

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday November 10, 2011

4:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. CERTIFICATE OF APPROPRIATENESS

A. Preliminary Discussion for Jacobs COA application 2nd and Ballantine
Representative Charlie Webb

B. COA-9-11

2820 & 2920 East 10th Street Petitioner: Bloomington Restorations, Inc.

Request to move a mid-century house onto the Hinkle Garton Farmstead site at a location
approximately 340 feet from the 10th street right-of-way

C. COA-10-11

1120 E 1st Street Petitioner: Carolyn Geduld

Removal of mature and aging trees from front and rear yards

D. COA-11-11

300 E 3rd Home Laundry Building Street Petitioner: Senoj Enterprises Elizabeth
Robinson

Request for a business sign on the corner unit

E. COA-12-11

516 South Highland Petitioner : Elinor Okada

Replacement of storm doors on the back and front of a residential property.

V. DEMOLITION DELAY

A. 700 North Walnut Full Demolition Owner B Venturas LLC & Joseph Christine LLC &
Cosmo-Tech Inc Representative Travis Vencel

VI. NEW BUSINESS

A. Commission web design revision: Emily Brown

VII. OLD BUSINESS

A. Preservation Plan for Historic Bloomington

B. Showers Lecture date

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Next meeting date is Thursday, December 8, 2011 at 4:00 p.m. in the McCloskey Room

Posted: November 3, 2011

SUMMARY

This is a certificate of appropriateness request to move a structure built in 1958 onto the Hinkle Garton Farmstead, a locally designated site.

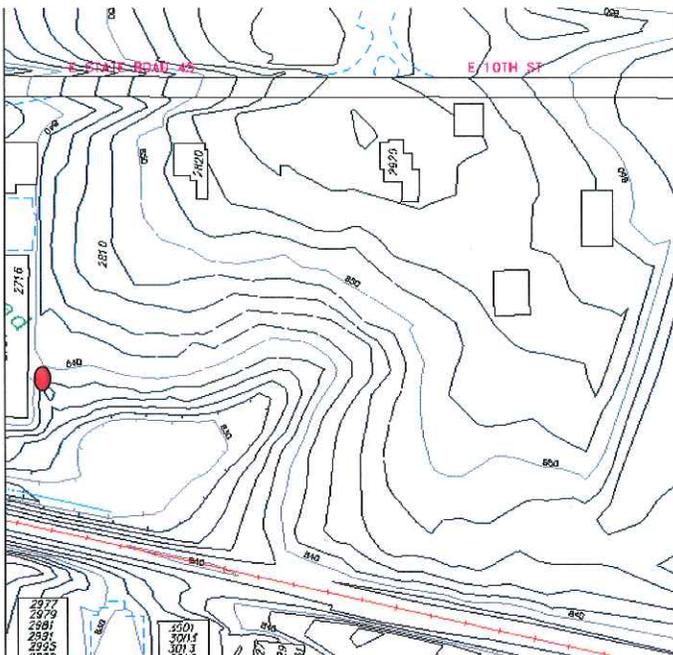
COA-9-11

2820 and 2920 East 10th Street
Owners: Bloomington Restorations, Inc.

Request to move a house onto the Hinkle Garton Farmstead at a location approximately 335 feet from the street.

Zoning RE

105-055-90188 O House, 2920 East Tenth Street; Queen Anne, 1892; Agriculture, Architecture



The Hinkle Garton Farmstead was listed in the National Register [4-12-07] and consists of an 11 acre site containing a Queen Anne farmhouse, smaller pyramidal-ell residence, garage, blacksmith shed, barn and crib. The land extends from 10th Street on the north to the Indiana Railroad right of way to the south and from the Scholars Quad apartments on the west to Pete Ellis Drive on the east. It includes land that was historically cultivated, wooded areas and historic fence rows. BRI has owned this site since 2004.

A local developer, Elliot Lewis, is planning an apartment construction project in an area close to the 45/46 by-pass and approximately 500 feet from the proposed site of relocation of the house on the farmstead. He wants to reuse the houses rather than just demolishing them to make way for new construction. One was used by the fire department for training, one will be moved by the owner and the other was offered to not-for-profits with the ability to receive them at a secure location and perform the rehabilitation. BRI responded and examined the feasibility of reuse of the house.

This plan will have to achieve an approval by the DHPA and BZA as well as the BHPC in order to go forward. The scheduled move (to be done by the current owner) is after the BHPC hearing but before the final ruling of the BZA. The house will have to be stored temporarily in light of the decision and the risk is assumed by BRI.

The house was built in 1958 (giving it the 40 year survey requirement) but it was not included in the previous 2001 survey. The structure is a limestone clad ranch with a

below grade level that will not be moved with the house. It is a smaller footprint than the pyramidal cottage that is a contributing part of the farmstead. A map is attached to the report which depicts the relative scale of the two structures. The inserted map (above) shows the grade change from the street to the proposed location of the house. The proposed site is approximately 10 feet below the grade of the pyramidal cottage. Residents of the house would use an existing driveway and an existing parking area.

The proposed new location is substantially obscured by the grade change, a tree line and brush and is set back from the road far enough to be virtually invisible from the 10th Street right-of-way.



This is a vernacular limestone ranch home of the 1950's. The structure conjoins two hipped sections

This request calls forward several considerations of our local ordinance. From 2.16.030 Powers:

(c) The commission may not consider details of design, interior arrangements, or building features if those details, arrangements, or features are not subject to public view.

(d) The commission may not make any requirement except for the purpose of preventing development, alteration or demolition in the historic district obviously incongruous with the historic district.

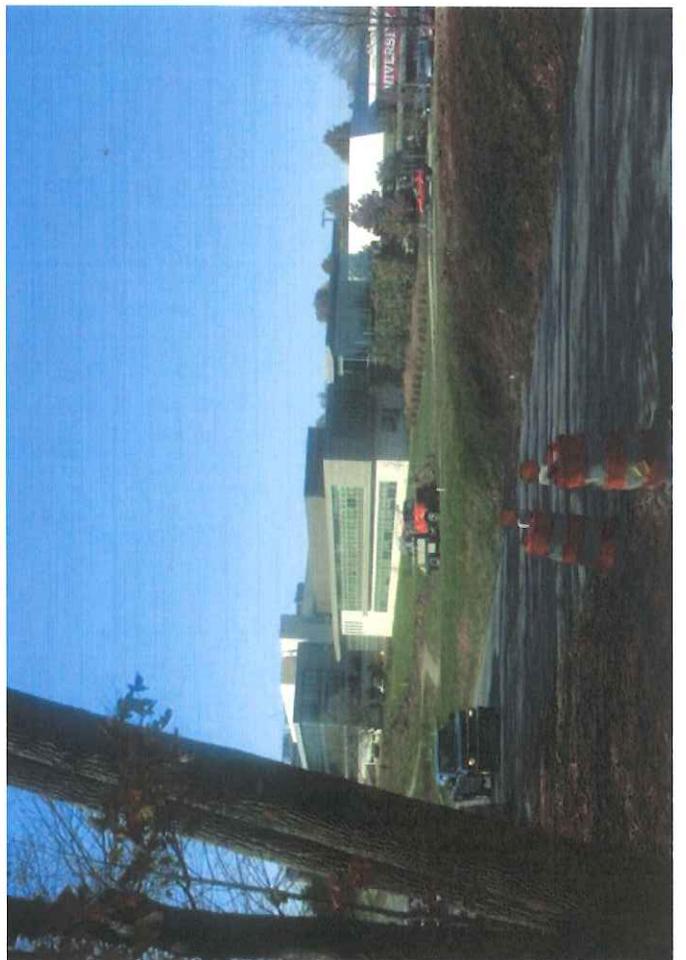
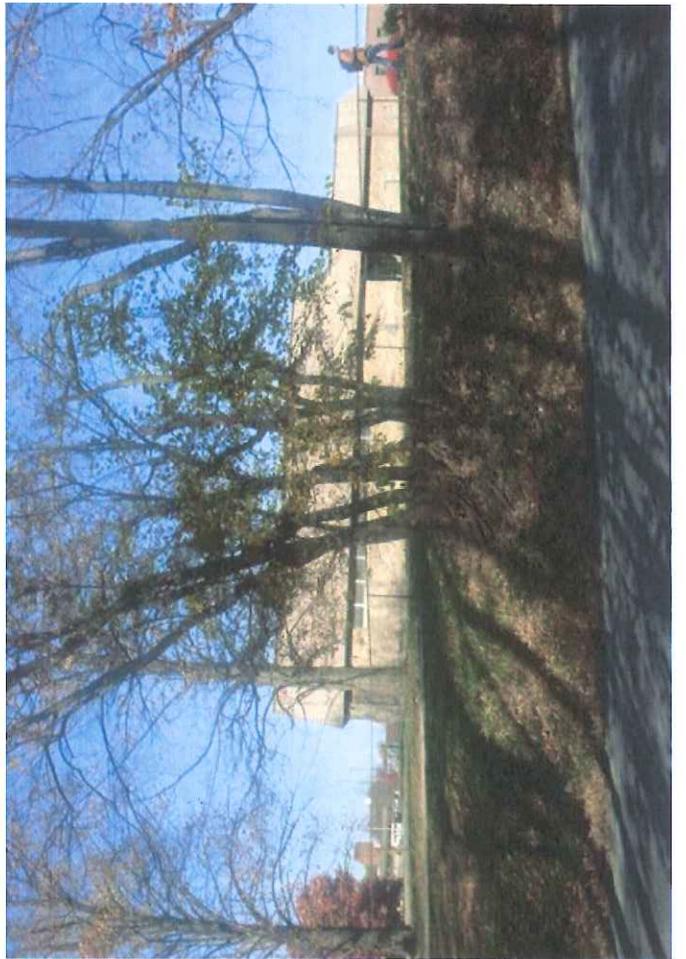
The location that has been selected is virtually invisible from the public right-of-way and could be interpreted as ineligible for review. However there are other provisions of Title 8:

- a)
- Certificates of appropriateness required. A certificate of appropriateness must be issued by the commission before a permit is issued for, or work is begun on, any of the following:
- (1)
 - Within all areas of an historic district:
 - (A) The demolition of any building,
 - (B) The moving of any building,
 - (C) A conspicuous change in the exterior appearance of any historic building or any part of or appurtenance to such a building, including walls, fences, light fixtures, steps, paving, and signs by additions, reconstruction, alteration, or maintenance involving exterior color change if cited by individual ordinance, or
 - (D) Any new construction of a principal building or accessory building or structure subject to view from a public way;
 - (2)
 - Within a primary area of an historic district:
 - (A) A change in walls and fences, or the construction of walls and fences along public ways,
 - (B) A conspicuous change in the exterior appearance of nonhistoric buildings subject to view from a public way by additions, reconstruction, alteration and/or maintenance involving

The act of moving a building within any designated historic district requires a certificate of appropriateness. Because the house will not be visible and will not require other improvements to the site which would impact the rural character of the district, there should be no grounds for objection to this request.

The house itself will be preserved and restored on the new site. This motivation, the reuse of the house saving it from demolition is laudable and part of BRI's mission. Its lack of a public view exempts it from Commission adjudication.

Staff recommends approval with the condition that the structure be invisible, by siting, landscaping or screening from East 10th Street.



Summary: this is a request to remove two aging and diseased trees in the proposed Elm Heights Historic District, currently under interim protection pursuant to the provisions of BMC 8.08.015.

COA-10-11

**1120 East 1st Street
Owner: Carolyn Geduld**

Zoning RC

Request to remove two mature trees from the back and front yards.

105-05-77029 C 1120 House; Colonial Dutch Revival, c.1940



Also known as Feltus House, this property was listed on the National Register in 2007 as part of the Vinegar Hill Historic District. It is under interim protection at this time by the action of the BHPC at its October 13th meeting. A historic district designation is pending before council action. The house is located on the southwest corner of Hawthorne and 1st Street so the back and front yards are clearly visible. There is a sidewalk on both streets. This area is well documented including archival photographs of the house under construction and the lots, cleared of vegetation at the time the houses were built. This was the childhood home of Dot Spore who gave a



presentation at the public library in 2007 and has provided the Commission with early memorabilia about growing up in Elm Heights.

The two mature trees proposed for removal are a cherry tree in the front yard and an apple tree in the back yard.

The application describes the cherry tree as 25 years old, so reaching the predicted life span for cherry trees and

having a crack through the inner and outer bark that extends two feet up from the ground. It has failed to leaf out fully and is diseased. Another consideration is the viability of an oak tree nearby that is affected by the cherry's proximity. This tree is desired as replacement for the cherry which if removed, will allow the oak to thrive.

The Apple tree is located off the deck in the rear yard and described as 30 years old, again near its useful life span. It has dropped multiple limbs over the past 2 years.

Rear Yard Apple Tree



In lieu of approved guidelines we should consider both the Secretary of the Interiors Standards as well as ideas in the draft of the Elm Heights Design Guidelines :

Secretary of the Interior's Standards:

- Retain the historic relationship between the buildings and the landscape
- Preserve important landscape features, including ongoing maintenance of historic plant material
- Replace deteriorated or damaged landscape features in kind.

From the draft of the Elm Heights Design Guidelines.

Introduction

You do not need to apply for a Certificate of Appropriateness (COA) for the following:

- Anything not visible from a public right-of-way
- Routine maintenance, for example, the reglazing of a broken window pane or minor repairs done in-kind (of the same or similar materials)
- Removal of dead or invasive trees
- Changing paint color where paint is the existing application

- any change to the interior of your home
- flower and vegetable gardens, and tree pruning
- Installation of rain barrels

1. Neighborhood Setting Section

To retain, preserve, maintain and respect distinctive, character-defining features of the neighborhood or building sites such as tree plots, mature trees and landscaping, fences and wall; limestone objects and elements.....

A Certificate of Appropriateness is required

Trees and Landscaping

1.1 Removal of a mature tree that is visible from the public right-of-way

b) an ornamental tree that is four inches in diameter fifteen feet high.

Discussion

A Certificate of Appropriateness is required for removal of living mature trees but is not required for the removal of dead or invasive trees. This request falls somewhere in between. Both the cherry and apple trees are showing the signs of old age: disease, falling branches, and failure to leaf out. Their removal would allow existing immature trees to thrive and replace them. In the front yard the surviving tree would be an oak tree and in the rear yard a cluster of red bud trees. All the trees described are indigenous species, although some may be cultivars.

Staff recommends approval

DESCRIPTION OF TREE REMOVAL

1. Cherry Tree

This tree is about 25 years old, which is the usual life span for this type of tree. It is in very bad shape. This year, only half of the branches leafed out. The leaves fell off in early July. I believed this is caused by cherry leaf spot. Moreover, there is a large crack through the inner and outer bark on the trunk from the ground to about two feet up.

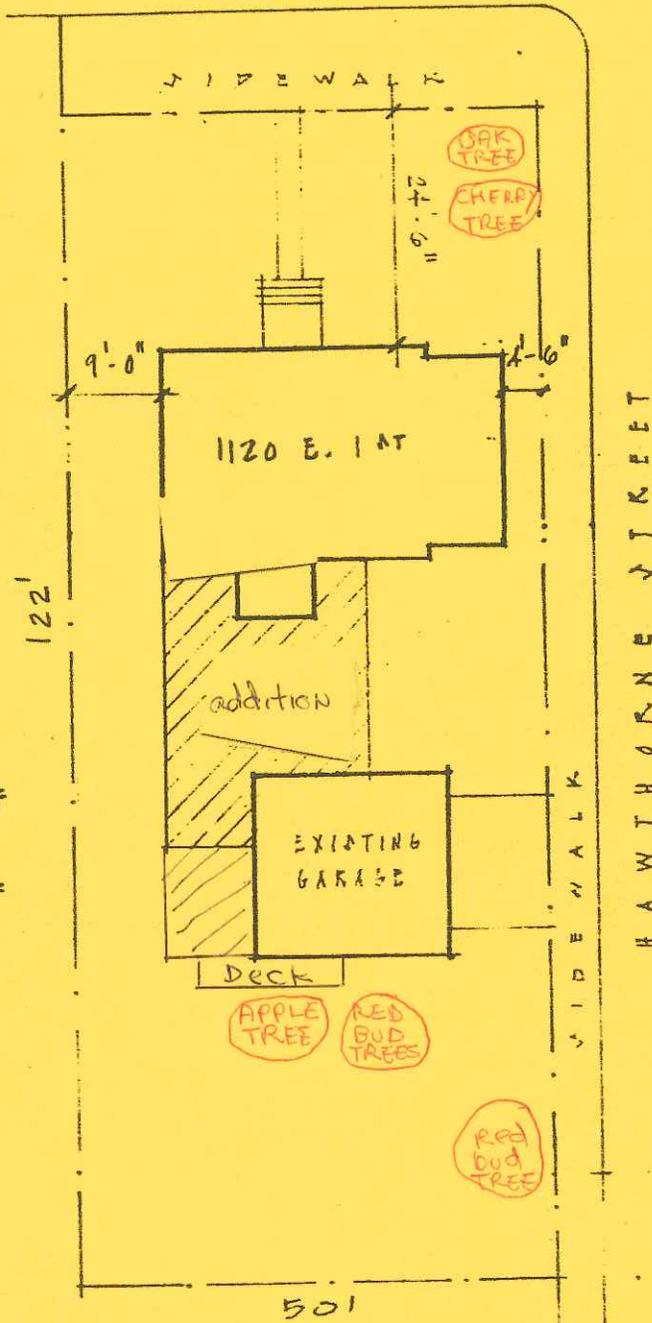
A young oak,, which is about five feet in front of the cherry tree, is bending away from the cherry. When the cherry is removed, I want the oak to straighten and become the permanent tree.

2. Apple Tree

This tree is 30 plus years old. The usual life span for this type of tree is 35-45 years. Originally, there were seven large branches growing from the trunk. Two branches fell off in 2010-2011. Only ^{two}one of the remaining five branches leafed out this year. This tree is in a cluster with three smaller trees: two red buds and one unidentified.

PETITIONER'S INFO
COA-10-11

1ST STREET



TOTAL LOT AF : 5100 AF
 TOTAL BUILDING
 COVERAGE : 1731 AF

SUBDIVISION
 SEMINARY PT. # 103
 PARCEL 015-02390-00

SITE PLAN W/ PROPOSED ADDITION
 1:20 1120 E. 1ST. HARRY A. GARDNER GEDDOLD
 3 21 90



SUMMARY: This is a request for signage on a locally designated building.

COA-11-11 **Home Laundry Company Building**
300 East 3rd Street
Owner **N & N Enterprises**
Petitioner: **Senoj Salon LLC**
Elizabeth Robinson representative
Zoning CD

Request for two new signs on an existing building.

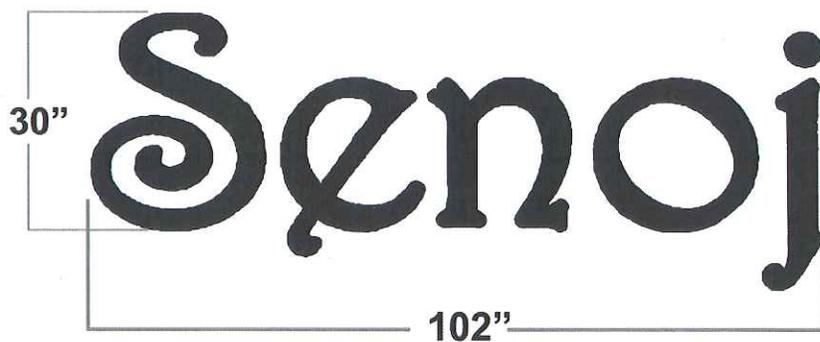
This restoration and expansion of the Home Laundry or Leonard’s building was completed in 2007-2008. The Building was listed in the National Register [3-14-00]. Since that time there have been several requests for signage as occupants change. This is an application for a new salon in the corner commercial unit facing both Third and Lincoln Streets. This particular unit is housed in the moderne style commercial annex that was built in the 1940s by Cecil Harlos.

The proposed signage is reverse back-lit channel signage in aluminum that will be applied to the building wall. The tallest letter will be 30” and the width is 102” (8.5 feet). The font is associated with the trademark for the business. An identical sign will be repeated on both facades just above the marquee. The photograph below shows existing signage on 3rd Street including a temporary rental banner.



EXISTING SIGNAGE

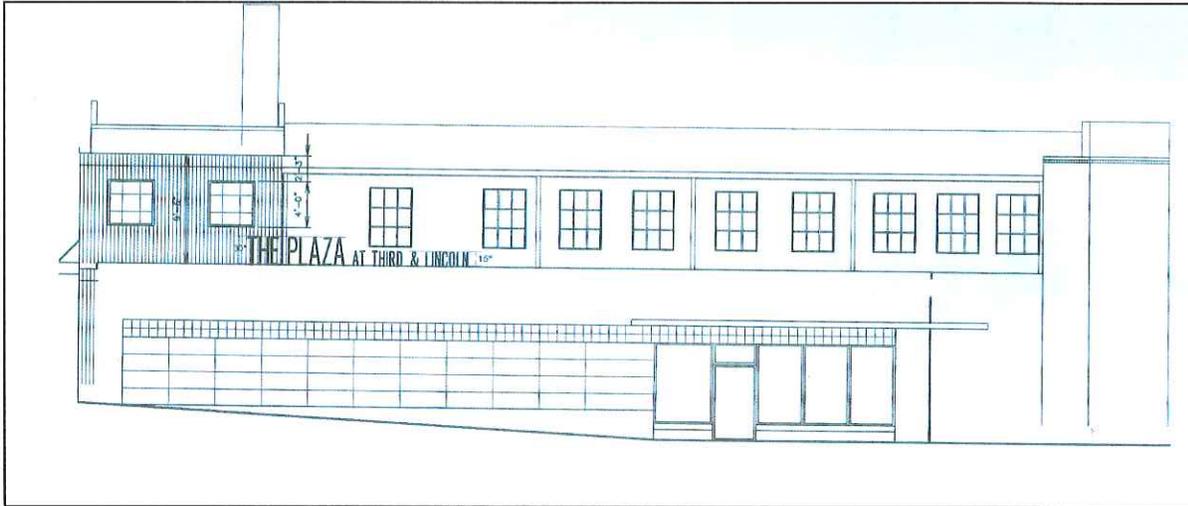
Location of new signs.



TWO SETS OF CHANNEL LETTERS - 16.5 SQ FT PER SIGN

You will remember that a COA was given to N & N Enterprises for standing metal signage along the top wall of the building in December of 2007. Although this sign has not yet been placed, it may still be a part of the north elevation in the future. For this to occur the owner will have to apply for a COA again.

PREVIOUSLY APPROVED SIGNAGE



Discussion:

The proposed sign(s) for the Senoj business meets planning requirements for size in the CD zone. The use of aluminum open lettering is appropriate for the moderne style of this section of the building. It also allows more visual access to the fabric of the building.

Staff recommends approval

SUMMARY: This is a request for the replacement of two exterior doors on a residence located in the proposed Elm Height Historic District which is under interim protection pursuant to the provisions of BMC 8.08.015.

**COA-12-11
516 South Highland**

Owner: Elinor Okada

Zoning RC

Request to replace two exterior doors.

105-05-76301 C 516 House; Free Classic, c.1910



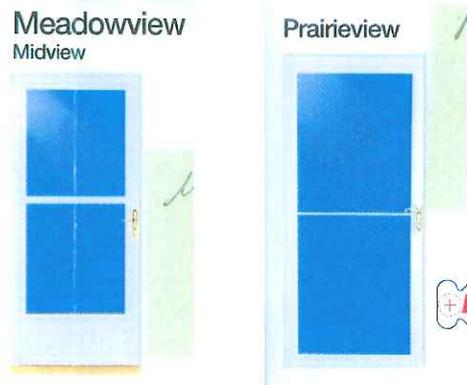
The property is located in the proposed Elm Heights Historic District which is currently under interim protection until Council action.

This is a Free Classic style home which stands apart from the rest of the Elm Heights neighborhood by its relatively early construction date and style. It is sided with aluminum but maintains its historic appearance and has a particularly lovely presentation to Highland Avenue with a pedimented porch and front gable. The house is located along an east-west alley on its north side which provides visual access to the rear entrance as well.

The owner wishes to purchase a storm door for the front entrance, which has leaded side lights. It will replace an existing screen door. The front entrance leads to a vestibule and another set of doors so the true front door is not visible. The existing screen should be stored.



The owner would prefer to maintain an elevated kick plate panel on the door in order to hide packages and deliveries. Otherwise it will be a full light door allowing a view of an interior wood door. The proposal is to use a Larson Meadowview or Prairie View Screen Away on the front.



There is an additional rear entry on the south west corner of the house. Staff examined the door and determined that, although it is the era of the house and is a fine five panel solid door, it is actually an interior door that was moved to this location in the more recent past. The existing hardware on the door appear to confirm that suspicion. The owner would like to provide better security and to reverse the opening from its existing configuration. This section of the house has been remodeled and may have been built out to the current configuration. The owner confirms that there is an older exterior door leading to this addition on the interior of the house. Among the reasons for the request is that the surrounding frame needs replacement. The owner would prefer to purchase a steel security door for the rear of the property and a storm door for weatherization. The existing door is on an addition that is not original to the house and it is an interior door.

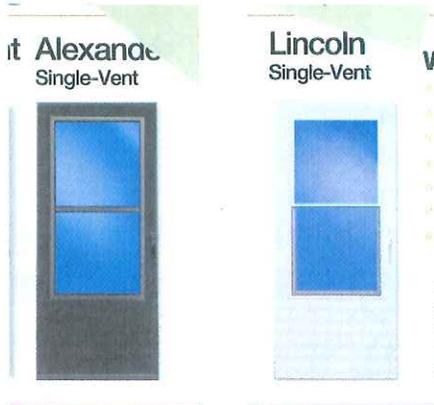




Existing door, once used in interior space.



Rear metal door



Rear Storms

This is a minimal change and not a radical alteration. The owner wishes to provide more security and increase insulation of her home as she attempts to remain there in her later years

The Secretary of the Interior addresses only generally under the “Building Exterior” section the issue of adding and removing doors.

Identifying, retaining, and preserving entrances and porches--and their functional and decorative features--that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.

From the Mission Statement of the Elm Heights Design Guidelines Draft: To encourage a balanced approach, the district adopts a set of flexible guidelines that focus on the conservation of green spaces, the ability to age gracefully in place, ecologically sound energy practices that include alternative energy sources, as well as a working relationship with the city.

The front door will be changed with the removal of an original screen, but that screen can be stored and would have been stored through winters historically. The storm door selected (Meadowview or Prairieview) will allow visual access to the original wood door within.

The back door contains no features original to the house at that location since the space has been modified. The steel door was selected for security reasons as the owner wishes to age in place. Staff would prefer an opaque metal door (High Seas) on the exterior to the fan light. The interior door should also be stored.

Staff recommends approval of

1. The Meadowview or (preferred) Prairieview storm door on the front of the house with the condition that the screen door is preserved for future use
2. The High Seas metal door at the rear with either the Alexander or Lincoln storm to the rear.

SUMMARY

This project was discussed in a preliminary way in June and has returned to the Commission under Demolition Delay. The owner has formally applied for a demolition permit. HAND requested an additional 30 days of delay after the August 5th notice. The owners plan to move the house to another location. The delay period will terminate on Dec. 3rd. The Commission has no binding review of plans to relocate the structure.

Demoliton
700 North Walnut

August 5, 2011
Owner: B Venturas LLC & Joseph
Christine LLC & Cosmo-Tech Inc

Representative Travis Vencel

Cottage Grove Study Area

105-055-61063 C 700 House; Craftsman/ Dormer Front Bungalow, c.1915



This property was discussed in a preliminary way at the June meeting of the historic commission. The proposal was to move the house from its current location to a new location, to make way for redevelopment of the High

Point office park which will be demolished.

The house sits on the corner of Cottage Grove and North Walnut Street which is a commercial corridor where many single family houses have been converted to business uses. Although there are modern intrusions, the corridor has a fairly consistent run of contributing and notable homes from the 400 block through the 800 block ending just below the Indiana Railroad viaduct. This represents properties listed as contributing to the Illinois Central survey district, North

Washington and Cottage Grove, and some scattered sites. The shaded map actually depicts the concentration of structures better than the boundaries of several surveyed areas. The location of the house at 700 North Walnut is just south of the Highpoint Office Park, a single story commercial strip center built in the 1970's on the site of the old Hunter House. On the east side of the street there are two more contributing structures north of the strip commercial center. Generally the architecture along Walnut goes from important in the 400 and 500 blocks to progressively less significant in the 800 block. There have been few removals in the last 15 years (in contrast with College Avenue) But there were many over time, reducing the quality of a prominent residential corridor with such gems as the Buskirk Showers property. This was once the street where both James N and William P Showers lived. Neither home survives, nor does the house of Henry B.Gentry.



This owner intends to sell these parcels for redevelopment of the High Point site and wants to propose removal of this house to another location as a part of that project.

Existing Conditions:

The house is fair to good condition. It is a locally unique example of a tapestry brick craftsman bungalow, done on a large scale with eave brackets and rafter tails.

Although there are many bungalows with tapestry brick porches, the entire house is brick with limestone sills and lintels. There are several tapestry brick four-squares in town. It features an arcaded side porch, with massive brick railings. It is located on a hill overlooking the 600 block of Walnut. Most windows are original and are a less frequently used Arts and Crafts design; however they are largely obscured by mirror glass storm windows. The material is tapestry brick which is also less common in Bloomington and its use is more prevalent south of Grimes except on the commercial buildings built by the Mitchell Brothers.



The north side shows the level of craft involved in the brick work: There is a corbelled curve built into to the chimney.

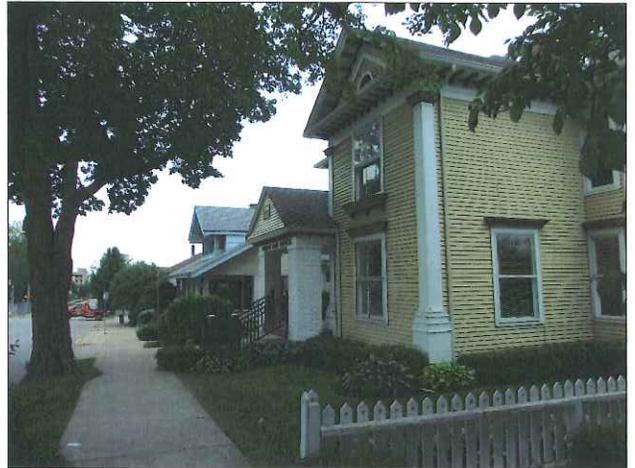
Hunter House



Existing Office Park



Along this corridor, structures are in a variety of conditions from rental property that is under maintained to very fine commercial office space.



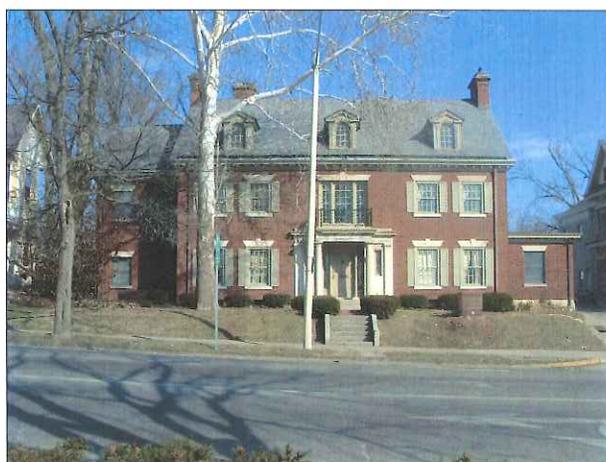
631 North Walnut "Contributing"



612 North Walnut "Notable"



505 North Walnut "Notable"



517 North Walnut "Notable"



532 North Walnut "Notable" NR



530 North Walnut "Notable" NR

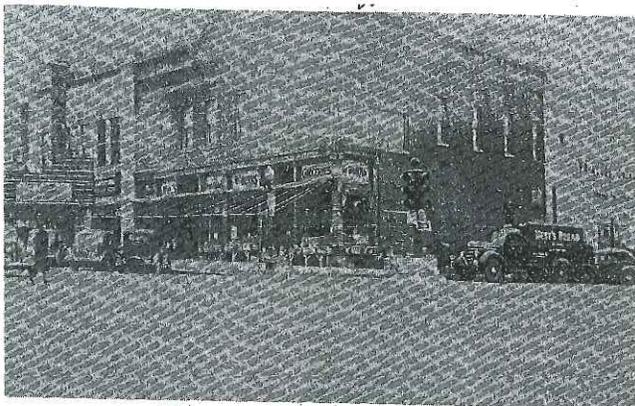
520 North Walnut "Notable" NR



403 North Walnut "Outstanding" SR

400 North Walnut "Notable" LHD

Staff was able to find quite a lot of information on the original owner of this home. He lived there from 1928-1946. Newspaper articles indicate the house was built by Roy Burns, a businessman in early twentieth century Bloomington who developed a chain of local grocery stores. His flag ship store was in the Odd Fellows Building on North Walnut (Walnut and 6th). This was a transitional era between the kind of full service dry goods store that was familiar in the 19th century. Consumers waited for goods to be packaged by clerks behind counters, which required far smaller store space. When the self service era of individually packaged goods arrived, the floor space for groceries were enlarged, but they were still small enough to be comfortably accommodated in residential areas. Roy Burns was part of the transition to "super markets" in an era when up to 50 stores were operating in Bloomington neighborhoods. They were gradually replaced by the big retailers like Atlantic and Pacific Tea Company. Roy Burns who owned up to 14 stores in his heyday, wisely retreated into the wholesale business and continued until 1948. He was born in 1898 and admittedly enjoyed a Horatio Alger-like biography. He initially worked at the Sowders Grocery store, the building for which still stands at 4th and College Avenue. His first store was opened at 6th and Morton Streets. Some reporters attribute Burns with the introduction of "wait on yourself" groceries, but they were not preferred by his customers.



Burns store No. 1 on downtown square



6th and Walnut & McDoel Store

October Report

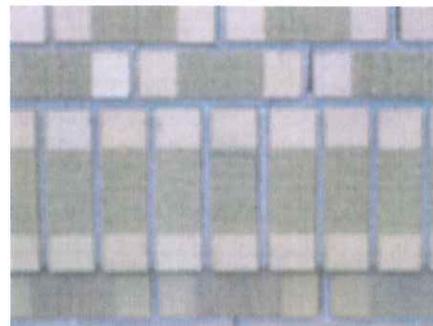
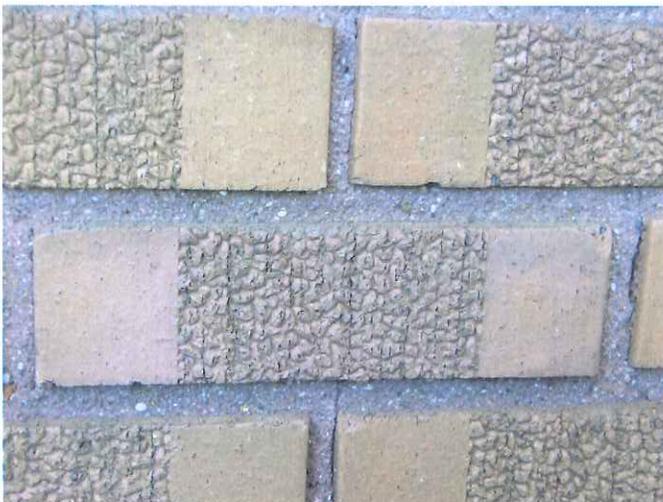


Staff visited the site again to develop additional information about the architectural importance of the structure itself. The house is a brick dormer front bungalow with limestone detailing. It is certainly more significant for its materials than its general design, although its scale and placement on the lot do contribute to its presence on the corridor. In addition to the more common stone window lintels and sills, it also has a limestone water table.



In terms of the carpentry details, there are 8 blind or closed knee brackets beneath the eaves along either gable end. The verges are notched, a style which is seen on many Arts and Crafts homes in Bloomington. The windows are double hung and casement style with true divided lights in a rarer pattern that is associated with both Arts and Crafts and Prairie style architecture. These windows are visible in the photograph to the left. They are obscured at most locations by tinted mirror glass storms. With a few exceptions the original windows are in place in the entire building at this time.

The brick work is identical to treatments on a house located on Wylie Street and the commercial building at 1300 South Walnut. The house is wrapped in stretcher course with belts of soldier course patterning. There is also interesting brick work wrapping the porch arches and in the shouldered chimney design. Each stretcher is pebbled in the center and smooth at either end. The tinted mortar is dark rose in color.





Brick Treatment on the arched supports of the front porch. Interesting "shouldered" detail on chimney.

Additions and alterations.

The most serious alteration on the house is on the rear elevation. At some point, a low shed roof that may have contained a long ribbon window was enclosed. Because the house is brick, it can be assumed that everything around the first floor footprint is original material. Other details of interest include a stone wall and stone steps with brick rails approaching the front porch. The embankment wall which surrounds the property on two sides, lacks integrity. The wall along Walnut is later poured cement and the side wall switches from dressed to rock-faced ashlar.





1300 S Walnut



1206 East Wylie Street

November Report

There is no new information for the November meeting.