



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday December 12, 2024

5:00 p.m. EST

Prepared by HAND Staff

In Person: The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom:

<https://bloomington.zoom.us/j/84927994717?pwd=qYsBgGcf4sSTabk2aN1adkyqYZm6Jr.1>

Meeting ID: 849 2799 4717

Passcode: 019348

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Bloomington Historic Preservation Commission Meeting

Thursday December 12th, 2024, 5:00 P.M.

In Person:

The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom: [Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.](#)

[Topic: Historic Preservation Commission Meeting](#)

[Time: December 12, 2024 05:00 PM Eastern Time \(US and Canada\)](#)

<https://bloomington.zoom.us/j/84927994717?pwd=qYsBgGcf4sSTabk2aN1adkyqYZm6Jr.1>

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AGENDA

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. November 14th**
- IV. CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 24-48

110 N Walnut St (Courthouse Square HD)

Petitioner Carlos Lopez Aca

LED Signage

Commission Review

B. COA 24-46

119 W 7th St (Courthouse Square HD)

Petitioner Michael Chamblee

Rear addition enclosing non-contributing loading dock

C. COA 24-47

701/703 S Woodlawn Ave (Elm Heights HD)

Petitioner Lyndsi Thompson

Window replacement

D. COA 24-49

1104 N Grant St (Garden Hill HD)

Petitioner Tyler Martin

New construction

E. COA 24-50

634 N Madison St (Showers Brothers Furniture Factory HD)

Petitioner Bloomington Redevelopment Commission

Metal flashing on brick corbel along exterior perimeter

V. NATIONAL REGISTER

A. KOHR BUILDING

601 W 2nd St

Claire Bushemi, Heritage Consulting Group

VI. OLD BUSINESS

VII. COMMISSIONER COMMENTS

VIII. PUBLIC COMMENTS

IX. ADJOURNMENT

Next meeting date is January 23rd, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

Bloomington Historic Preservation Commission Meeting

Thursday November 14th, 2024

MINUTES

I. CALL TO ORDER

Meeting was called to order by Co-Chair **William Fulk @ 5:08 p.m.**

II. ROLL CALL

Commissioners:

Ernesto Castenada (Present)

Daniel Schlegel (Present)

William Fulk (Present)

Marlene Newman (Present)

Reynard Cross (Present)

Advisory Members:

Karen Duffy (Present)

Jack Baker (Present)

Duncan Campbell (Present)

Staff:

Noah Sandweiss, HAND (Present)

Eddie Wright, HAND (Present)

Anna Killion-Hansen, HAND (Present)

Anna Holmes, City Legal (Present)

Guests:

Phil Worthington (Present)

Kerry Sloughen (Present)

Tyler Martin (Present)

Suz Fredrickson (Present)

Ernest Xi (Present)

Caylan Evans (Virtual)

Richard Lewis (Virtual)

Dave Harstad (Virtual)

III. APPROVAL OF MINUTES

A. Aug 22nd

Marlene Newman made a motion to approve minutes, **Daniel Schlegel** seconded.
Motion carried 5-0-0 (Yes-No-Abstain)

B. September 26th

Daniel Schlegel made a motion to approve minutes, **Reynard Cross** seconded.
Motion carried 5-0-0 (Yes-No-Abstain)

C. October 10th

Daniel Schlegel made a motion to approve minutes, **Ernesto Castaneda** seconded.
Motion carried 5-0-0 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 24-42

401 E 4th St (Restaurant Row HD)
Petitioner Dave Harstad
Replacement of garage door

Commission Review

B. COA 24-43

1104 N Grant St (Garden Hill HD)
Petitioner MX LLC
Demolition of non-contributing duplex

Noah Sandweiss gave presentation. See packet for details.

Ernest Xi stated why they purchased the property and changes they made upon purchase. He then stated the issues they found when working on the structure. They have uncouncted multiple foundation issues within the property. They didn't want to do major work to the property due to it being in such poor condition. They would like to rebuild a new version of the same structure.

Questions

Daniel Schlegel asked about rebuilding with district guidelines. What is the timeline for rebuilding? They expect to not have a long time between demo and rebuilding. **Jack Baker** asked about cost vs rehab in the market as a guideline.

This does not apply. **Reynard Cross** asked if there are supporting documents as to the condition of the structure. **Noah Sandweiss** stated that there was an engineering report and stated what the report said. **Reynard** asked to see the actual report. **Noah** emailed the report to the commissioners during discussion.

Comments

Daniel Schlegel would like to see the building saved but there's not much to save here. **Jack Baker** stated that three of the five criteria items are met that allow the building to be demolished. **Karen Duffy** agreed. **Marleen Newman** stated that the structure is a disaster at this point. **Ernesto Castaneda** would not oppose demo. **Reynard Cross** stated that he does not see the exact reasons for demolition listed in the packet. He doesn't understand the actual reasons for demolition. He is not happy as to the petition being made. If the building is unsafe, they should be made aware of that, and he cannot find that in the documents.

Daniel Schlegel made a motion to approve **COA 24-43**, **Ernesto Castaneda** seconded.

Motion carried 4-0-1 (Yes-No-Abstain)

C. COA 24-44

701 W 4th St (Greater Prospect Hill HD)

Petitioner Heather Kogge

Porch addition, revised design

Noah Sandweiss gave presentation. See packet for details.

Questions

Reynard Cross asked if the addition was approved and just waiting for the front to be reworked. Do the changes meet with the requirements set forth by the neighborhood association? **Noah Sandweiss** stated they do. **Duncan Campbell** asked what material will be used for the porch railing. It will be metal.

Comments

Daniel Schlegel asked if **Noah Sandweiss** has sent out the new designs to the district? He has. **Daniel** is in favor of the changes. **Jack Baker** likes the simple design. **Karen Duffy** likes the design and the patience of the petitioner. **Duncan Campbell** likes the design as well.

Richard Lewis representing the neighborhood association stated that he would like to thank the committee and regarding the new design. It reflects a design that better fits with the neighborhood. The homeowner is taking into consideration the

requests of the commission. The district tries to provide guidance to the neighborhood. He hopes the commission approves.

Daniel Schlegel made a motion to approve **COA 24-44, Marlene Newman** seconded.

Motion carried 5-0-0 (Yes-No-Abstain)

D. COA 24-45

1029 W 6th St (Near West Side HD)

Petitioner Suz Frederickson

Replacement of front doors on gabled ell

Noah Sandweiss gave presentation. See packet for details.

Suz Fredrickson stated that she is looking for a door similar to pictures presented to the commission. **Suz** feels like the doors should match. She has found doors but nothing that match. But she found similar doors in Columbus. She stated that a woman made threats to her and she is thinking about safety and the current doors not being safe. She stated that the side door would not be seen from the front of the property. She likes low windows on the door so her dogs can see out the windows. She is open to suggestions.

Questions

Daniel Schlegel asked about restoring the doors. **Suz Fredrickson** has not looked into this yet. The workers working on the property do not restore doors. He asked if she had talked with BRI. She has but they didn't have anything. **Reynard Cross** asked, which doors need replaced? Both front doors. He asked about repairing the doors. She has not even opened the one door as it sealed shut. But the other is not in bad shape, but she is looking to have doors that match. She wants to replace both doors with the same style. She feels like the doors should match. **Reynard** sees the reasoning behind recommending denying the COA. He asked if it's the style or material. The design is okay, but the issue is with the removal of the material. **Reynard** states that the style of doors she is wanting to use looks ultra-modern.

Comments

Daniel Schlegel states that these doors have a lot of glass. He likes the original doors but he understands if the neighborhood approves of the new doors. **Jack Baker** stated that the door being proposed does seem to fit into the design of the house. He feels like the original doors could be repaired but they have never tried. They should be looked at to be repaired. He agrees with staff recommendation. **Karen Duffy** stated that the neighborhood didn't meet and discuss these doors.

The guidelines are very open about door styles. The multi pane doors are common for storm doors in the neighborhood. **Reynard Cross** believes the petitioner's statement would be better if they had explored repair of the doors. But this wasn't attempted. He could support doors that looks more like the doors already in place. **Marleen Newman** thinks it would be good to try to refurbish the doors or at least one of them. She suggests getting a storm door in front of them for security. **Ernesto Castaneda** stated that it's fine having two types of doors, but they are missing an opportunity to restore the doors. He agrees with staff recommendation. **Duncan Campbell** believes that they did likely match at one time. He concurs with staff about maintaining original materials. Restoration could be cheaper than buying new doors. **Suz** stated she feels like the doors just aren't safe. **Duncan** would be inclined to repair the one on the right then replace the one on the left with a similar door. He stated three different alternatives to replacement of both doors. **Chris Sturbaum** stated that the near west side thought a lot about people who made changes and was not restrictive in their guidelines. He has restored these type of doors, but they are never tight and secure as the suggested replacement doors. He can see the argument for replacement of the doors by the petitioner. William Fulk stated that he likes that the commission offered alternatives to replacement.

Reynard Cross made a motion to deny **COA 24-45**, **Daniel Schlegel** seconded.
Motion carried 5-0-0 (Yes-No-Abstain)

V. DEMOLITION DELAY

A. DD 24-21

800 E Grimes Ln
Petitioner Ernest Xi

Noah Sandweiss gave presentation. See packet for details.

Questions

Ernesto Castaneda asked if they looked into remodeling the house. **Ernest Xi** stated they did not, but the owner has a use that the present structure would not meet. **Daniel Schlegel** asked about zoning of the lot. It is zoned R3. **Jack Baker** asked that if they release the demo delay could they demolish as fast as possible. It could be demoed as quickly as they could obtain a building permit. He asked why demolish the house and metrics that support demolition. **Reynard Cross** asked the same question. He stated that there's not a lot of information. The house is not in a historic district but it's contributing, so it is not protected. **Marleen Newman** asked about moving the house since it is in good shape. **Ernest Xi** has not looked into this and doesn't know if moving would fit into the owner's timeline. She suggested they should have talked to BRI about moving the house as a good faith measure before coming to the commission.

Comments

Ernesto Castaneda asked about converting it into a duplex. The house is in good shape. **William Fulk** cautioned the commission about getting into the future use which is outside of purview of the commission. **Duncan Campbell** stated that a lot of people want affordable housing and the affordable houses are being torn down, **Ernest Xi** stated that the petitioner specifically wants a new structure. **Noah Sandweiss** stated that he was contacted by the owner and they did not want to demo. But they wanted to know how long the property has been on the market in Bloomington and why it takes so long for houses to sell. **Jack Baker** stated that he would have to say no to demo of this property. He would support sending to the city council for designation. **Marleen Newman** asked if it is a money producing property could they get state or federal money for the property. **Noah Sandweiss** stated that it would have to be in a district and there's not enough support for a district. If you take it city council you will have to make a strong case for protection.

Chris Sturbaum gave a discussion of properties that can be protected and what happens to properties that do not get protection. So they build a duplex and the cost to rent goes up so many people cannot afford to live here. He stated that they should make an appearance at the city council when they change the UDO. You have to witness and speak for the people when this happens. Talk to the city council when these changes are coming. But you may have to let this one go.

Ernesto Castaneda agrees with **Chris Sturbaum**, but the city council is not aware of these properties. They don't know these are being demolished. So they have to send these to the city council. **Reynard Cross** agrees. **Ernest Xi** asked if sending a lot of houses dilutes sending homes to the council. **Reynard Cross** stated that someone made this a contributing structure. **Chris Sturbaum** clarified that the state designated this as a contributing structure. **Noah Sandweiss** stated that the structure would contribute to a future historic district. **Karen Duffy** stated that it could be outstanding or a district. **Chris Sturbaum, Reynard Cross & Noah Sandweiss** discussed contributing structures. **William Fulk** clarified what is in the purview of the commission for contributing structures.

Daniel Schlagel made a motion to release **DD 24-21, Marlene Newman** seconded.

Motion carried 3-0-2 (Yes-No-Abstain)

B. DD 24-22

1200 N Woodburn Ave
Petitioner North College Partners

Noah Sandweiss gave presentation. See packet for details.

Ernest Xi stated that this could be repaired but it is not in good shape. But there is a better use for this location. It is not a historic property and not a district. As he owns five properties in this neighborhood.

Questions

Daniel Schlagal asked about a work session between the HPC and the city council to discuss houses like these. **Noah Sandweiss** stated it has been presented to the council but they have not heard back. **Daniel** asked about offering something from the city other than just demolition or not. Offering something to people to keep these houses. **Daniel** asked if BRI is aware of their intentions for the structure. Ernest Xi stated that he has talked with BRI about what they intend to do. They get a tax break when they move a house. But it's a time perspective. But this is not a historic property. Daniel mentioned possible salvaging some of the parts. **Marlene Newman** asked about tabling until the next time to discuss salvaging or moving with BRI. **Noah Sandweiss** stated that he will be meeting with BRI and he could bring it up.

Comments

Chris Sturbaum stated that the zoning under the house makes the ground worth more than the house.

Daniel Schlagal made a motion to release **DD 24-22, Marlene Newman** seconded.

Motion carried 4-0-1 (Yes-No-Abstain)

VI. NEW BUSINESS

A. Commission retreat

Noah Sandweiss discussed the **HPC** retreat this weekend at BRI headquarters. **Noah** stated that the city would not provide food, as it is not an all-day event.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

Reynard Cross stated that they have had issues with lack of information. He didn't see any of that in this packet. He saw nothing to support their positions. There is nothing stating the minimum standard, Maybe it needs to be codified.

Karen Duffy stated that the **Commissioners** should attend the upcoming reception that they were emailed.

IX. PUBLIC COMMENTS

Chris Sturbaum stated there may be changes to the preservation laws when the UDO changes. The Commission needs to be involved with this. **Ernesto Castaneda** stated they need a visual presentation of the changes to Bloomington in just the past 10 years.

X. ADJOURNMENT

William Fulk adjourned the meeting @ 7:21.

Video record of meeting available upon request.

STAFF REVIEW	Address: 110 N Walnut (Courthouse Square HD)
COA 24-48	Petitioner: Carlos Lopez Aca
Start Date: 11/27/2024	Parcel: 53-01-34-320-001.000-005
RATING: NOTABLE	Neoclassical Commercial Building c. 1930



Background: Enrich, a barber shop moving in to a notable neoclassical building at 110 N Walnut is requesting signage to replace the existing signage mounted on a historic awning.

Request: Installation of LED imitation neon signage on existing awning

Guidelines: Courthouse Square Historic District.

4. GUIDELINES FOR SIGNAGE AND AWNINGS

As a general rule, new signs should preserve, complement, and enhance, rather than compete with, the character of historic buildings and the surrounding district. Careful consideration should be given to historic context, building forms, and site layout when selecting, designing, and reviewing new signage. Not all allowed signage types, by the UDO, are appropriate for the district.

A. Signage, General

1. Care should be taken with the attachment of signage to historic buildings.
2. The scale of signage should be in proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.

5. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.

6. Signage which is out of scale, boxy or detracts from the historic façade is discouraged.
7. Care should be taken to conceal the mechanics of any kind from the public right of way.

B. Wall Signs

1. Building-mounted signage should be of a scale and design so as not to compete with the building's historic character.
2. Wall signs should be located above storefront windows and below second story windows.
3. Signs in other locations will be reviewed on a case-by-case basis.

Staff approves COA 24-48.

The proposed signage is not dissimilar from other lighted signage on the square including the Malibu Grill next door and Samira's. The design will not obscure the historic metal awning or detract from the building's overall appearance.



60x15.9in

STAFF RECOMMENDATIONS	Address: 119 W 7th St (Courthouse Square HD)
COA 24-46	Petitioner: Michael Chamblee
Start Date: 11/15/2024	Parcel: 53-05-33-310-270.000-005
RATING: NOTABLE	1912 Beaux Arts civic building



Background: The Monroe County Health department building is a former Federal office building built in 1912. An east wing was added after the construction of the main block and a concrete loading dock was later built on the rear of this addition.

Request: Small rear addition enclosing the loading dock.

Guidelines: Courthouse Square

S. GUIDELINES FOR NEW CONSTRUCTION AND ADDITIONS TO EXISTING STRUCTURES

The intent of these guidelines is to allow for the creation of additional space that is compatible with the massing, materials, texture, and scale of historic material; to guide the form and design of all new additions to the buildings; and, to ensure that new construction is compatible with the historic physical character of the building, allowing for contemporary expression.

A. Additions to Existing Structures, General

1. These guidelines apply only to façades that are open to view from any public way.
2. According to Standard 9 of the Secretary of the Interior Standards for Rehabilitation, additions should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building and its environment.
3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new additions shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.

4. New construction has the potential for reinforcing and enhancing the unique character of the historic buildings. Proposals for new additions will be reviewed for compatibility with the existing architecture including review of such critical factors as building materials, existing buildings, visual association and urban context.
5. New additions shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new addition were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.
6. The Commission encourages design features associated with new construction that are guided by sustainable building design principles provided such features are compatible with the character of the buildings that are within the district.

B. Rooftop Additions

1. Rooftop additions may be considered and should respect the character defining features of the site or structure.

Staff recommends approval of COA 24-46

The proposed addition would match the existing building in terms of height, massing, setback, rhythm, scale, proportions, and materials. While visible from the public right of way from side and rear alleys, the proposed addition would not obscure or destroy the building's character defining features. While visually similar to the historic side addition, the proposed addition is differentiated in scale, matching the footprint of the existing loading dock with a somewhat lower roofline than the side addition. Furthermore, the proposed concrete block foundation differentiates the addition's period of construction from the historic building which has a limestone foundation. The metal roof trim will also help define this block as a separate addition.



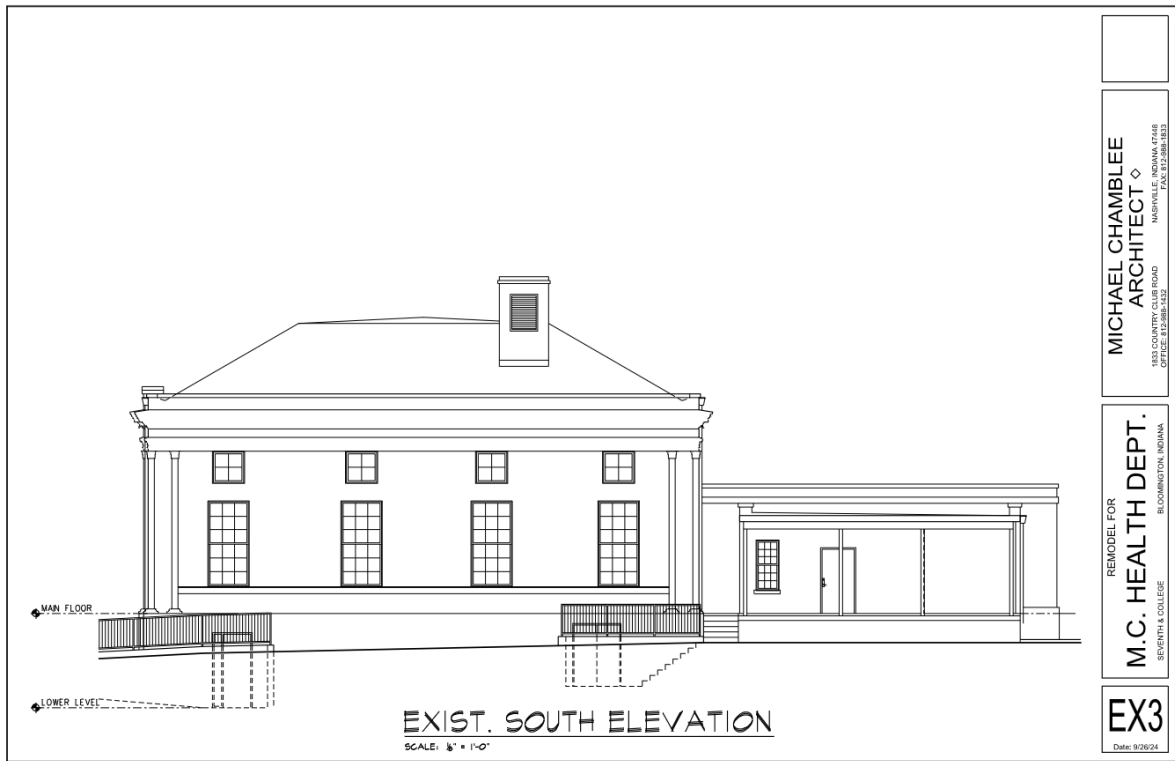
Michael Chamblee
to me ▾

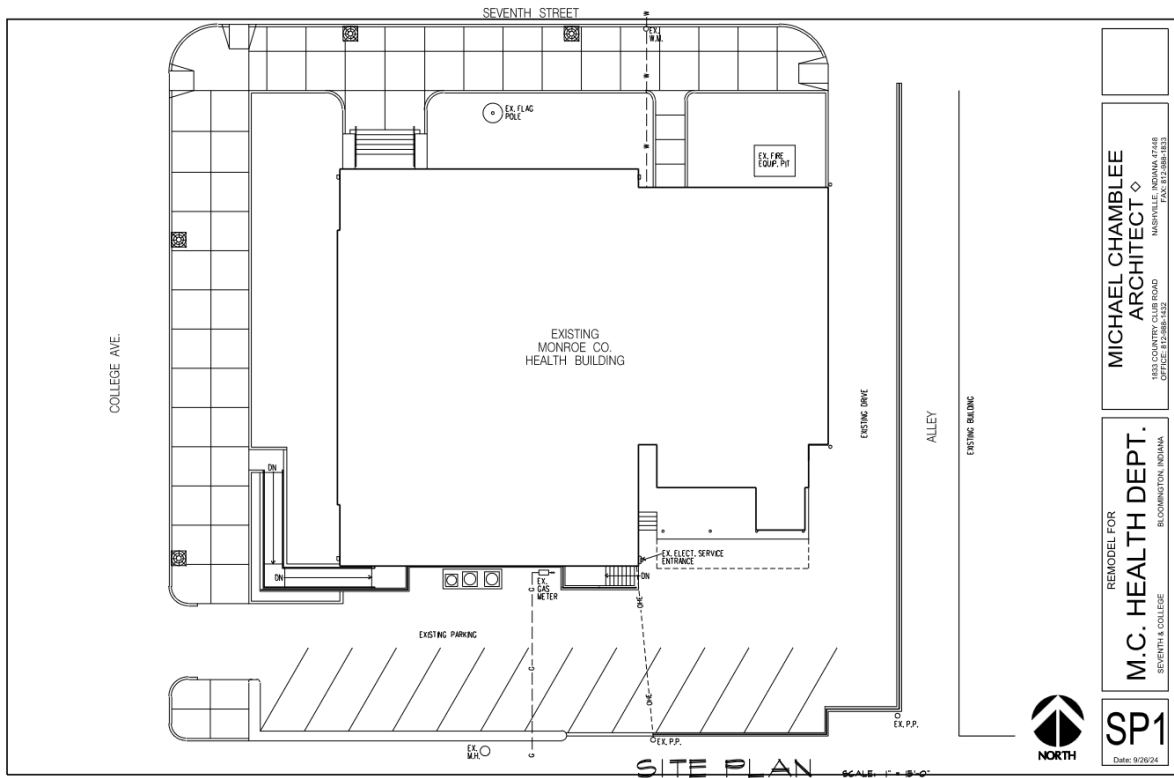
Fri, Nov 15, 9:58 AM ☆ ↶ ⋮

Noah,

The exterior walls will be matching limestone. There will be new foundation concrete blocks installed from the edge of the existing dock slab, which will be coated with mortar, similar to the existing basement wall. A metal, roof trim will run around the top of the walls. Three new windows will be installed which will match the existing windows as close as possible.

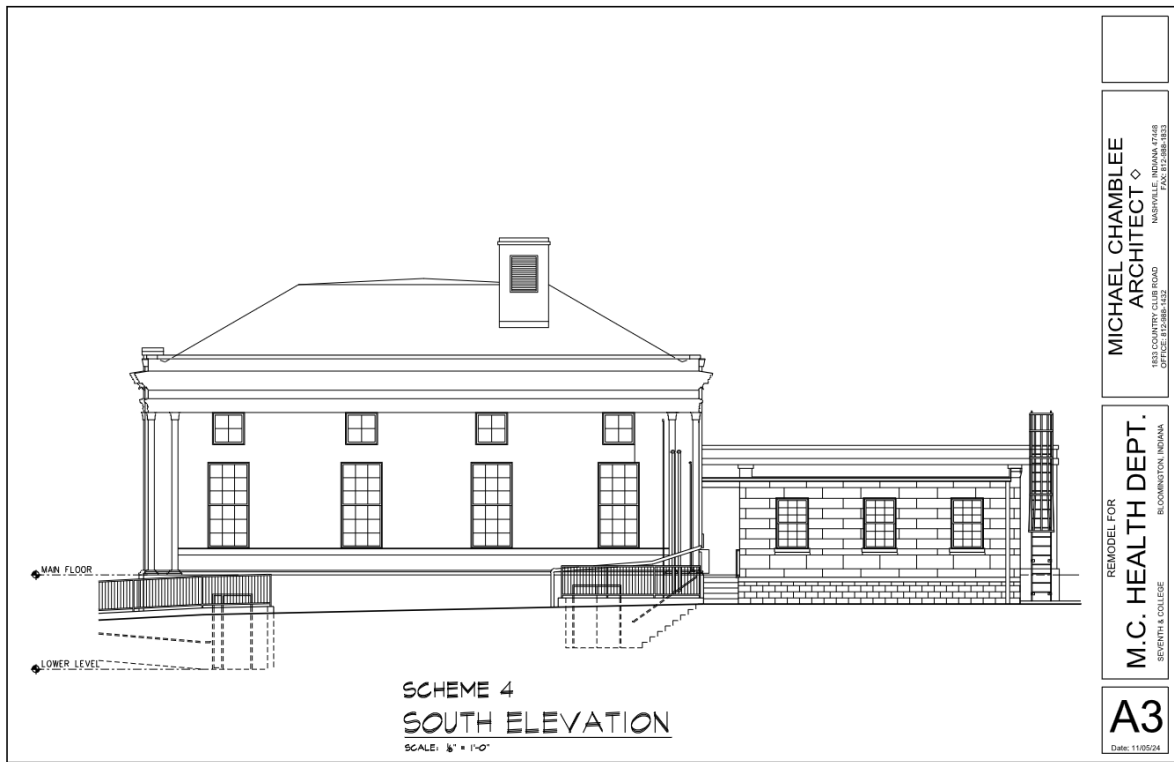
Thanks, Michael





**MICHAEL CHAMBLEE
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REMODEL FOR
M.C. HEALTH DEPT.
SEVENTH & COLLEGE
BLOOMINGTON, INDIANA



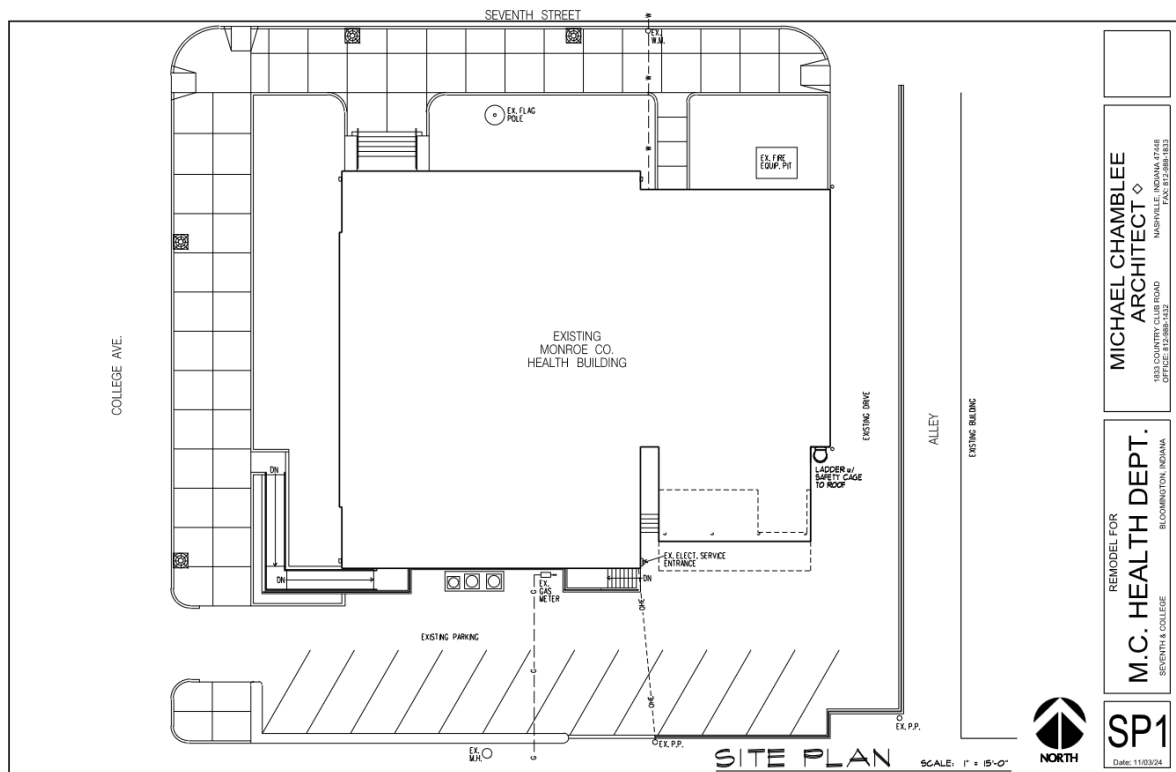
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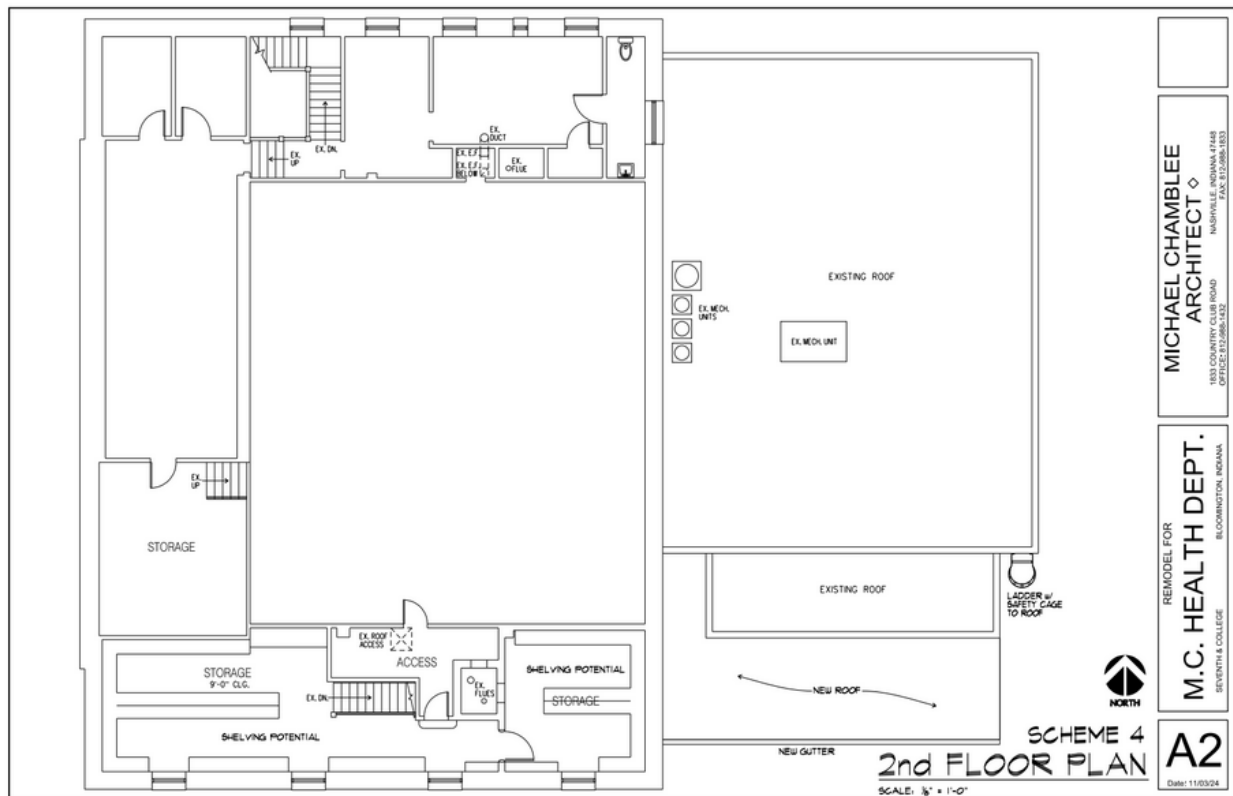
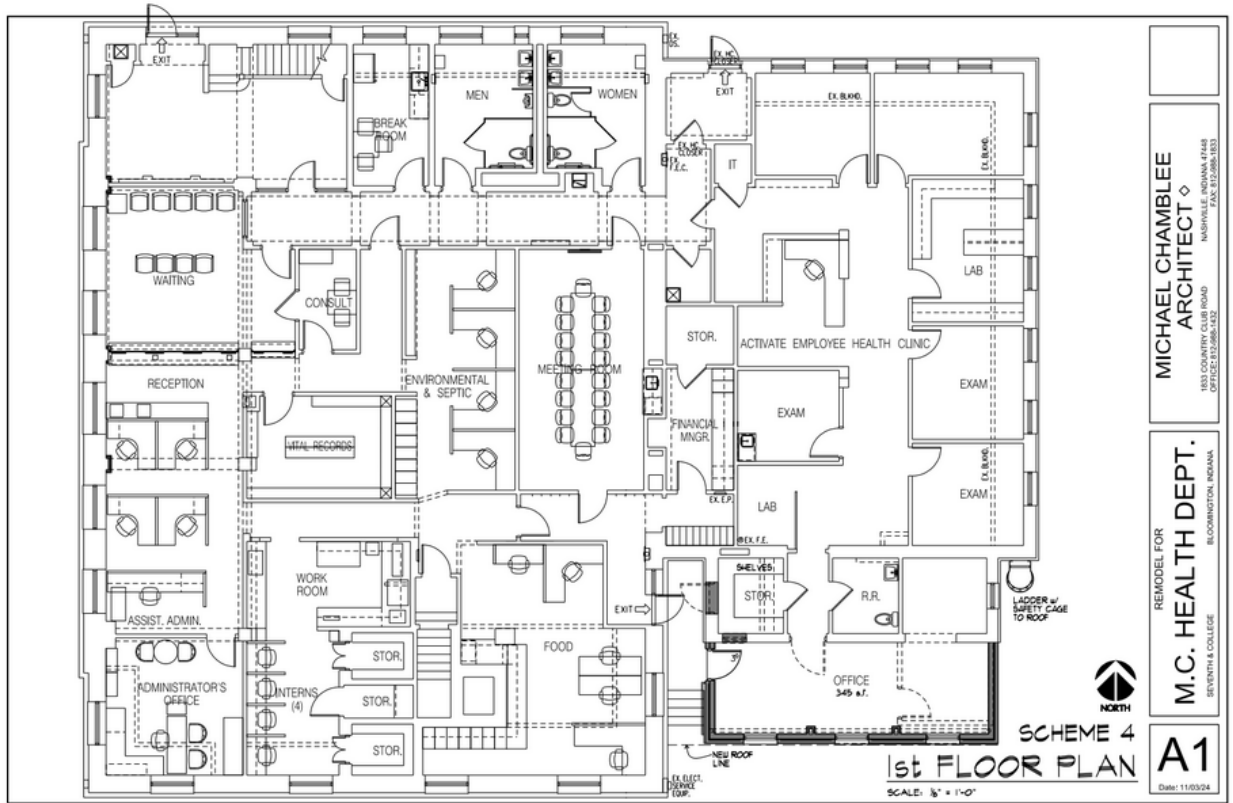
REMODEL FOR
M.C. HEALTH DEPT.
SEVENTH & COLLEGE
BLOOMINGTON, INDIANA



REMODEL FOR
M.C. HEALTH DEPT.
SEVENTH & COLLEGE
BLOOMINGTON, INDIANA

A4
Date: 11/05/24







STAFF RECOMMENDATIONS	Address: 701/703 S Woodlawn (Elm Heights HD)
COA 24-47	Petitioner: Lyndsi Thompson
Start Date: 11/18/2024	Parcel: 53-08-04-110-002.000-009
RATING: CONTRIBUTING	American Foursquare Duplex c. 1930



Background: 701/703 S Woodlawn is a foursquare duplex that retains most of its original features except for first floor windows which have been replaced.

Request: "Attached is our COA for 701/703 S Woodlawn. For several years now I have had tenants complaining about the windows on the second story of this home. They complain that it is hard to control the temperature of their rooms due to the thinness of the glass, that bugs are easily able to get in due to the inability to get a tight seal, and that they are confused why the lower level has new windows and the top level does not. We are requesting permission from the board to replace all of the windows in the house with new Amish made fiberglass windows. The company we would use would be F&J construction outside of Odon, Indiana. We would like to keep a grid pattern on the windows and would do the same on the upper and lower levels. Work would take about 7-8 hours to complete.

For your reference I have attached photos of the current windows at 701/703 S Woodlawn (Upstairs original, downstairs replaced prior to our ownership) and photos of houses where we have replaced windows with the type of windows we would use for this address.

Additionally we would repaint any painted areas on the exterior of the home that are not brick to brighten the home up. We would love to work with the HPC to make this project happen.”

Guidelines: Elm Heights

Windows and Doors

. Removal of any window or door or its unique features outlined above and visible from the public right-of-way.

- If original windows, doors, and hardware can be restored and reused, they should not be replaced.

II. Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.

- Replace missing elements based on accurate documentation of the original.

- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.

- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.

- Inappropriate treatments of windows and doors, particularly in the primary facades, include:

- a) creation of new window or door openings

- b) changes in the scale or proportion of existing openings

- c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors

- d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.

Staff recommends approval of COA 24-47

There are several options to consider for improving the insulation of windows while retaining a building's historic appearance. While exterior storm windows can add a layer of insulation, storm windows on the second story can be difficult for renters to remove during warmer months. If the windows on the top floor are in good condition they can be insulated with weather-stripping and cellular shades, this would be a preferable solution that could help insulate the upper floor while allowing the original windows to remain in use.

The windows on the lower floor are 1/1 vinyl replacements from before the district's local designation, but the originals likely resembled the divided pane second story windows. These could be replaced with divided pane fiberglass windows resembling the upper-story windows without adding detail that conveys a false sense of history. If the upper story windows are to be replaced, a custom design that matches the historic windows would be appropriate.





STAFF RECOMMENDATIONS	Address: 1104 N Grant (Garden Hill HD)
COA 24-49	Petitioner: Tyler Martin
Start Date: 11/28/2024	Parcel: 53-05-33-007.000-005
RATING: NON-CONTRIBUTING	Significantly altered 1940 duplex (Demo approved)



Background: On November 14th, the Bloomington Historic Preservation Commission granted approval for a proposal to demolish a non-contributing building on this lot. The property owner is now proposing a design for a new build.

Request: New construction

Guidelines: Garden Hill Historic District

CONTEXT FOR NEW CONSTRUCTION

Standards and guidelines serve as aids in designing new construction that relates sensitively to the surrounding context. Therefore, the most important first step in designing new construction in any historic district is to determine just what that context is. "Contributing" properties are important to the density and continuity of the historic neighborhood, but are not individually outstanding or notable architecturally. These classifications will be available on-line. Each property in the Garden Hill Study Area is described.

Each site presents a unique context. This is comprised of "contributing" buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

Context: The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

MATERIALS

RECOMMENDED

1. Building materials, whether natural or manmade, should be visually compatible with surrounding historic buildings.
2. 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.
3. Brick, limestone, clapboard, cement board, wood, shingles and stucco are appropriate materials.

SETBACK

1. A new building’s setback should conform to the set-back pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. On corner sites, the setbacks from both streets must conform to the context.
3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

BUILDING ENTRY

Entrances may characteristically be formal or friendly, recessed or flush, grand or common place, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

SPACING

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

HEIGHT

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.

HEIGHT AND SETBACK

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

OUTLINE

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

MASS

1. The total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

FOUNDATION/FIRST FLOOR ELEVATION

New construction first floor elevation and foundation height should be consistent with contiguous buildings.

FENESTRATION

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.

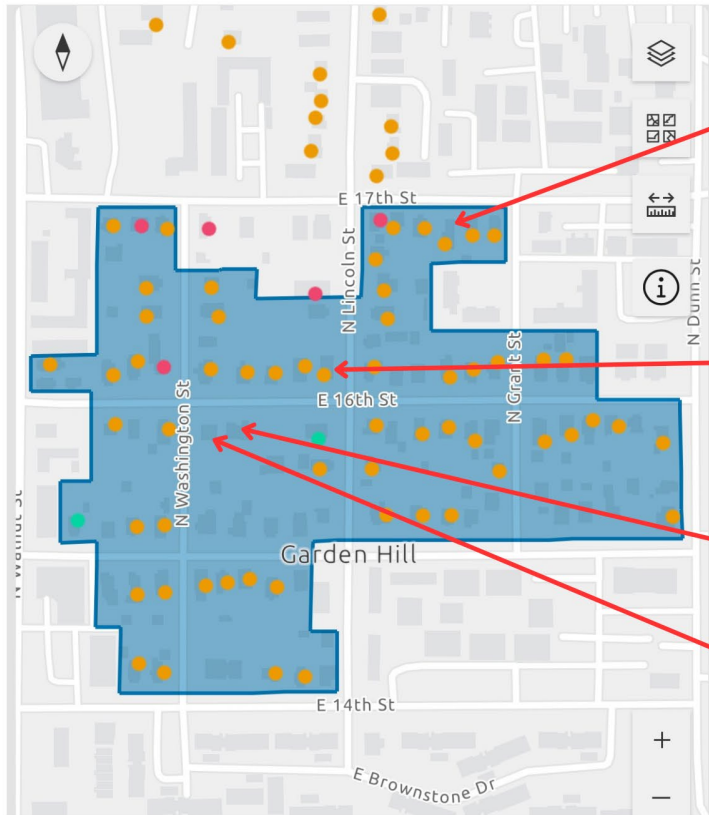
3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Staff does not recommend approval of COA 24-49

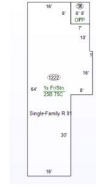
New construction on a corner lot presents challenges because both primary and secondary elevations will contribute to a District's streetscape and will have to be considered. The overall massing of this design is significantly larger than other buildings in the context of both the block and the district, particularly Contributing buildings on the block of N Grant. Some non-contributing buildings in the district approach the size of the proposed build, though these don't contribute to the neighborhood's historic context and were built before designation. There are some multi-story buildings in the district as well including a duplex at 1213 N Washington and a number of 1 ½ story bungalows—as well as 1200 N Walnut prior to its alteration in 2012. One Contributing building at 312 E 17th approaches its site coverage with a differentiated rear addition minimally visible from the street. The total mass or the massing of a new building's parts should strive to be characteristic of the neighborhood context.





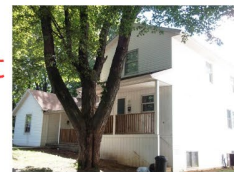


312 E 17th St
64'



221 E
16th St

204 E 16th St
• 3 stories



200 E 16th St
• 3 stories

STAFF RECOMMENDATIONS	Address: 642 N Madison (Showers Furniture HD)
COA 24-50	Petitioner: Bloomington Redevelopment Commission
Start Date: 11/28/2024	Parcel: 53-05-33-200-012.004-005
RATING: OUTSTANDING	Showers Brothers Furniture Factory Planing Mill



Background: The Showers Furniture Company Planing Mill is an Outstanding building in the Showers Furniture Company Historic District renovated and reopened in 2018 subject to district guidelines. The site is owned and managed in part by the city of Bloomington.

Request:



**Bloomington Historic Preservation Commission
Staff Report**

Project/Event: Metal Flashing on The Mill building

Petitioner/Representative: Public Works Facilities Division

Staff Representative: J. D. Boruff, Operations and Facilities Director

Meeting Date: December 12, 2024

We are planning a masonry repair project at The Mill building located in the Bloomington Trades District. The repairs consist primarily of tuck-pointing. This will be accomplished using the historically correct mortar mix for the building. As Part of this project, the engineer has recommended placing a metal flashing over the brick masonry corbel that runs along the exterior perimeter of the building. This flashing is a duplicate of the flashing that was installed on the Showers building 12 to 15 years ago. This flashing is preferred to placement of a mortar wash on top of the corbel. Mortar washes tend to crack and break apart. The lack of a mortar wash or flashing is enabling water to infiltrate the exterior walls of the building and at some points actually runs down the interior of the walls. Pictures of the corbel on The Mill, as well as the flashing on the Showers building that will be copied, are included. A schematic of the flashing has also been included.

Respectfully submitted,



J. D. Boruff
Operations and Facilities Director
Public Works Department

Guidelines: Showers Furniture Historic District

A. Exterior Walls, General

1. Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, cornices, parapets, shutter hardware, tie rod plates, loading hoists, and other industrial features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.

Miscellaneous equipment such as security cameras, door buzzers and the like that require attachment to exterior walls shall be fastened so as to avoid damage to historic fabric. When such equipment is removed, patching with appropriate material will be required.

The Secretary of the Interior's Standards for Rehabilitation

Exterior Masonry

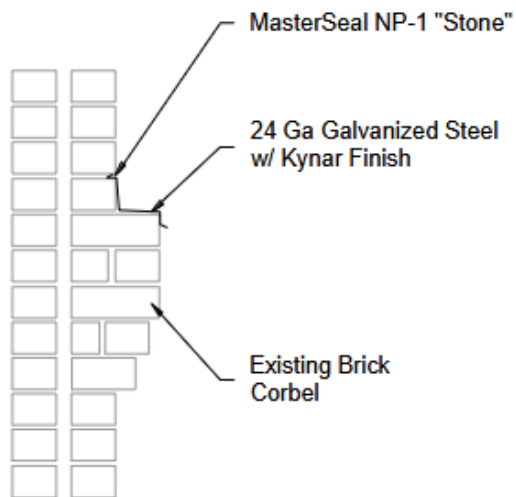
Recommended: Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

Duplicating old mortar in strength, composition, color, and texture.

Duplicating old mortar joints in width and in joint profile.

Staff recommends approval of COA 24-50 pending staff approval of mortar mix

The proposed flashing would protect the brick corbel from further deterioration and if similar in color and profile to the flashing used on the Bloomington City Hall would be unobtrusive and not detract from existing architectural features. The proposed plan would attach the flashing to the mortar between bricks rather than to the masonry itself, and care will be taken to select a mortar for tuck-pointing that closely matches the historic material.



○ Typical Flashing Detail
SCALE: 1/2"=1'-0"

- 1) A standard Kynar color will be selected by the Owner.
- 2) Verify dimensions of flashing in field



BFW Crane, Inc.
PO Box 41
Clear Creek, Indiana 47426

Dimension Mill - Exterior Rehabilitation Typical Wall Flashing Detail

Date: 9/9/2024

Sheet 1

Project No: 702410



Corbel on Mill



Corbel on City Hall with flashing

[National Register Nomination](#)

Name: The Kohr Building

Boundary: The nominated property occupies approximately 0.86 acres (37,363.5 square feet) at the northwest corner of South Rogers Street and West 1st Street in Bloomington, Monroe County, Indiana. This site is bounded on the east and south by the public rights-of-way of South Rogers and West 1st streets, respectively. The (future) eastern right-of-way of Jackson Street forms the west boundary of the nominated property, approximately 225' west of the eastern site boundary. Similarly, a (future) alley and the south boundary of the adjacent Lot 18 forms the north boundary, approximately 166.4' north of the southern site boundary. Marion County, Indiana, describes this parcel as Hopewell West Subdivision Lot 19, parcel number 53-08-05-400-075.000-009 (tax ID 015-63587.01) in the NE/4 of Section 5, Township 8N, Range 1 West, accessed October 22, 2024.

[Case Background](#)

Completed in 1947, the Kohr Building is one of the last remaining buildings on the old Bloomington Hospital campus. The Hospital was opened in 1905 in a single-family house at the corner of 1st and Rogers. The first institutional hospital building was built in 1919, and the Kohr building was added to expand capacity. The large utilitarian hospital complex, demolished in 2023, was built in the 1960s with subsequent additions added through the year 2000. Eventually converted to administrative use, the Kohr Building was the most architecturally distinctive building on the site by the time of the hospital's closure in 2021.

In 2018, the City of Bloomington entered an agreement to purchase the hospital campus on 2nd Street from IU Health with plans to redevelop the site into housing and public space. The City hired the RATIO architecture firm to conduct a historic resource assessment of the site which was completed in 2019 and identified the Kohr Building as eligible for listing in the National Register of Historic Places. In 2021, the Bloomington City Council voted to approve a recommendation from the Bloomington Historic Preservation Commission to list the building as a local historic district, saving it from potential demolition. The building will be incorporated into the planned Hopewell development on the former hospital site and converted into forty affordable apartments by Brinshore Development. The project is being considered as a candidate for Low-Income Housing Tax Credits (LIHTC) and Historic Preservation Tax Credits (HTC)

pending the project's eligibility and the building's listing on the National Register of Historic Places. The project will involve a partnership with the Bloomington Housing Authority and Centerstone, a non-profit specializing in mental health and substance use disorder. Brinshore hired Heritage Consulting Group to write a National Register application for the Kohr Building as part of the HTC application process.

Evaluation of the Nomination

In order to be eligible for inclusion in the National Register, properties must conform to 36 CFR Part 60.4, the Criteria for Evaluation. The nomination establishes that the district is eligible under Criterion C.

- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The 1947 Kohr Building is locally significant under Criterion C in the area of Architecture for its exemplary blending of Art Moderne and Stripped Classical styles. These were influenced by the preceding Art Deco movement and contemporary International Style, both of which celebrate the development of new building technologies. Art Moderne departs from Art Deco in its simplicity, emphasis on horizontality, and curved edges—which are evident in the Kohr Building's interior hallways. The use of structural glass blocks in the stairwells is also characteristic of this style, a rare feature in Bloomington's built environment. Coinciding with the Great Depression, Art Moderne is an uncommon style and the Kohr building is one of Bloomington's prime examples along with its Elks Lodge. Several other buildings downtown display Art Deco elements including the Coca Cola bottling plant and several buildings in the Courthouse Square Historic District.

Owing to its simplicity and monumentality, Stripped Classicism was a popular style for public buildings in the 1930s. Like Art Moderne the style is simpler than its antecedent, referencing classical elements in a somewhat abstracted and restrained form. Classical elements on the Kohr building include its spandrel panels, reeding above the primary entrance, floral ornamentation, and a rhythm of window bays that bears some resemblance to a classical colonnade. Elsewhere in Bloomington examples of Stripped Classicism include the Monroe County Justice Center and some of the buildings in Indiana University's Fine Arts Plaza.

The Kohr Building was designed by the Indianapolis architecture firm McGuire and Shook which was responsible for many institutional buildings across the

state including schools, hospitals, and churches. Founded in 1916, many of their buildings from the 1920s-40s reference Art Deco, Art Moderne, and Stripped Classicism, moving toward more simple and streamline design in the 1930s. The firm is still in operation and several of their buildings are listed on the National Register of Historic Places.

As set forth in 36 CFR Part 60, staff has notified the property owner and public officials by letter. All have been given the opportunity to provide to Commission with written comments or objections. A public hearing will be held on December 12, 2024 where the Bloomington Historic Commission will render its decision on the merits of this application.

Recommendation

Staff supports the nomination and recommends that the Bloomington Historic Preservation Commission support the nomination of the Kohr Building to the National Register of Historic Places based upon the substance of the argument in the nomination. It is possible that the Indiana Division of Historic Preservation and Archaeology will request further revision of the nomination form during substantive review, which will follow the Commission's action. These revisions should not affect the case for the nomination.