill Baus
William Bianco
Thomas Gallagher

III. APPROVAL OF MINUTES

A. September 23, 2021 Minutes

Sam DeSollar had two corrections from the **September 23, 2021 Minutes**:

1) **COA 21-51: Sam DeSollar** stated that a rail may not be required by code and if so, the **Petitioner** does not need to return.

COA 21-59: Sam DeSollar voted to **Abstain** not to **Approve**.

Sam DeSollar made a motion to approve **September 23, 2021 Minutes** with the two corrections.

Doug Bruce seconded.

Motion Carries: 7 Yes (Sandwiess, Sturbaum, Bruce, DeSollar, Seddon, Cross, Goldin), 0 No, 1 Abstain (Saunders)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA 21-63

Showers Building (Showers Brothers Historic District)

Petitioner: Greg Crohn, Facilities Manager, Monroe County Board of Commissioners

Add flashing where it is missing

Gloria Colom gave presentation. See packet for details.

Commission Review

A. COA 21-62

916 S Morton St. (McDoel Gardens Historic District)

Petitioner: Barre Klapper, Springpoint Architects

Add garage and connector, modify mudroom roof, replace aluminum siding with lapsiding

Gloria Colom gave presentation. See packet for details.

Barre Klapper gave details about the project. **Sam DeSollar** asked what portion of the application will require a variance. **Barre Klapper** stated that it was for a 5 foot rear yard set-back variance because of the current zoning.

Duncan Campbell asked how the percentage for additions work, and if it is accumulative or if the next addition is started over. **Barre Klapper** explained in more detail. See packet for details.

Chris Sturbaum asked about the dimensions of the lap siding. **Elizabeth Ash** from the **Neighborhood Association** stated that the **Poole's** came to the neighborhood meeting to explain what they were wanting to do, and explained the issue of the variance. **Elizabeth Ash** stated that what they were going to do to the rear of the structure. All of the materials were appropriate, so the neighborhood put it up to a vote and it was approved 100 percent. It helped that the owners were there to explain what was being done and they explained the variance as well.

Lee Sanwiess commented that it looks great. **John Saunders** commented that it will make a nice addition to the area. **Doug Bruce** commented that it was fine. **Sam DeSollar** commented that he would support this and the variance application. **Matt Seddon** commented that he thought it was well done and would support it. **Jenny Southern** commented that it would be nice to send a note to the **BZA**. **Chris Sturbaum** commented that he supports it and the variance.

Chris Sturbaum made a motion to approve **COA 21-62**. **Note:** The **Commission** strongly supports the variance for this project.

Sam DeSollar seconded.

Motion Carries: 8 Yes (Sandwiess, Strubbaum, Saunders, Bruce, DeSollar, Seddon, Cross, Goldin), 0 No, 0 Abstain.

B. COA 21-61

208 E 16th St. (Garden Hills Historic District)

Petitioner: Lisa Freeman

Renovate front porch and entryway, add retaining wall and 6 diagonal parking spaces, replace windows, siding, eliminate existing sidewalk in yard

Gloria Colom gave presentation. See packet for details.

Lisa Freeman showed a rendering of the structure and explained more details of the project. **Noah Rogers** stated that they had reached out to the **City Planning Department** about the parking situation, but had not gotten a response as of yet.

John Saunders asked the **Petitioner** what zone the property was in. **Lisa Freeman** replied that it was Mixed Use Student Housing. **Duncan Campbell** stated that he didn't see any detail specification about any of the materials for this building. Normally with this kind of makeover we want to know what kind of windows, doors and siding are being used. **Lisa Freeman** stated that they did put that information in the packet and gave details about the materials being used. See packet for details.

Jenny Southern stated that she was really bothered by this project, and that for what they plan on doing to the house, that they might as well tear it down and start over. There is nothing there that looks like the original house. **Lisa Freeman** stated that there had been a couple of additions over the years and that there wasn't any historical significance and described other alterations made to the house. More discussion ensued about the parking situation and the reason for a second story to the house. **Chris Sturbaum** asked if this was the best they could do for the front porch, and asked about the wall facing the street. **Chris Sturbaum** stated that the front porch had no detail what so ever. **Chris Sturbaum** asked if they could hear public comments before moving on.

Kerry Slough speaking for the **Garden Hill Neighborhood Association Subcommittee** has reviewed this application for a **COA**. We are pressed to find merit in this proposal. They are sure that this project would put the contributing structure to non-contributing. We cannot afford to lose another contributing house after what happened to us last year with the house that was developed without permits and was allowed to stand.

Kerry Slough stated that she was in agreement with **Chris Sturbaum** about the porch. There is no president for a parking lot in front of a residence in **Garden Hill** anywhere. We believe our guidelines are clear on line of sight and neighborhood character issues, and we hope you will reject this proposal in its entirety. **Julia Dotson** stated that she lives one street over on **15th Street**, and I am wondering about the height of the building and how that looks to the buildings on either side and around. I am wondering if there is a possibility of seeing a picture of that. **Ann Connors** asked if creating a parking lot off of an alley approved zoning and can any alleyway become a multiple car parking lot. **Keegan Gulick** replied that a public alley cannot be used for parking. You can have a driveway come off of an alleyway, but you cannot obstruct the right of way. **Chris Sturbaum** asked if what the **Petitioner** was showing for a parking lot will be legal. **Keegan Gulick** stated that he would recommend sending the plans to **City Planning Department**. **Noah Rogers** stated that they had done that.

Lee Sandwiess stated that she cannot support this. **John Saunders** stated that he would deny this request. **Doug Bruce** stated that he was still on the fence about this project and explained why. **Sam DeSollar** stated that this proposal was very clear and thanked the **Petitioner** for the clarification. **Sam DeSollar** stated that he found it very clear that a lot of what they are doing is in direct contravention to both the letter and the spirit of the design guidelines, and given that the **Neighborhood** has voiced serious opposition to this, I will not support this. **Matt Seddon** agreed with what **Sam DeSollar** stated about the Design Guidelines and I also would not want to override the **Neighborhood Associations** impassioned argument, which I thought was valid, so I would not support this. **Reynard Cross** stated that as things stand now he could not support this application. **Duncan Campbell** commented that he thought this was a compatibility issue. More discussion ensued. See packet for details. **Jenny Southern** commented that this just doesn't seem like the right thing to do. **Chris Sturbaum** commented that this was a direct conflict of needs and wants, and objectives. More discussion ensued.

John Saunders made a motion to Deny COA 21-61.

Matt Seddon seconded.

Motion Carries: 8 Yes (Sandwiess, Sturbaum, Saunders, Bruce DeSollar, Seddon, Cross, Goldin), 0 No, 0 Abstain.

C. COA 21-64

1302 E 2nd St. (Elm Heights Historic District)

Petitioner: John Weibke

New Fence

Gloria Colom gave presentation. See packet for details.

John Weibke stated that the other option was a rod iron fence, and that he is trying to get the same look and feel of the other homes in the neighborhood. He would rather use aluminum if it is approved. **Doug Bruce** asked if this meets the materials that are allowed by **City Planning Department**. **Jenny Southern** asked where the fence would go because there is a large tree approximately where the fence is going. **John Weibke** stated that the fence would be between the tree and the street. More discussion ensued about the type of metal that could be used according to the design guidelines. **Jeff Goldin** asked if there was any feedback from the **Neighborhood Association**. **Jenny Southern** stated that she was on the commission, and did not think there would be a problem with aluminum, but that they would not want spikes on top of the fencing because of deer.

John Saunders commented that he was fine with either product. **Doug Bruce** commented that he does not have a problem with aluminum either. **Sam DeSollar** commented that he does not have a problem with the aluminum, wood or rod iron. **Duncan Campbell** commented that he actually preferred the metal fence. **Chris Sturbaum** agreed that the metal fence would look more appropriate. **Jeff Goldin** also agreed.

Sam DeSollar made a motion to approve **COA 21-24** with either metal or wood or even cast iron with a preference to either of the two metals. **Chris Sturbaum** asked to amend the motion by not preferring the wood.

John Saunders seconded.

Motion Carries: 8 Yes (Sandwiess, Sturbaum, Saunders, Bruce, DeSollar, Seddon, Cross, Goldin), 0 No, 0 Abstain.

D. COA 21-65

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

Petitioner: Paul Pruitt

Shed Demolition and new construction

Gloria Colom gave presentation. See packet for details.

Paul Pruitt stated that he would be interested to hear what the **City Planning Department** comments are regarding parking. **Doug Bruce** stated that this was his Client and that he would make some comments and then leave the meeting before other comments are made. **Doug Bruce** gave presentation. See packet for details.

Sam DeSollar stated that he would like to hear what the **Planning Department** has to say about the parking situation. **Keegan Gulick** stated that the issue is how they define the use, so if we consider this to be a 4-plex because it is four units on a lot, it will have to have a pitched roof per the architectural requirements of the **UDO**. If we consider it to be multi-family then it can have a flat roof but it will need more parking for the parking requirements for the multi-family in the **UDO**. **Jeff Goldin**

stated that this project will change depending on what the **Planning Department** decides. **Chris Sturbaum** suggested that that go through the process before tabling.

Jenny Southern asked if the property line could be moved towards the store. **Keegan Gulick** said that it would take a lot line adjustment. Both of the lots would have to meet code. **Chris Sturbaum** asked what the process was with communicating with the **Neighborhood Design Committee** and if there was a meeting with the neighborhood what the thinking was. **Paul Pruitt** stated that he sent

the packet to the Neighborhood Association on two occasions and did not hear back.

Peter Dorfman stated that he was the **President of the Neighborhood Association**.

Peter Dorfman explained the communication that the committee has had with **Paul Pruitt** and **Gloria Colom**. **Peter Dorfman** said that he told **Gloria Colom** that the application was in material conflict with our guidelines. **Gloria Colom** stated that the application had not been submitted yet. **Peter Dorfman** contacted **Paul Pruitt** and gave him his impressions of the project. **Peter Dorfman** stated that he did not see this new application until **October 7, 2021**. On **October 8, 2021** the **Design Review Committee** met, and on **October 9, 2021** they drafted a memo which is a part of this packet tonight. Pages 68 & 68. More discussion ensued about the **Design Guidelines** by **Peter Dorfman**. See packet for details. **Bill Baus** stated that he is also on the **Design Review Committee**, and that this building does not meet any of the guidelines for the **Near West Side Historic District**. **Bill Baus** stated that these are not townhouses that are being proposed, that it is clearly an apartment building. The Neighborhood committee very unanimously opposes this project. More discussion ensued. See packet for details.

Jenny Stephens stated that she was also on the **Design Review Committee** and I wanted to make it known how many of us felt strongly enough about this to come to the meeting. **Ann Connors** stated that this building did not fit in with their neighborhood and the parking has not been addressed yet.

Jeff Goldin asked **Doug Bruce** to step out of the meeting.

John Saunders commented that he was not supportive of this project. **Sam DeSollar** commented that he will not have any comments until they hear back from planning. **Matt Seddon** commented that he agreed with the **Neighborhood Association** and the **Design Review Committee** that this does not meet the guidelines and I would not support it. **Duncan Campbell** commented that he supports the **Design Committee** as well. **Chris Sturbaum** said that he thought giving this more time was good. **Jeff Goldin** agreed with **Sam DeSollars** comment.

Jeff Goldin made a motion to Deny **COA 21-65**.

John Saunders seconded.

Motion Carries: 7 Yes (Sandwiess, Sturbaum, Saunders, DeSollar, Seddon, Cross, Goldin), 0 No, 0 Abstain.

E. COA 21-66

1017 W Howe St. (Greater Prospect Hill Historic District)

Petitioner: Daniel and Whitney Sullivan

House restoration

Daniel Sullivan stated that they were just hoping to restore the house as closely as they can. **Chris Sturbaum** asked if they could have staff review on porch designs.

Jeff Goldin stated that it could be made part of the motion.

Lee Sandwiess commented that she could support this. **John Saunders** commented that he thought this was a great thing. **Doug Bruce** commented that this was fine and glad to see it go back to the more historic pattern. **Sam DeSollar** commented that he would support this. **Matt Seddon** commented that he could support this. **Duncan Campbell** commented that he thought the intention is the right one. **Jenny Southern** commented that when pulling off the siding, if the **Petitioners** found any indications of designs, it would be nice if they would come forward to staff. **Chris Sturbaum** commented that this is exactly what they want to see happen.

Richard Lewis stated that he was a resident of **Prospect Hill** and a member of the **Greater Prospect Hill Historic Design Review Committee**. **Richard Lewis** stated that at least three of the committee members have approved of this. More discussion ensued. See packet for details. **John Hewett** stated that he is the **Program Manager** that is dealing with this project through our **HUD** funded programs. In this particular case, the **Historic Preservation Program Manager** has helped me to understand more of what I need to provide. I'm not as versed in what needs to be provided for these reviews, so I am willing to come back with anything, or any information you need concerning what has to be provided for the design review. **Jeff Goldin** stated that he is also a member of the **Prospect Hill Review Committee**, and I am okay with maybe requiring some other things. I think that can be handled at **Gloria's** level.

Matt Seddon made a motion to approve **COA 21-66** as is.

John Saunders seconded.

Motion Carries: 7 Yes (Sandwiess, Saunders, Bruce, DeSollar, Seddon, Cross, Goldin), 1 No (Sturbaum), 0 Abstain.

B. COA 21-67

807 S Roger St. (McDoel Historic District)
Petitioner: Terry Bradbury
Restoration of the historic gas station

Gloria Colom gave presentation. See packet for details.

Terry Bradbury stated that this is a three interlocking pieces to this project, and this is the most straight forward part. **Terry Bradbury** gave more details about the gas station renovation. **Sam DeSollar** asked if the **Petitioner** could remind him of what the wall materials are for the connector between the existing gas station and the addition to the rear. **Terry Bradbury** stated that it would probably be storefront type material or at least that sort of expression or glass of some nature. **Sam DeSollar** asked if they are proposing store front. **Bob Shaw** stated the glass was so the tenant could display wares, but it would only be seen from the north and south perspective. **Jenny Southern** asked what the **Petitioner** was planning for the front of the building. **Bob Shaw** said that he will leave the concrete slab and would like to be able to put gas pumps back up. **Elizabeth Ash** spoke for the **Neighborhood Association** about this project and also announced that as of **July 14, 2021**, **McDoel Gardens** is a **National Registered Historic District**, which means commercial or residential additions, renovations, of existing historic structures; 20 percent of those costs are tax deductible on your Federal Tax Returns. **Elizabeth Ash** stated that they approved this project. **Janice Sorby** asked what the facade would look like on the new addition, how big is the addition in relation to the historic gas station and also had questions about the existing windows. **Terry Bradbury** addressed these questions. See packet for details.

Doug Bruce commented that he was glad to see that somebody actually owned this property and is going to do something with it. **Sam DeSollar** commented that he too was glad to see something happening with this property, but he was concerned about things changing on the project without it being brought to the commission. **Matt Seddon** commented that he loved the spirit of this, and the building, but it should be specific with the drawings. **Duncan Campbell** agreed and stated that this project wasn't ready to approve. **Jenny Southern** agreed with the other **Commissioners**. **Chris Sturbaum** commented that he loved the project.

Matt Seddon made a motion to **Deny COA 21-67** with the expectation that they will look favorably upon a resubmission with all of the details.

Sam DeSollar seconded.

Motion Carries: 7 Yes (Sandwiess, Sturbaum, Saunders, Bruce, DeSollar, Seddon, Cross), 1 No (Goldin), 0 Abstain.

C. COA 21-68

805 S Roger St. (McDoel Historic District)
Petitioner: Terry Bradbury
Full Demolition

Gloria Colom gave presentation. See packet for details.

Terry Bradbury stated that they will probably want to table this, because he thought that he may have misunderstood what was said at the last meeting. **Terry Bradbury** explained the issues with trying to use this building as a mixed use structure, or trying to renovate it. See packet for details.

Duncan Campbell asked about the complication that was mentioned with coding and permitting, and asked if they will have to go to the State anyway. **Terry Bradbury** stated that they will not because it is a townhouse which fall under one and two family code. **Duncan Campbell** asked if they would have to gut the whole building in order to save it. **Terry Bradbury** stated that is exactly what you would have to do. **Bob Shaw** explained in more detail that current shape of what the building was in. More discussion ensued about whether to save the building and remodel or to build a new structure. See packet for details. **Elizabeth Ash** stated that she would love for the **Neighborhood Association** and **Historic Commission** to be able to visit the building, and stated that it should not be demolished.

John Saunders commented that the **Petitioner** should save as much of the structure as they could. **Doug Bruce** agreed with the **Petitioner** on the condition of the building and that the columns and the porch were the most recognizable things on this building. **Sam DeSollar** commented that he thought a walk through would be helpful, but he also thinks that a structural engineer should take a look at this structure. **Matt Seddon** commented that he thought they should move to deny and have more discussion because he hears good intentions for this structure. **Reynard Cross** commented that they should take a second look at this and take a site visit.

Duncan Campbell commented that he thought there was a lot of choices to explore with this structure, and a site visit might help. **Jenny Southern** agreed. **Chris Sturbaum** commented that there might be real significant problems with the rebuilding of this structure. We also have never explored keeping part of a building façade. **Jeff Goldin** commented that he also has mixed feeling about this, and thinks that a site visit is in order.

Matt Seddon made a motion to **Deny COA 21-68** with the understanding that there will be a site visit and a structural inspection, and additional conversations.

Sam DeSollar seconded.

Motion Carries: 8 Yes (Sandwiess, Sturbaum, Saunders, Bruce, DeSollar, Seddon, Cross, Goldin), 0 No, 0 Abstain.

D. COA 21-69

805 S Roger St. (McDoel Historic District)
Petitioner: Terry Bradbury
New Construction of a multi-family structure

This COA has been withdrawn.

E. COA 21-70

1302 E 2nd St. (Elm Heights Historic District)
Petitioner: Noah Rogers
Roofed screened back deck

Gloria Colom gave presentation. See packet for details.

Noah Rogers gave more details about the materials used and design of the screened porch.

Doug Bruce asked if this would be screened and wood materials and if it would be painted. **Sam DeSollar** asked if they were cutting an opening in the nook to install a double French door and if they were cutting into the limestone. **Jenny Southern** asked what was being used for the foundation materials. **Noah Rogers** explained the materials used.

John Wiebke stated that this was going to be nothing other than a screened porch. **Chris Sturbaum** asked how they were going to put a door in without hitting the window beside it. **Doug Bruce** stated that they really like to see some drawings of how things are going to look, and they need to really see more details. **Sam DeSollar** stated that there are a bunch of things they could run into, and he didn't have enough information here to see what is being done. **Sam DeSollar** stated that they need a scaled drawing of measurements and materials being used. **Duncan Campbell** agreed with what **Sam DeSollar** and also stated that they need to have a record of it.

Sam DeSollar made a motion to **Table COA 21-70**.

Duncan Campbell seconded.

Motion Carries: 7 Yes (Sandwiess, Saunders, Bruce, DeSollar, Seddon, Cross, Goldin) 1 No (Sturbaum), 0 Abstain.

F. COA 21-71

1208 E 1st St. (Elm Heights Historic District)

Petitioner: James Rosenbarger

New porch

Gloria Colom gave presentation. See packet for details.

James Rosenbarger explained in more details the reason for the owners wanting to add the porch and the type of style that the house is, and the reasons for going to a more modern style porch. See packet for details.

Sam DeSollar asked which picture was the preferred version.

Lee Sandwiess commented that she thinks this is appropriate. The mid-century roof on this wonderful house, and will support this. **John Saunders** agreed. **Doug Bruce** commented that he thought this was a great sympathetic proposal. **Sam DeSollar** commented that he likes this better. **Matt Seddon** commented that it meets the guidelines and it is also attractive and creative. **Reynard Cross** commented that he liked it and has his vote. **Duncan Campbell** commented that it was very nice and was all for it. **Jenny Southern** commented that she was good with it. **Chris Sturbaum** commented that it kind of finishes the house. **Jeff Goldin** commented that he liked it and appreciated **Jim Rosenbarger's** drawings.

John Saunders made a motion to approve **COA 21-71**.

Matt Seddon seconded.

Motion Carries: 8 Yes (Sandwiess, Sturbaum, Saunders, Bruce, DeSollar, Seddon, Cross, Goldin) 0 No, 0 Abstain.

G. COA 21-72

106 W 6th St. (Courthouse Square Historic District)

Petitioner: Project Corporate

New Sign and Awning

Gloria Colom gave presentation. See packet for details.

The **Petitioner** was not present at the meeting.

Matt Seddon made a motion to **Continue COA 21-72**.

Sam DeSollar seconded.

Motion Carries: 8 Yes (Sandwiess, Sturbaum, Saunders, Bruce, DeSollar, Seddon, Cross, Godin) 0 No, 0 Abstain.

V. DEMOLITION DELAY

Commission Review

A. DD 21-15

518 E 2nd St (Notable)

Petitioner: Lyndsi Thompson, Chickering Rentals Llc

Full demolition of secondary structure (garage) on the lot.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked the **Petitioner** if she has had an engineer look at the garage. **Lyndsi Thompson** replied that she had not had an engineer look at the garage, but that they have a contractor that they use for these kind of jobs and she had him look at the garage and a roofer. **Sam DeSollar** stated that the description said repair, so what was their evaluation. **Lyndsi Thompson** stated that they were trying to be in compliance with **HAND**, and their evaluation would be a renovation. Basically redo the entire structure. **Lyndsi Thompson** gave details and stated that she does not think that they could get all of this done in time for compliance with **HAND**. They made the recommendation to apply for the Demo Delay. **Duncan Campbell** asked for clarification, about this starting with **HAND** because of disrepair. **Lyndsi Thompson** replied that this was correct and they are trying to be in compliance with **HAND** for their rental permit. More discussion ensued about compliance with **HAND**.

Jenny Southern asked if this was going to be replaced with another garage. **Lyndsi Thompson** stated that they would leave that up to the **Commission** and that they had thought about planting some trees there. **Chris Sturbaum** stated that they will not be able to build anything back there because of zoning setbacks. More discussion ensued about the value of these small garages like these, and the **Petitioners** issue with repairing this one because of the 30 day deadline.

John Saunders commented that if they were to sell this property that the new owners may want to have that garage, and suggested an extension instead. **Sam DeSollar** stated that he did not see this house being designated, but would encourage the **Petitioner** to apply for the extension of time. **Matt Seddon** commented that he would not worry about a small garage like this with nothing particularly special about it, and that he would support releasing the Demo Delay. **Reynard Cross** commented that he would support the Delay. **Duncan Campbell** commented that this was a 1920's one car garage that told the story of how people lived and how they use to drive. The garage is as significant as the house. **Duncan Campbell** commented that this seemed to be caught in an administrative glitch, and the Owner should try to get the extension with **HAND**.

More discussion ensued. See packet for details. **Jeff Goldin** asked **John Zody** if there were any other options for the **Petitioner**. **John Zody** stated that he concurred with **Daniel Dixon**. If the Rental Permit has expired there is the **Board of Housing Quality Appeals** that you would go to. More discussion ensued as to the other options available.

John Zody asked **Lyndsi Thompson** if the structure was unsafe. **Lyndsi Thompson** explained that the walls and frame of the garage would need repaired before they could re-roof. **John Zody** stated that they do have to be mindful if this structure is unsafe. **Sam DeSollar** commented that if it was unsafe, that would totally change the conversation. **John Zody** told **Lyndsi Thompson** that he recommended that she get ahold of **Mike Arnold** again, and **himself**.

No action was taken by the Commission. This COA has been tabled to the next meeting.

VI. NEW BUSINESS

- H.** Discussion of the Nomination for the James Faris House (2001 E Hillside Dr, Lot 8)

Gloria Colom gave presentation. See packet for details.

Duncan Campbell asked if the bolded criteria is going to be put in with the nomination, and would add **2A** and maybe **F. Jenny Southern** asked if there could be mention of the fence.

John Saunders made a motion to **designate the James Faris House as Historic.**

Chris Sturbaum seconded.

Motion Carries: 7 Yes (Sandwiess, Sturbaum, Saunders, DeSollar, Seddon, Cross, Goldin), 0 No, 0 Abstain.

Matt Seddon made a motion for **Interim Protection** for the **James Faris House.**

Sam DeSollar seconded

Motion Carries: 7 Yes (Sandwiess, Sturbaum, Saunders, DeSollar, Seddon, Cross, Goldin), 0 No, 0 Abstain.

- I.** Issues with historic sites and structures list and demolition delays

Gloria Colom had a brief discussion about possible Historic structures that have not been surveyed, and are contributing. The concern is that there might be structures that are not coming before the **Commission** and are going to Demo Delay. Discussion ensued. See packet for details.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

Duncan Campbell asked if there was any way to make the Agenda smaller.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **Jeff Goldin @ 9:24 p.m.**

END OF MINUTES

Video record of meeting available upon request.

COA: 21-78
STAFF APPROVAL

Address: 1208 E 1st St.

Petitioner: Heather Scherschel & Charles Morgan

Rating: CONTRIBUTING

Parcel #: 53-08-04-115-017.000-009

Survey: 1955, mid-century ranch



Background: Elm Heights Historic District

Request: Removal of a dead Sugar Maple tree and removal of two dead branches on a persimmon tree.

Guidelines: Elm Heights Historic District Guidelines (pg. 9)

- These guidelines for preservation, rehabilitation, restoration, and new construction in Elm Heights ensure that everyone's investment in the neighborhood is protected. Some minor reviews can be done at the staff level. These activities include tree removal, installation of storm windows, and placement of new mechanicals except for certain energy retrofits.

Staff APPROVES of COA 21-78:

- The tree and branches to be removed are dead and constituted a danger to both the safety of the residents as well as to the structure itself.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 21-78

Date Filed: 10/6/2021

Scheduled for Hearing: 10/28/2021

Address of Historic Property: 1208 E. 1st St.

Petitioner's Name: Heather Scherschel

Petitioner's Address: 1208 E. 1st. St

Phone Number/e-mail: hschersc@indiana.edu

Owner's Name: Heather Scherschel & Charles Morgan

Owner's Address: 1208 E. 1st St.

Phone Number/e-mail: 317-370-4727

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. 015-55220-00 OUTLOOK LOT 19, PT LOT A & VAC ALLEY

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

We propose to cut down our dead Sugar Maple, down to the stump, and to remove two dead limbs from our Persimmon Tree.

Both trees are in our backyard.

But our backyard extends to Wylie street, and the trees are visible from the sidewalk.

3. A description of the materials used.

Bluestone Tree services will use their tree-removal equipment to remove the tree and cut the two dead limbs.

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.

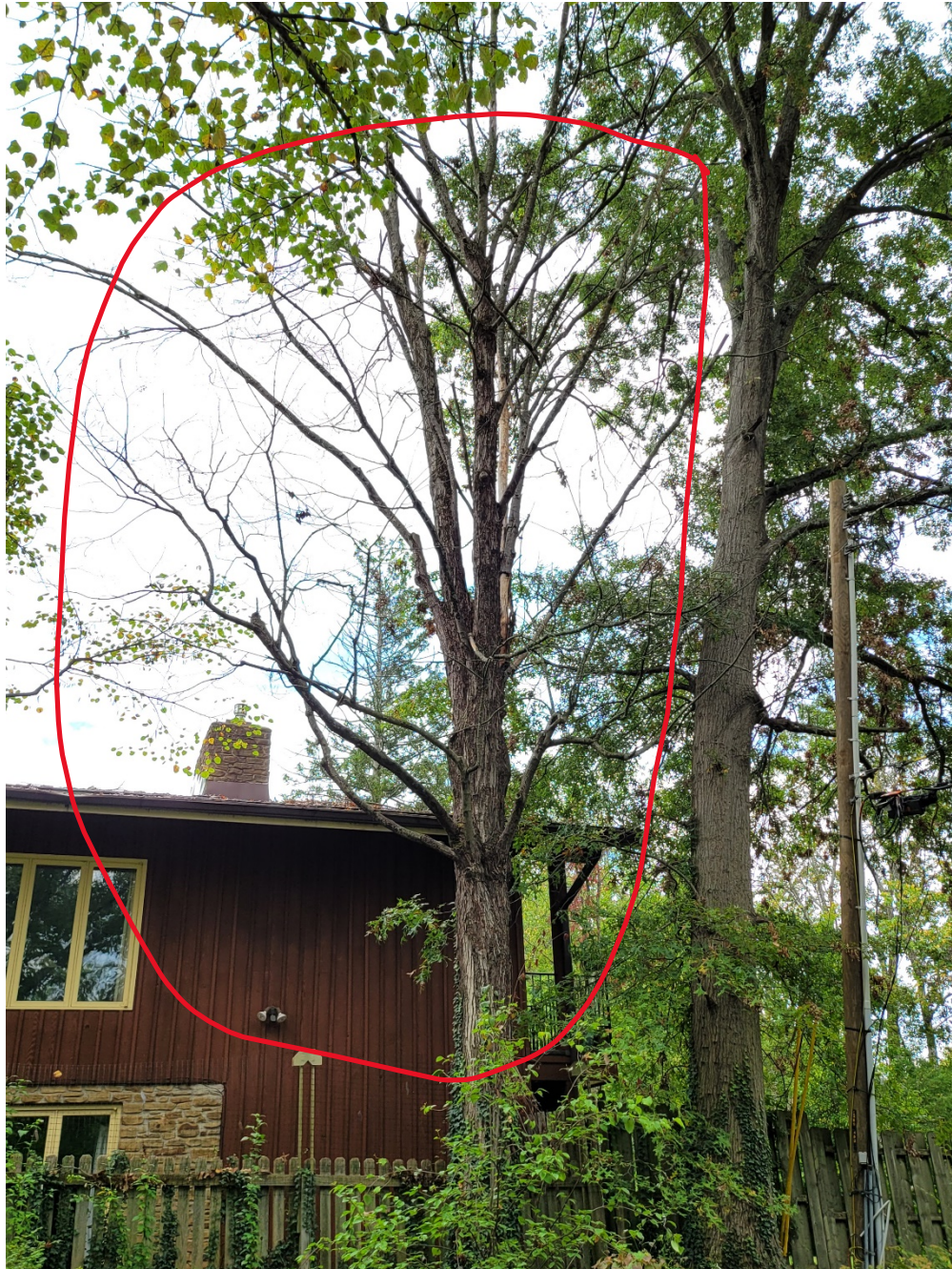
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

Scherschel – Tree Removal – 1208 E. 1st St

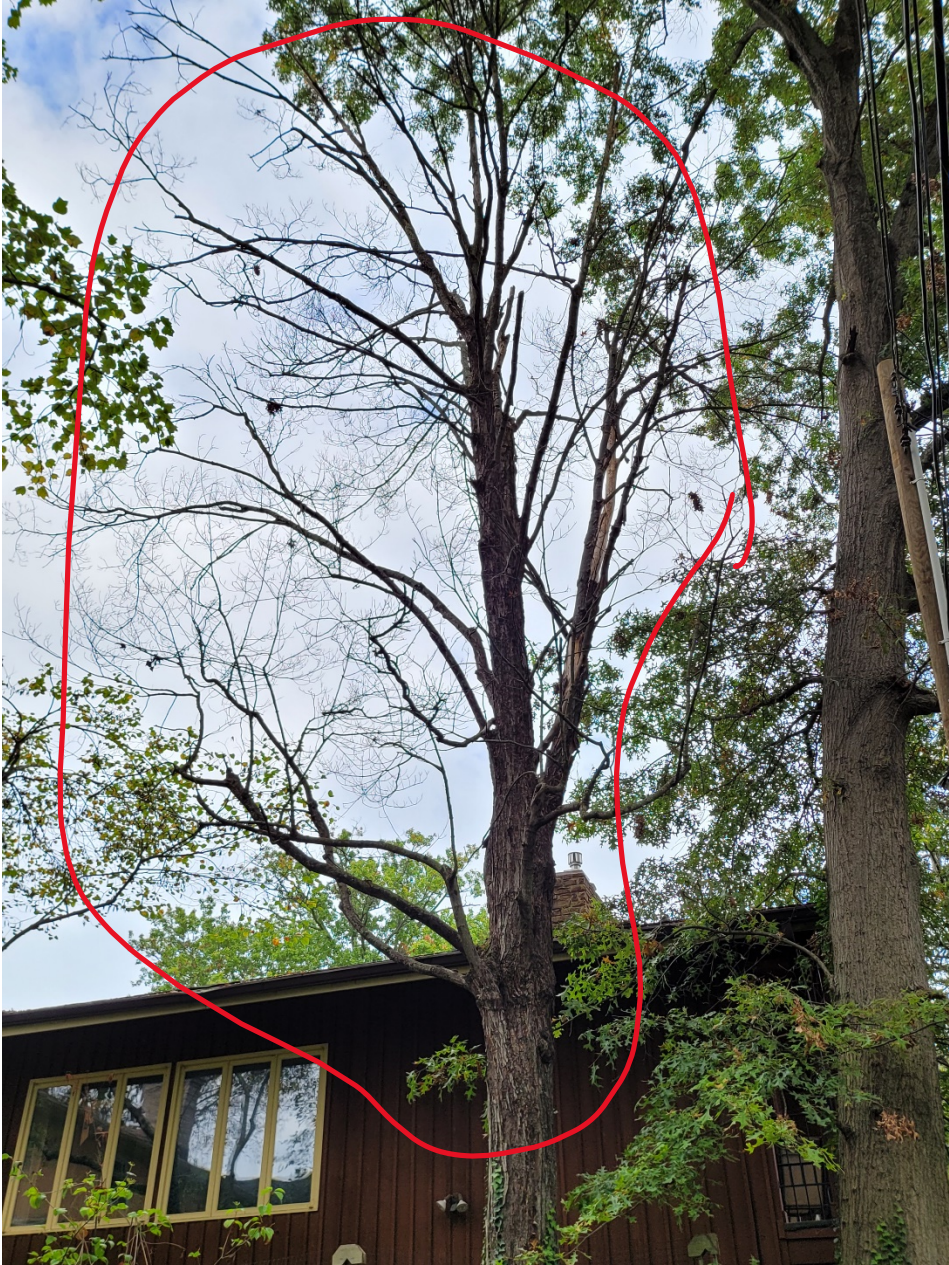
Sugar Maple Removal

Sugar Maple is dead, as can be seen by the photo. The tree is at the edge of our property line and in danger of falling onto our neighbor's home as well as the power line. We're hoping to get it removed ASAP.

Picture 1



Picture 2



Permission Tree Clean-Up

We plan on having two limbs removed from our Persimmon Trees. These limbs are also dead. If they fall, they could land on us in our backyard, as well as our neighbors who use the end of our backyard to access their land or pick flowers, seeds, etc.

Picture 1 – Limb 1



Picture 2 – Limb 2



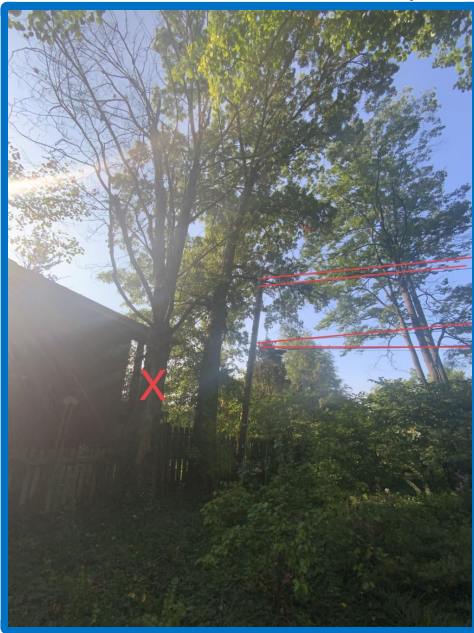
Sales Reps

Matt Baldwin

matt@bluestonetree.com

Photos

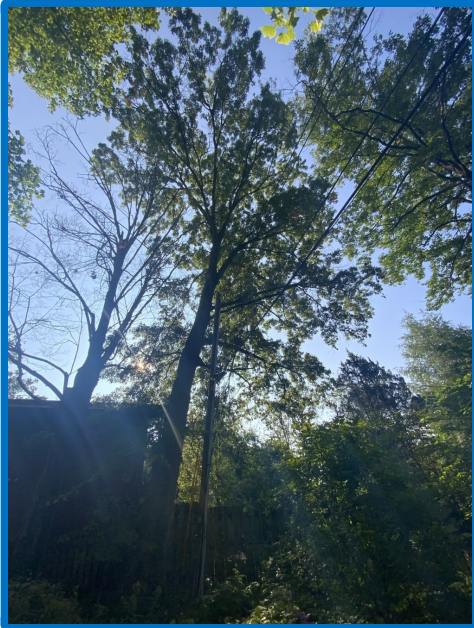
1) Tree Removal - With Cleanup



1) Tree Removal - With Cleanup



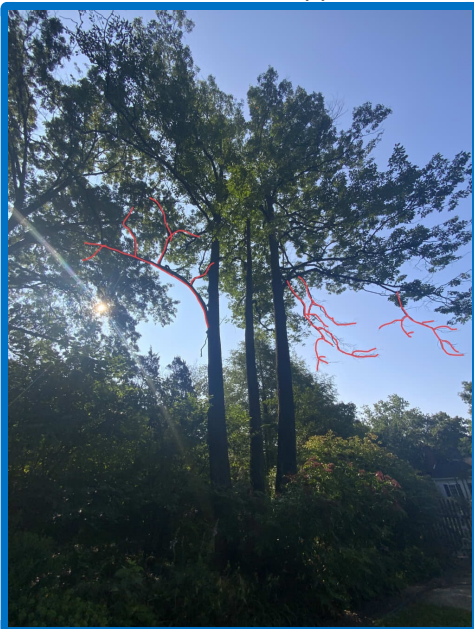
1) Tree Removal - With Cleanup

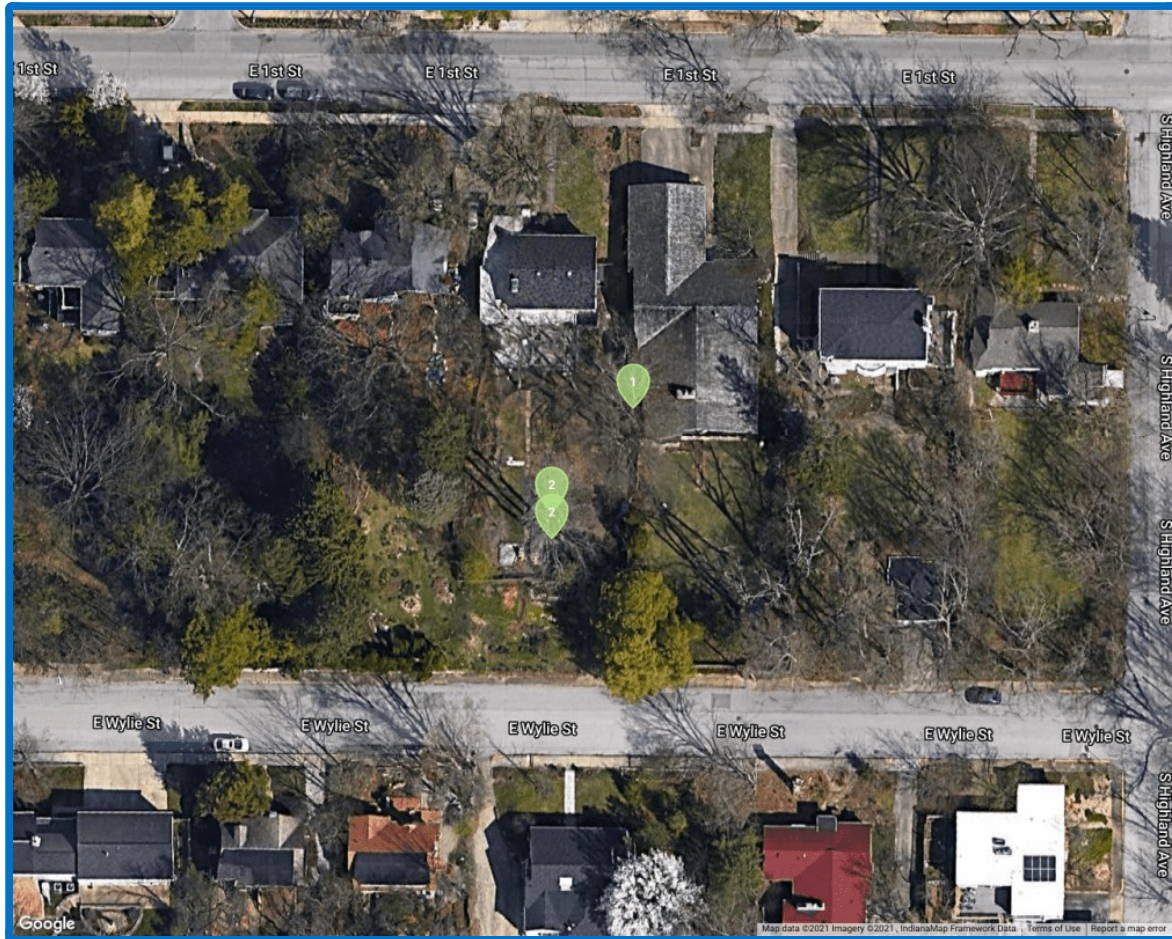


1) Tree Removal - With Cleanup



2) Clean Canopy





ID	DESCRIPTION	COLOR
1	Sugar maple	
2	Persimmon	
2	Persimmon	

COA: 21-79
STAFF APPROVAL

Address: 106 W 6th St.

Petitioner: Project Corporate

Parcel #: 53-05-33-310-145.000-005

Rating: NON-CONTRIBUTING

Survey: C. 1870/1950 Modernist



Background:

Request: Temporary Signage (2' X 8') for a period of 120 days

Guidelines: Courthouse Square Historic District Guidelines (pg. 14)

1. The scale and proportion of the existing building, including the recognition of the bay spacing of the upper stories, should be respected in the storefront.
2. The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.
3. The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper facade. Changes to the primary facade should maintain this separation and be made apparent.
4. The placement and architectural treatment of the front entrances shall differentiate the primary retail entrance from the secondary access to the upper floors.
5. The treatment of the secondary appointments such as graphics and awnings should be as simple as possible in order to avoid visual clutter to the building and its street-scape.

Staff APPROVES of COA 21-79:

The temporary sign will be replaced with a permanent sign once that is approved.



2' x 8' Banner

COA: 21- 70
STAFF RECOMMENDATIONS

Address: 1302 E 2nd St.

Petitioner: Noah Rogers

Parcel #: 53-08-03-208-054.000-009

Rating: CONTRIBUTING

Survey: C. 1940 Tudor Revival



Background: Elm Heights Historic District

Request: Construct a new screened and covered porch where the existing deck is located.

Guidelines: Elm Heights Historic District Guidelines (pg. 26)

“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.”

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

Staff recommends approval of COA 21-70:

- **The proposed covered porch is visible from the right of way, but it intends to match the house’s existing color scheme and most of the materials.**
- **Staff took additional information provided into consideration**

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 21-70 _____

Date Filed: _____ 9/28/2021 _____

Scheduled for Hearing: _____ 9/14/2021 _____

Address of Historic Property: 1302 East Second Street

Petitioner's Name: Noah Rogers

Petitioner's Address: 830 W 17th St, Bloomington, IN 47404

Phone Number/e-mail: 812-822-1135 / office@buildwithrogers.com

Owner's Name: John and Ingrid Wiebke

Owner's Address: 1302 East Second Street, Bloomington, IN 47401

Phone Number/e-mail: johnrwiebke@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. 015-21850-00 PARKVIEW LOT 1

2. A description of the nature of the proposed modifications or new construction:
Construct a new screened and covered porch where the existing deck is located. See attached plans and description for more details.

3. A description of the materials used.
A detailed material list is attached.

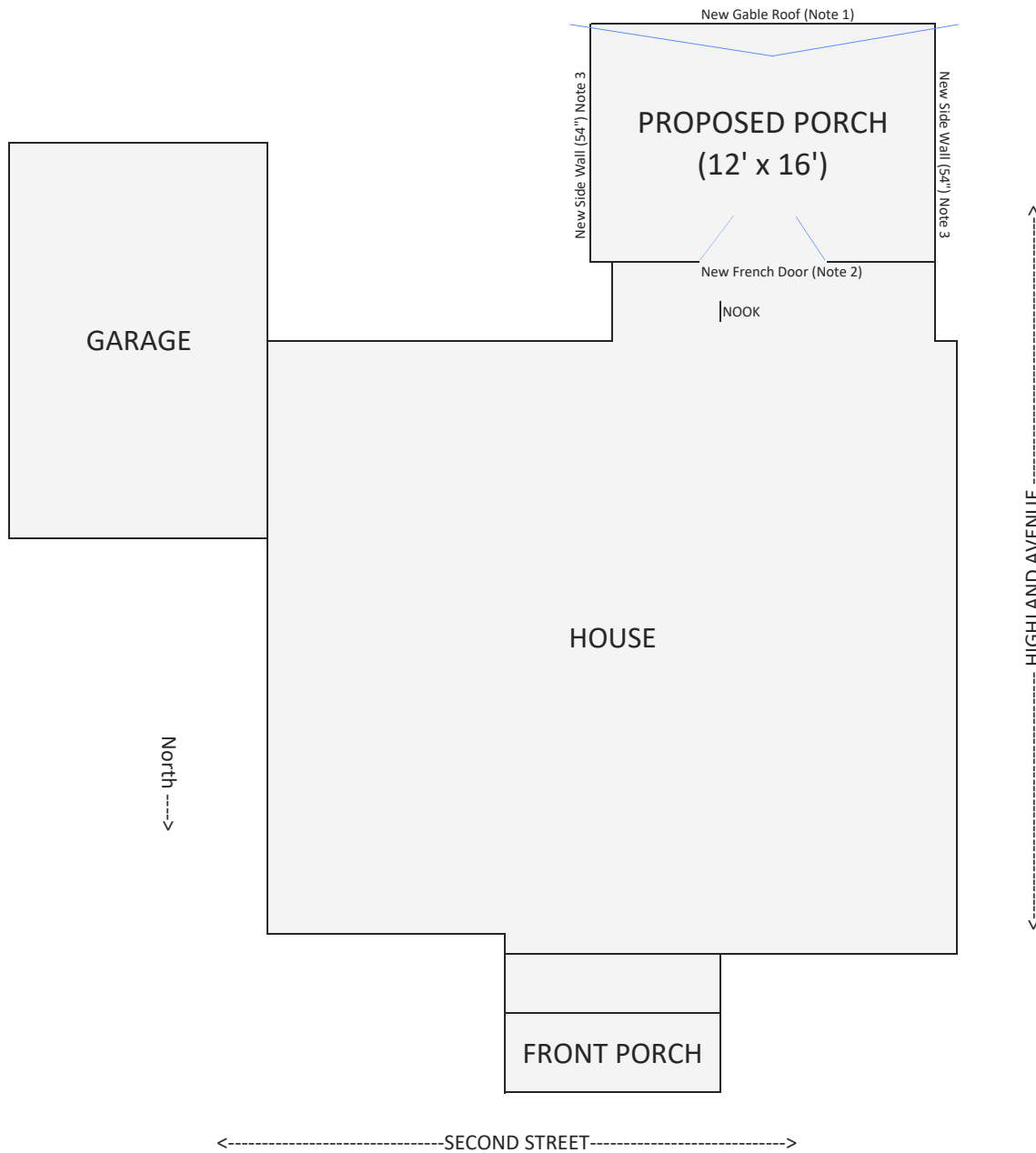
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate.

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.

PROPOSED FLOOR PLAN
 Wiebke
 1302 E Second Street

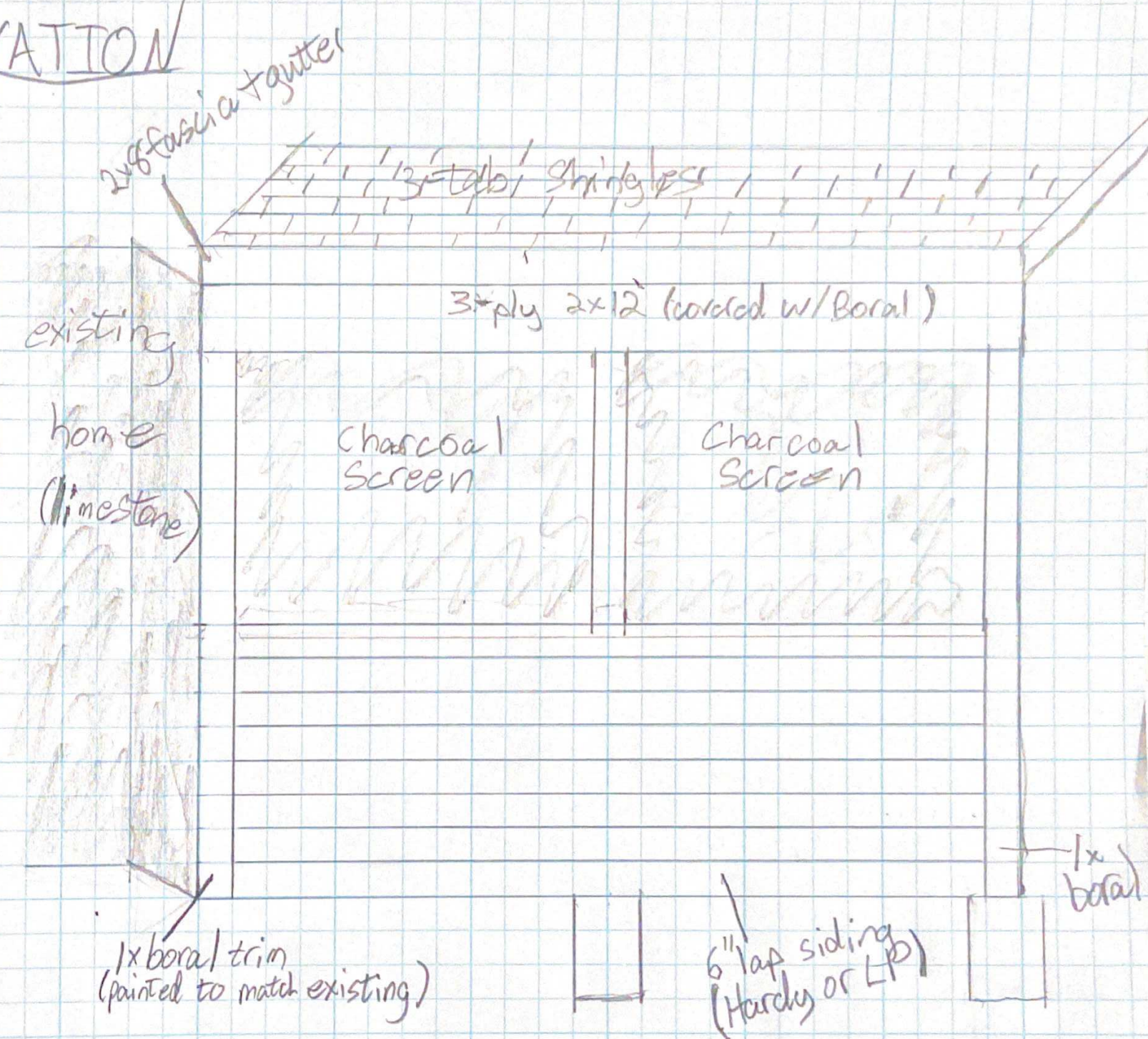


PROJECT SUMMARY:

- Note 1: We are using the existing deck footprint on which to build a new covered porch. The porch will be covered with a gable roof, with pitch, overhang, shingles, fascia and soffit to match existing house.
- Note 2: We are cutting an opening in the nook in order to install a 72" double french door. The door is a Pella fiberglass door with dark wood finish and full view glass.
- Note 3: The east and west walls (facing Highland Avenue) will be 54" high to provide some privacy. Above the wall will be open to the roof. The walls will be faced on the exterior with fiber cement siding with a color complimentary to the limestone exterior of the existing house. The south side of the porch will be open floor to ceiling.

WEST ELEVATION

Weibke Project





Scale

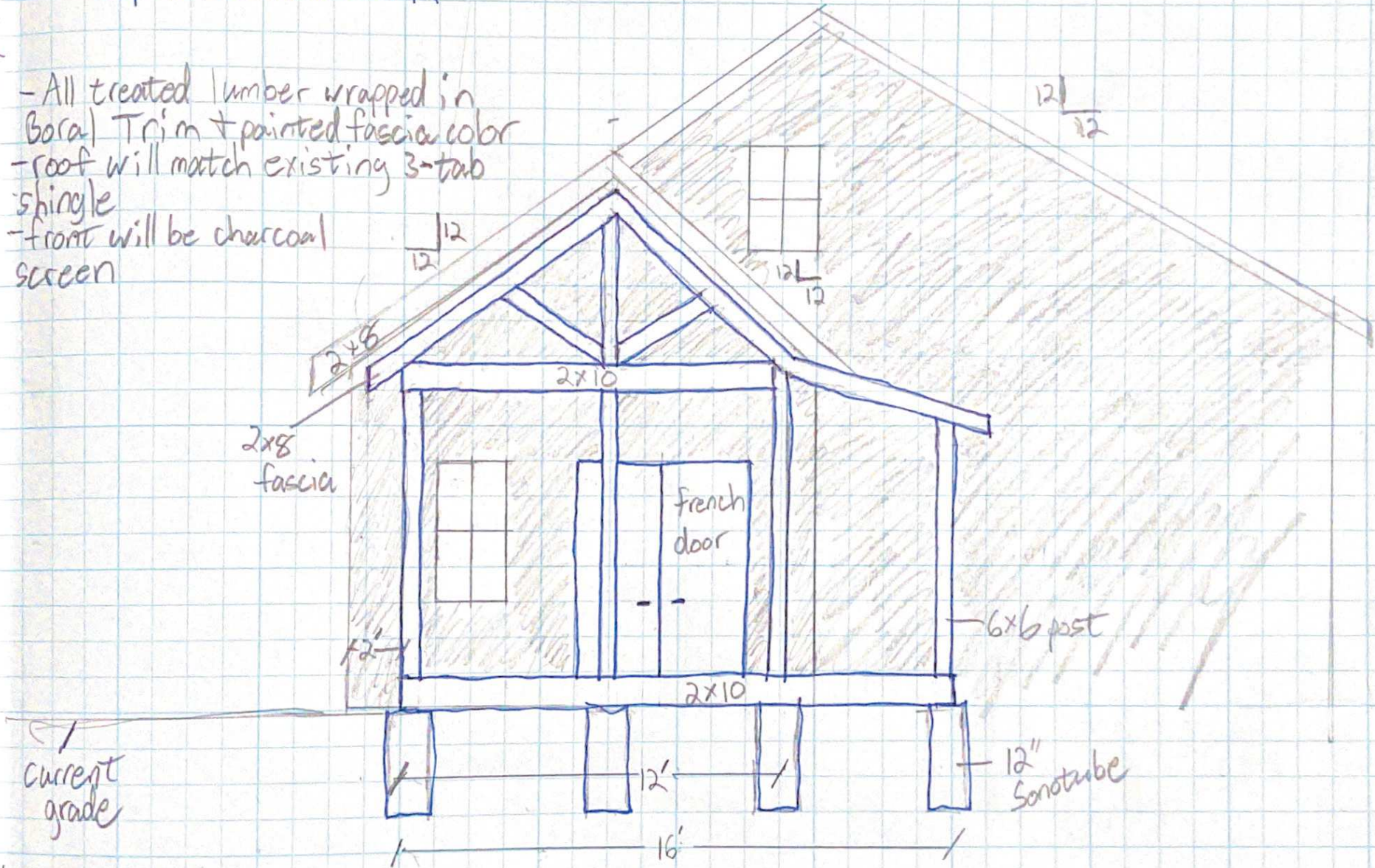


South Elevation Weirke Project

- 2x6 rafters
- finished bead board ceiling nailed to bottom side of rafters
- Dark gray trex decking

 - existing limestone
 represents new work

- All treated lumber wrapped in Boral Trim + painted fascia color
- roof will match existing 3-tab shingle
- front will be charcoal screen



 = 1'



Current deck



Sample screened porch

COA: 21-72

STAFF RECOMMENDATIONS

Address: 106 W 6th St.

Petitioner: Project Corporate

Parcel #: 53-05-33-310-145.000-005

Rating: NON-CONTRIBUTING

Survey: 1870/1950 Modernist



Background: Courthouse Square Historic District

Request: New sign and awning

Guidelines: Courthouse Square Historic District Guidelines (pg. 14)

1. The scale and proportion of the existing building, including the recognition of the bay spacing of the upper stories, should be respected in the storefront.
2. The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.
3. The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper facade. Changes to the primary facade should maintain this separation and be made apparent.
4. The placement and architectural treatment of the front entrances shall differentiate the primary retail entrance from the secondary access to the upper floors.
5. The treatment of the secondary appointments such as graphics and awnings should be as simple as possible in order to avoid visual clutter to the building and its streetscape.

Staff recommends approval of COA 21-72.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-72

Date Filed: 9/30/2021

Scheduled for Hearing: 10/14/2021

Address of Historic Property: 106W Sixth Street

Petitioner's Name: Project corporate

Petitioner's Address: 106 W sixth Street

Phone Number/e-mail: 812.345.5615

Owner's Name: Mike ross

Owner's Address: 106 w sixth street

Phone Number/e-mail: mross@projectcorporate.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. 33-t09n-r01w

2. A description of the nature of the proposed modifications or new construction:
new sign and awning. restuarant name is changing

3. A description of the materials used.
all aluminum channel letters with led lighting. awning is all welded aluminum frame and heavy duty vinyl covering

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.



**106 W 6th Street - 40 feet of frontage - Overall sign dimension is 46" x 185"
59.10 Square Feet**

"Che Bello" is a lighted channel letter sign. Tag line is cut out, painted aluminum

Awning is 40 feet wide, 6 feet of projection and 8 feet of clearance to the bottom.



COA: 21-73

STAFF RECOMMENDATIONS

Address: 410 E Saville Ave.

Petitioner: Michael E. Fierst

Parcel #: 53-05-28-203-007.000-005

Rating: NON-CONTRIBUTING

Survey: C. 1955, House: Minimal Ranch



Background: Matlock Heights Historic District

Request: Add 3 or 4 skylights as one unit and 2 to 4 light tubes on the north face of the roof.

Guidelines: Matlock Heights Historic District Guidelines

- The guidelines to not address alterations to the front facade of non-contributing buildings.

Staff recommends approval of COA 21-73:

- The proposed alteration constitutes of a visible alteration to the front facade.
- The property is classified as non-contributing, however, its size, setback, materials, and scale are compatible to the neighborhood's patterning.
- The proposed alteration does not affect the massing or scale of the structure.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 21-73 _____

Date Filed: _____ 10/5/2021 _____

Scheduled for Hearing: _____ 10/28/2021 _____

Address of Historic Property: 410 E Saville Ave

Petitioner's Name: Michael E Fierst

Petitioner's Address: 410 E Saville Ave

Phone Number/e-mail: 812-287-0671

Owner's Name: Michael E Fierst

Owner's Address: 410 E Saville Ave

Phone Number/e-mail: 812-287-0671

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. Lot 39 Matlock Heights a subdivision of part of the Northwest quarter of section 28

2. A description of the nature of the proposed modifications or new construction:
Add 3 or 4 skylights as one unit and 2 to 4 light tubes to the north face of the roof of 410 E Saville Ave

3. A description of the materials used.
PVelux or Pella skylights and tubes plus framing.

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.

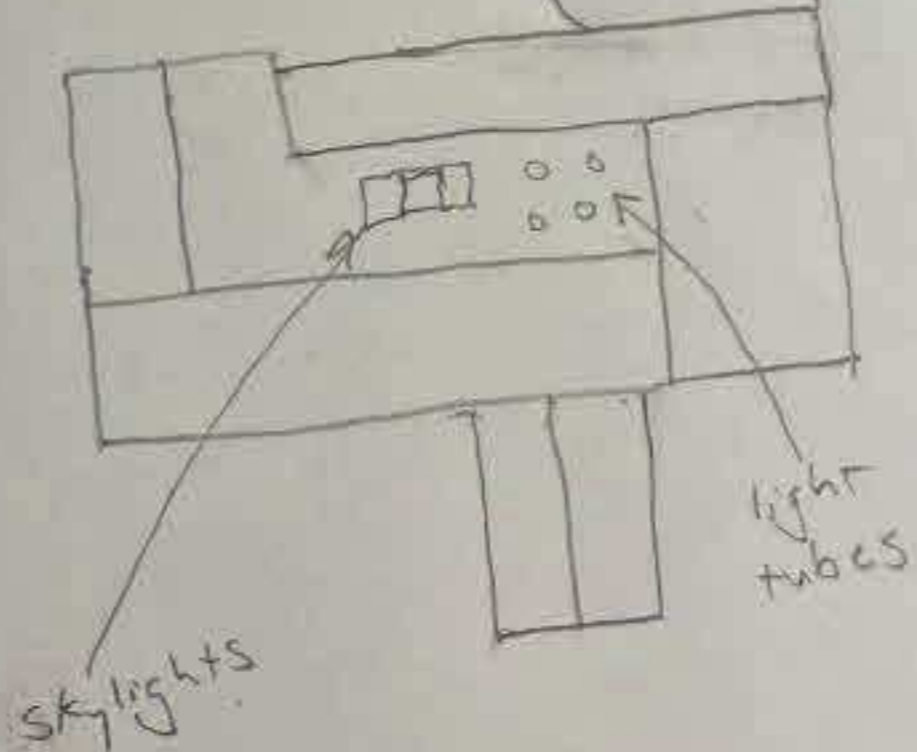
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.



Saville Ave.

LOT 39



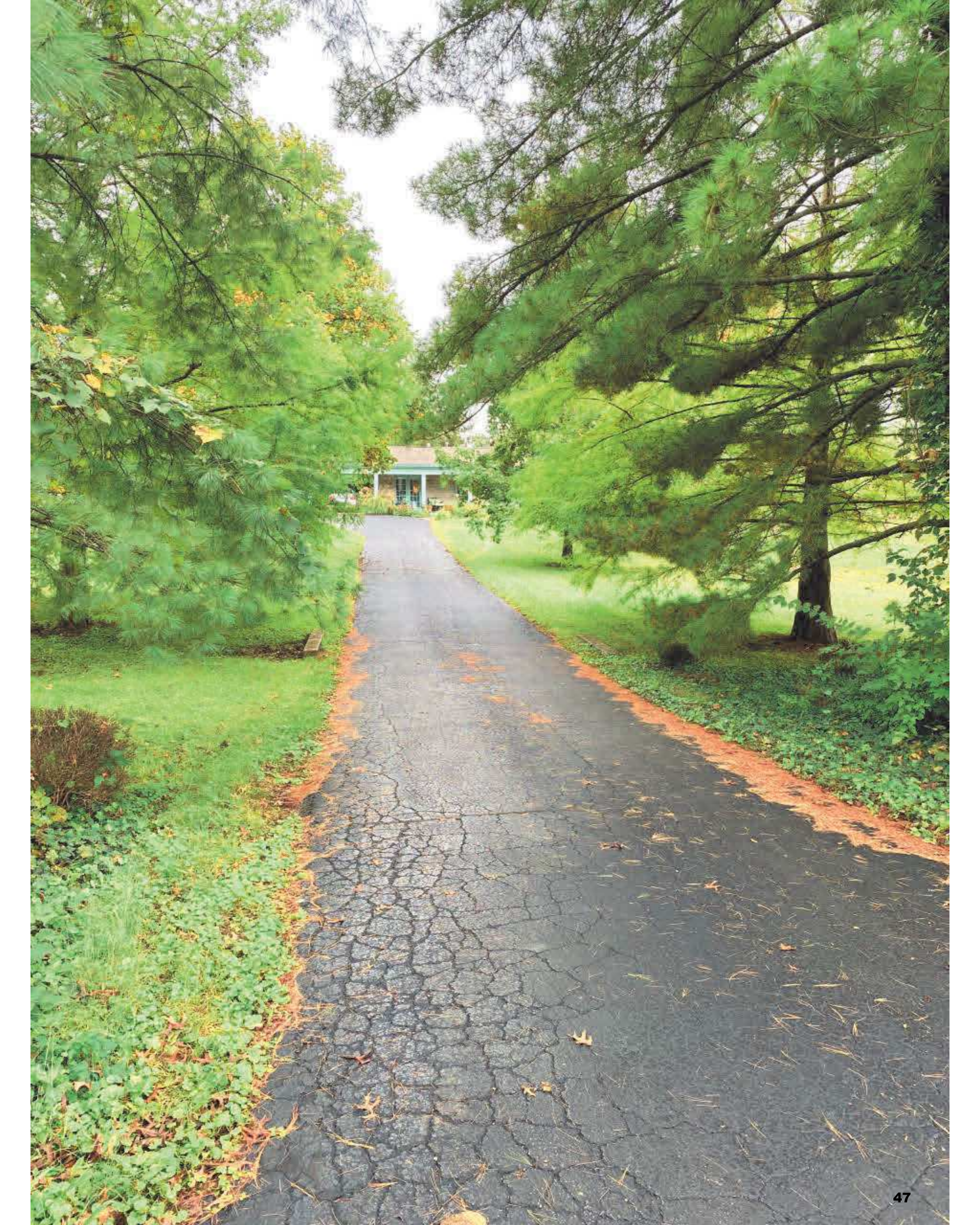
Michael Fierst
410 E. Saville Ave



900317730

45









COA: 21-74

STAFF RECOMMENDATIONS

Address: 616 S Woodlawn Ave.

Petitioner: Joan White

Parcel #: 53-08-04-110-006.000-009

Rating: CONTRIBUTING

Survey: C. 1920 American Foursquare



Background: Elm Heights Historic District

Request: Rebuild carport with same materials; lifting the structure two to six inches

Guidelines: Elm Heights Historic District Guidelines (pg. 15)

I. Installation, removal, or expansion of all driveways and parking areas, as well as walkways visible from the public right-of-way.

- Design walkways, driveways, and parking areas in keeping with the neighborhood setting.
- Locate parking at the rear of the property and screen appropriately.
- Protect and maintain mature trees, plantings, and green space as much as possible when planning parking areas.
- Refer to the guidelines for Accessibility, Safety, and Aging in Place , Section 5.6, when planning

Staff recommends approval of COA 21-74:

The project proposes minor alterations including lifting the roof in place by a few inches. Staff finds that the scale of alterations would not affect an existing Encroachment Agreement with the Board of Public Works

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 21-74 _____

Date Filed: _____ 10/6/2021 _____

Scheduled for Hearing: _____ 10/28/2021 _____

Address of Historic Property: 616 S. Woodlawn Ave.

Petitioner's Name: Joan White

Petitioner's Address: 616 S. Woodlawn Ave.

Phone Number/e-mail: joanfoorwhite@yahoo.com

Owner's Name: Joan White

Owner's Address: 616 S. Woodlawn Ave.

Phone Number/e-mail: joanfoorwhite@yahoo.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. _____

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

The existing carport needs to be repair. Structural wood columns and wood rafters needs to be repair and or replaced

The structural integrity is in need to be replace

3. A description of the materials used.

All new materials will be wood

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.

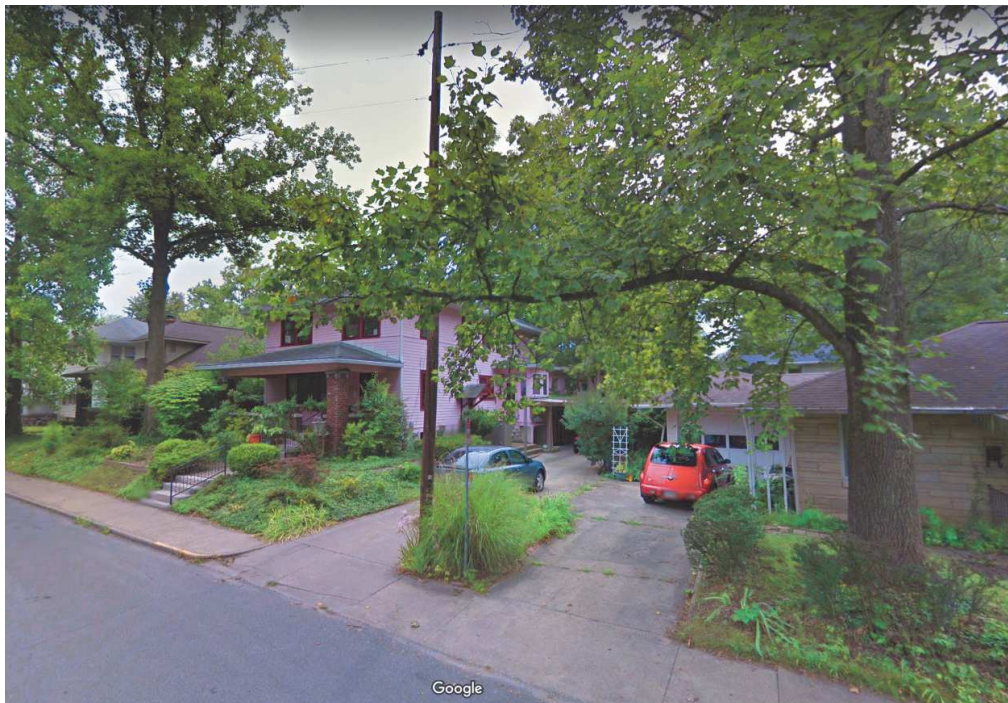
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

Joan White
616 South Woodlawn Ave

Site Plan



Existing Conditions



Joan White
616 South Woodlawn Ave.

Existing Conditions (Continued)



COA: 21-75
STAFF RECOMMENDATIONS

Address: 411 E Saville Ave.

Petitioner: Cindy Thrasher

Parcel #: 53-05-28-203-008.000-005

Rating: CONTRIBUTING

Survey: c. 1955, Ranch



Background: Matlock Heights Historic District

Request: Not rebuild damaged chimney

Guidelines: Matlock Heights Historic District Guidelines (pg. 40)

- 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.
- 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 building, or portion thereof, for which demolition is sought.
- In the case that the building is accidentally damaged by storm, fire, or flood, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

Staff recommends approval of COA 21-75:

- The chimney already collapsed due to a fire. It was located towards the back of the building, not facing the right of way and its removal causes minimal impact to the outline of the building.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 21-75

Date Filed: 10/13/2021

Scheduled for Hearing: 10/28/2021

Address of Historic Property: 411 Saville Av

Petitioner's Name: Cindy Thrasher

Petitioner's Address: 1368 Echo Bend Greenwood, In 46142

Phone Number/e-mail: 317-371-6577 ckthrasher69@yahoo.com

Owner's Name: Kathy Floyd

Owner's Address: 411 Saville Av

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. 013-44170-00 MATLOCK HEIGHTS PT LOT 46

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

The chimney needed to be removed due to damage to the roof framing. The homeowner plans to not
rebuild since it was not original to the home. The plan to move the fireplace and change to a gas direct
vent from wood burning.

3. A description of the materials used.

See Attached.

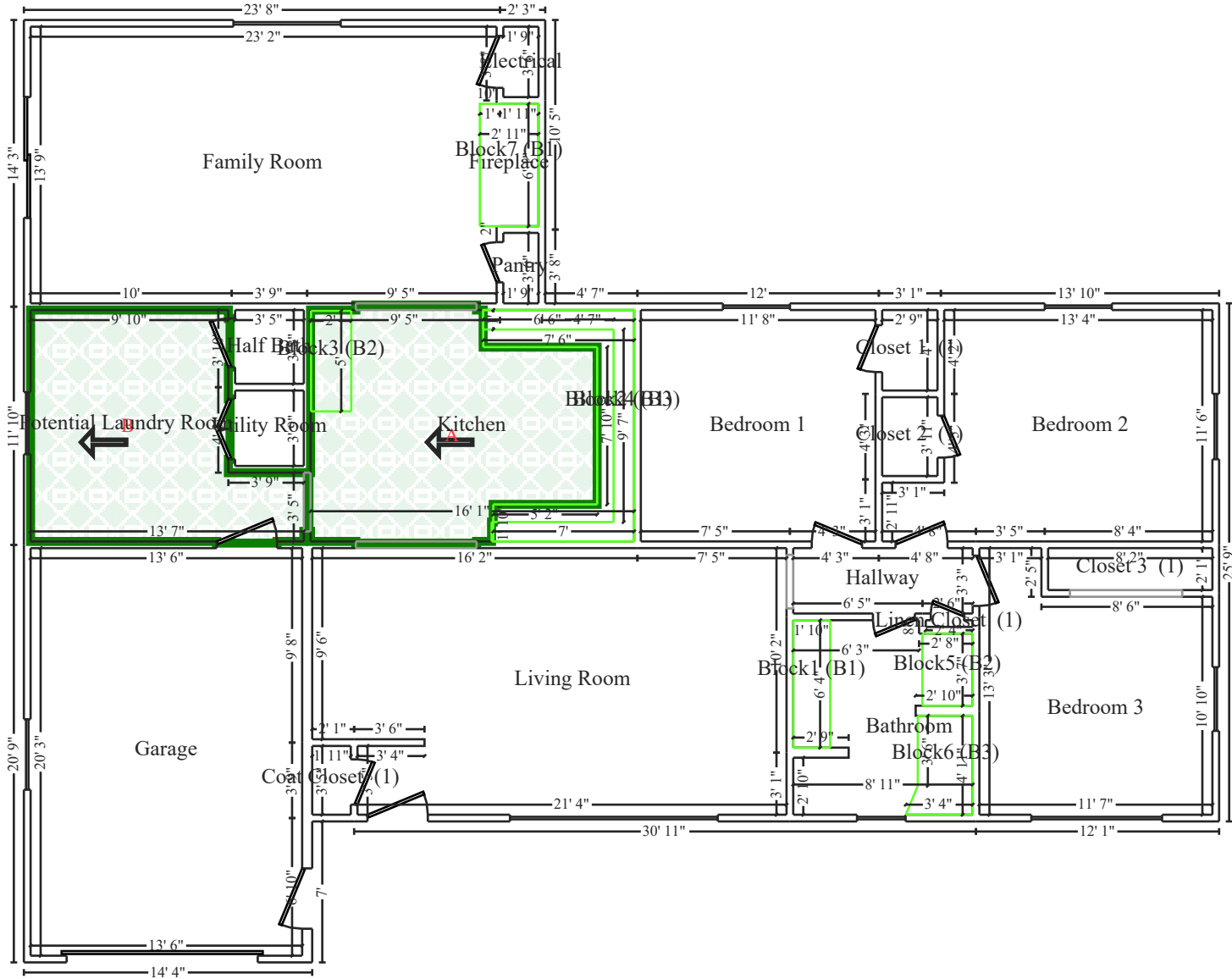
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.

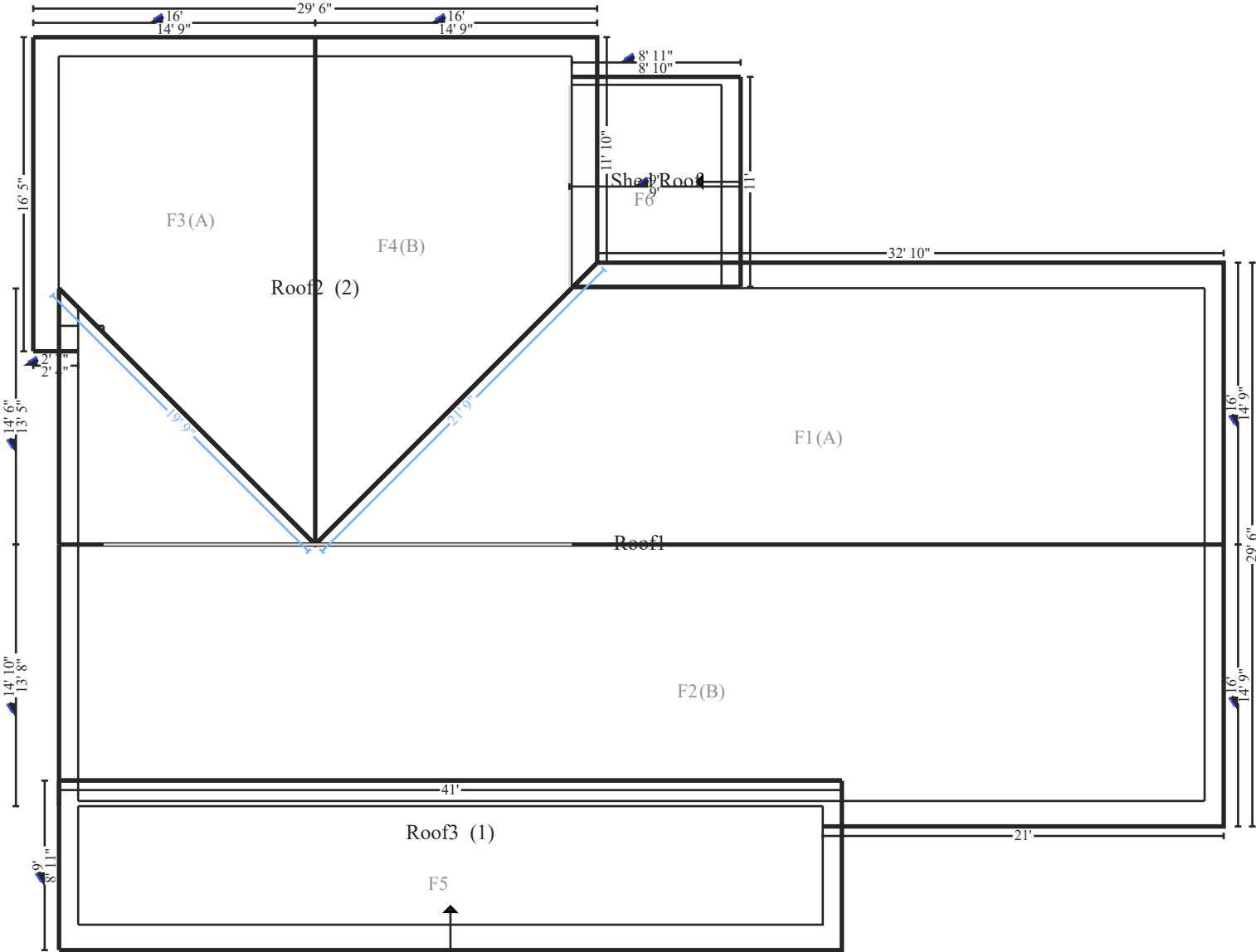
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.





Main Level



Roof









ADVANCED STRUCTURAL COMPONENTS BUILDING PERMIT APPLICATION REPORTING FORM 393

This form is required in order to comply with the requirements of a new law IC 22-11-21 (Public Law- 104, 2018) as it relates to the use of advanced structural components ("lightweight" I-Joists or "lightweight" roof trusses) in Class 1 and Class 2 construction that:

1. Have less mass cross-sectional area than sawn lumber of equivalent application; and
2. Are assembled from combustible or non-combustible materials, or both

ADDRESS OF PROJECT: 411 Saville Ave IN 47403
Street State Zip

TOWNSHIP:

- | | | | |
|---|---------------------------------------|---------------------------------------|-----------------------------------|
| <input type="checkbox"/> Bean Blossom | <input type="checkbox"/> Washington | <input type="checkbox"/> Benton North | <input type="checkbox"/> Richland |
| <input checked="" type="checkbox"/> Bloomington | <input type="checkbox"/> Benton South | <input type="checkbox"/> Van Buren | <input type="checkbox"/> Perry |
| <input type="checkbox"/> Salt Creek | <input type="checkbox"/> Indian Creek | <input type="checkbox"/> Clear Creek | <input type="checkbox"/> Polk |

TYPE OF ADVANCED STRUCTURAL COMPONENT:

- | | | | |
|---|----------|--|--|
| <input checked="" type="checkbox"/> TRUSSES | LOCATED: | <input checked="" type="checkbox"/> ROOF | <input type="checkbox"/> 1 ST FLOOR |
| | | <input type="checkbox"/> 2 ND FLOOR | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> "I" JOISTS | LOCATED: | <input type="checkbox"/> RAFTERS | <input type="checkbox"/> 1 ST FLOOR |
| | | <input type="checkbox"/> 2 ND FLOOR | <input type="checkbox"/> OTHER |

ADDITIONAL LOCATION: _____

I hereby certify that I have knowledge and authority to make this declaration and that the information is correct.

APPLICANT SIGNATURE: Cindy Thrasher

PRINTED NAME: Cindy Thrasher

DATE: 8/26/21

Re: Bloomington Scope and Materials

From: Neil Adams (nadams@haysandsons.com)

To: hnaue@haysandsons.com

Cc: ckthrasher69@yahoo.com

Date: Thursday, September 30, 2021, 08:15 AM EDT

We had to remove the chimney due to damage to the roof framing. Homeowner plans to not rebuild it since it was not original to the home and move the fireplace and change to a gas direct vent from wood burning.

Thank you and have a great day.

Neil Adams
Project Manager

Hays + Sons
757 E Murry St
Indianapolis, IN 46227

Office: 317-788-0911
Mobile: 317-447-1138

COA: 21-76

STAFF RECOMMENDATIONS

Address: 2300 N Martha St.

Petitioner: Katherine and Eric McIntosh

Parcel #: 53-05-28-203-056.000-005

Rating: CONTRIBUTING

Survey: C. 1955, Massed Ranch



Background: Matlock Heights Historic District

Request: Build a new deck and pool in the back yard

Guidelines: Matlock Heights Historic District Guidelines (pg. 33)

C. PATIOS AND PORCHES

Definition: Flat constructed areas, adjacent to the house, which extend the living space into the exterior environment.

“Recommended”

Building materials include laid brick, concrete, stone, and/or wood. When possible locate away from a primary facade or in the rear

Staff recommends approval of COA 21-76:

- The proposed pool and deck are to be located behind th house and the materials to be used are mainly wood and concrete, following the recommended practices within the guidelines.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 21-76
Date Filed: 10/13/2021
Scheduled for Hearing: 10/28/2021

Address of Historic Property: 2300 N. Martha Street 47408
Petitioner's Name: Katherine & Eric McIntosh
Petitioner's Address: 2300 N. Martha Street
Phone Number/e-mail: 812-272-5795 / Kitty.mcrea@yohoo.com
Owner's Name: Same
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. 013-44300-00 17th+Oak Heights P1 lot 27, PTL0128

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

An above ground swimming pool with surrounding wood deck and fencing (wood fencing)

3. A description of the materials used.

Pool - Resin - see attached flyer
Deck - Wood - see attached example photo - exact design to be determined
Fencing - Wood surrounding deck & pool.

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.

FEATURING A 52" WALL

THE CANYON

presented by: **BLUE CASCADE POOLS**

the story...

Located in Beraz County, Michigan along the Sturgeon River flows the impressive and easy to visit Canyon Falls. Canyon Falls drops into a gorge that is quite interesting. The rock has broken along straight line faults, resulting in a very boxy canyon.

The Canyon Swimming Pool is aptly named because it also is truly impressive! It features an 8" resin top rail, two-toned resin uprights with unique interlocking two-piece caps, and a color coordinated Gray Rock wall design. This pool is beautifully engineered, looks great, and will provide lifetime maintenance free enjoyment for you and your family. Every Canyon Pool is produced in North America and features a Vinyl Works deluxe pool liner, also manufactured in North America.

BLUE CASCADE POOLS

THE CANYON

www.BlueCascadePools.com

Features:

- 52" Pool Height
- True Radius Pool
- Wireless Solar LED Light Option
- 8" Scratch Resistant Resin Top Rail
- 7" Two-toned Resin Uprights
- Resin Joint Plates and Foot Covers
- Gray Rock Wall Design
- Injected Resin Bottom Track with Integrated Lock System
- Round and Non-buttruss Oval

SIZES & SPECIFICATIONS

Round Pool 52"

Steel/Resin

12' x 12'	21' x 52"
12' x 12'	24' x 52"
15' x 12'	27' x 52"
18' x 12'	30' x 52"

Oval Pool 52"

Steel/Resin

15' x 26' x 52"
18' x 30' x 52"
18' x 36' x 52"
18' x 33' x 52"
15' x 33' x 52"
15' x 30' x 52"
15' x 27' x 52"
18' x 36' x 52"
18' x 44' x 52"

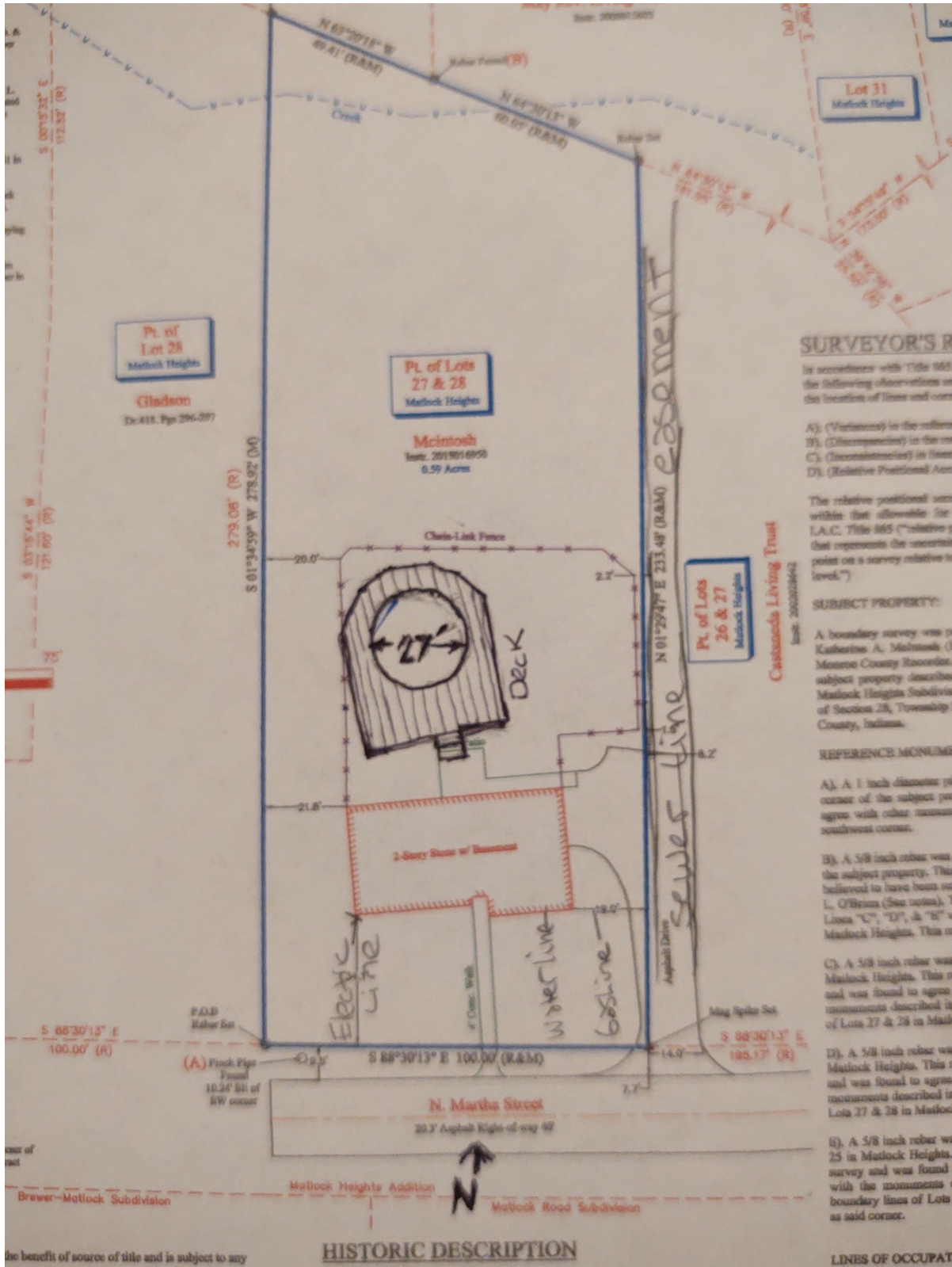
30 YEAR WARRANTY

Non-skid Bottom Only

This is the pool we plan to install.



This is an example of the deck and fence which will surround it. We do not have a final design yet.



Here is an approximation of the pool and deck on our survey.



Front of house





Here are photos from front. You cannot see the pool area



Here is from street as you drive in. You might see a bit of the fenced deck.



This is looking into backyard from inside the house



This is looking at backyard from behind the fence. The pool will be inside the chain link fence.

COA: 21-77

STAFF RECOMMENDATIONS

Address: 619 W Smith Ave.

Petitioner: Steve Wyatt

Parcel #: 53-08-05-104-012.000-009

Rating: Non-Contributing

Survey: C. 1905, T-Plan Cottage



Background: Greater Prospect Hill Historic District

Request: Reopening of the enclosed front porch. Removal of the enclosure. Installation of three 5x5 wood turned posts on the west, one at each corner and one centered in between, and installation of wood turned post pilasters (half posts) at east side of the porch where it meets the house. Installation of a wood 2x6 to re-enforce the front beam, and installation of wood to box-in the area where the porch rafters meet the east wall of the house. Repair of the porch's original east sidewall with matching materials. Installation of fly rafter on northside of the house at the porch where missing. Installation of two matching wood half-lite two panel doors and transom windows. Insulbrick siding will be removed to uncover original wood siding, which will be repaired and repainted.

Guidelines: Greater Prospect Hill Historic District Guidelines (pg. 26)

- “If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.”

Staff recommends approval of COA 21-77:

- The structure is currently severely altered. Opening the porch, removing the added siding, and restoring the two front doors will bring the house back to a more historically appropriate state.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 21-77

Date Filed: 10/14/2021

Scheduled for Hearing: 10/28/2021

Address of Historic Property: 619 W. Smith Ave.

Petitioner's Name: Bloomington Restorations, Inc.

Petitioner's Address: 2920 E. Tenth St., Bloomington, IN 47408

Phone Number: 812-336-0909

Owner's Name: Bloomington Restorations, Inc.

Owner's Address: 2920 E. Tenth St., Bloomington, IN 47408

Phone Number: 812-336-0909

Instructions to Petitioners

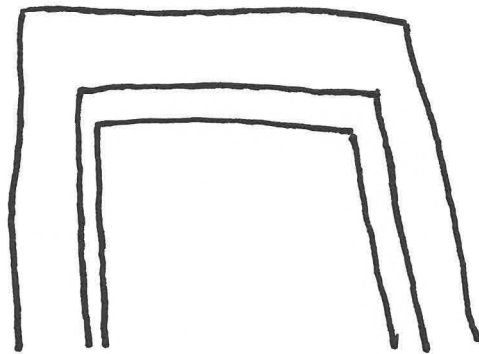
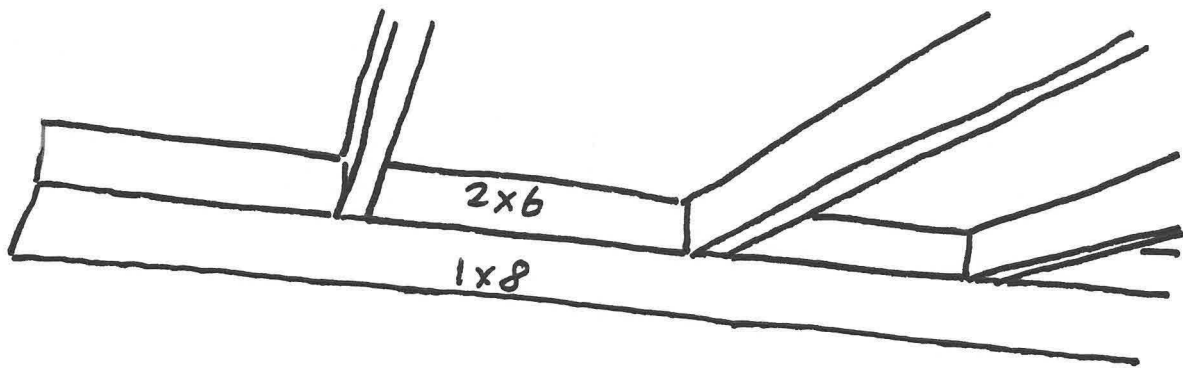
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Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

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

1. A legal description of the lot. East & Marshall Pt Lot 23, Parcel # 53-08-05-104-012.000-009
2. A description of the nature of the proposed modifications or new construction: Reopening of the enclosed front porch. Removal of the enclosure. Installation of three 5x5 wood turned posts on the west, one at each corner and one centered in between, and installation of wood turned post pilasters (half posts) at east side of the porch where the it meets the house. Installation of a wood 2x6 to re-enforce the front beam, and installation of wood to box-in the area where the porch rafters meet the east wall of the house. Repair of the porch’s original east sidewall with matching materials. Installation of fly rafter on northside of the house at the porch where missing. Installation of two matching wood half-lite two panel doors and transom windows. Insulbrick siding will be removed to uncover original wood siding, which will be repaired and repainted.
3. A description of the materials used. All materials will be wood, with glass transom windows and glass half lite doors, and painting. An example illustration of the doors is included.
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.



Boxing in where rafters meet the house















819



5 x 5 x 9' Trimmable Primed Pine Turned Porch Post

(Actual Size 4-1/8" x 4-1/8" x 108")

Model Number: 1113258 | Menards[®] SKU: 1113258



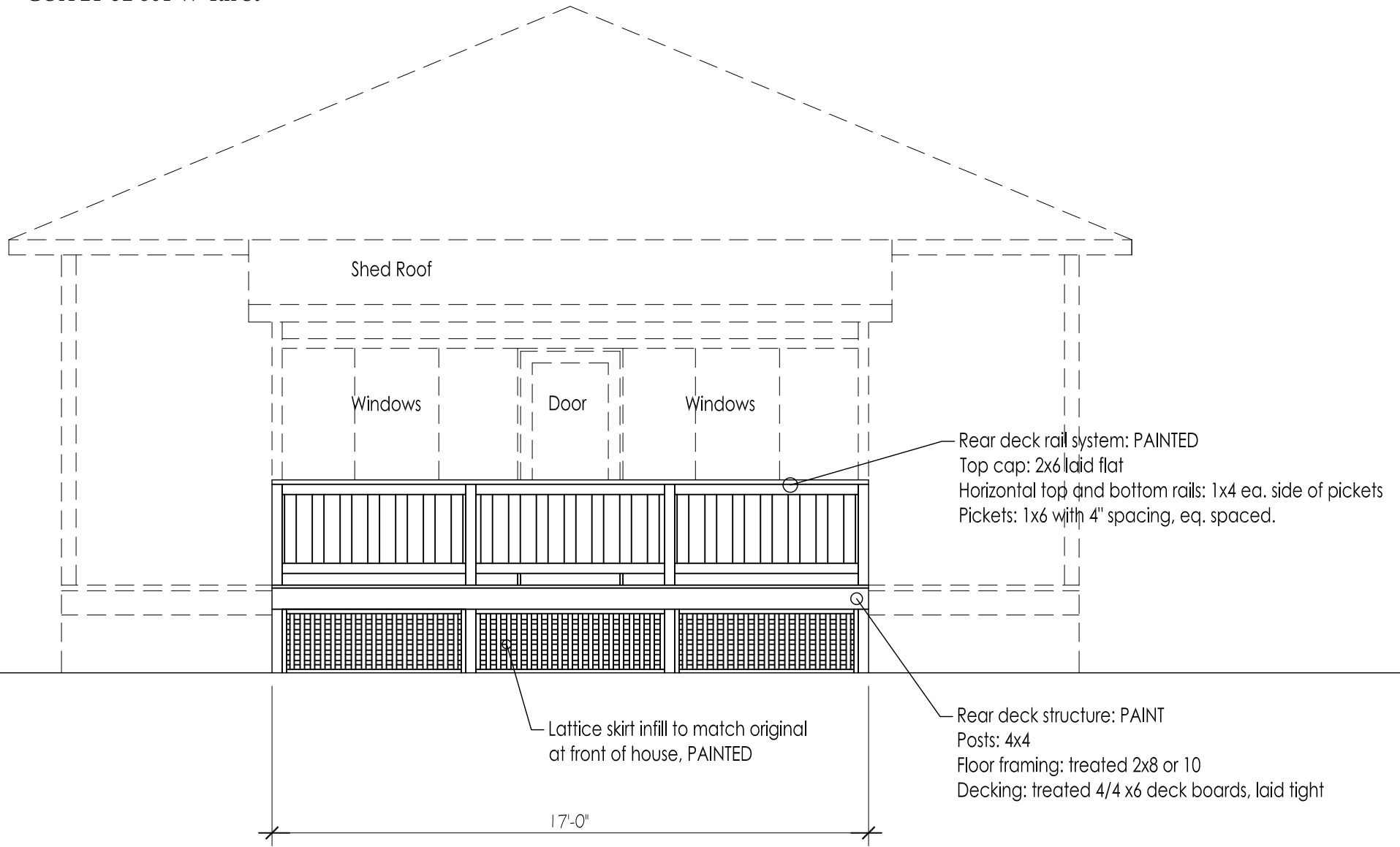


COA 21-58 “Paris Dunning” House

Malarky Antique Brown Shingles were chosen between petitioner and Staff on September 30, 2021 Site Visit.



COA 21-52 601 W 4th St



A South Elevation (Rear Deck)
Scale: 1/4" = 1'-0"

601 W 4th St
Muller Res.