

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday March 8, 2012**

**4:00 P.M.**

**AMENDED AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

**IV. ELECTION OF OFFICERS**

**V. A. COA- 03-12**

1201 East Second Elm Heights

Representative Charles Webb

Request for Demolition of an existing house at 1201 East Second Street, removal of trees

**B. COA-04-12**

1201 East Second Elm Heights

Representative Charles Webb

Request for new construction of a house at 1201 and landscape plan.

**C. COA-05-12**

918 West Third Street Prospect Hill Conservation District

Owner Sherry Lifer

Request for a free standing garage in a conservation district

**D. COA-06-12**

635 South Woodlawn Interim Protection Elm Heights Proposed District

Representative Kane King Artisan Masonry

Owner: John Hamilton

Replacement and redesign of a deteriorated front sidewalk and stairs

**E. COA-07-12**

1002 East Wylie Interim Protection Elm Heights Proposed District

Representative John Wampler

Request for replacement sash in a mid-century house

**F. COA-08-12**

301 North Morton Representative Troy Donovan for Macri's

Request for a hanging sign

**VI. DEMOLITION DELAY**

**A. 801 West 9<sup>th</sup> Street Owner John Englehardt and Lois Lambrecht**

**Work in violation of ordinance, submission of revised plan for the house**

**VII. NEW BUSINESS**

**A. Preservation Plan Strategies.**

**VIII. OLD BUSINESS**

**A. Preservation Month Activities**

**IX. COMMISSIONERS' COMMENTS**

**X. PUBLIC COMMENTS**

- XI. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Next meeting date is Thursday April 12, 2012 at 4:00 p.m. in the McCloskey Room

**Posted: March 1, 2012**

COA-5-12

**Petitioner: Sherry Lifer**  
**Address of Property: 918 West Third Street,**  
**Prospect Hill Conservation District**

**Zoning RC**  
**Request for a freestanding garage.**

105-055-650034      C      918      House; Carpenter-Builder/ Gabled-ell, c.1900

Renumbered for the Conservation District:

105-055-65087 still classified as “contributing”

This residential property is located at the far edge of the Prospect Hill Conservation District as it terminates in Rose Hill Cemetery. It was classified as contributing in the 2001 Inventory and



then reclassified at the same level during the 2007 Prospect Hill Conservation District discussion. The house is a Gabled-ell that has been sided with aluminum and the porch is enclosed. It’s basic form, however, is intact. The owners are requesting only garage construction at this time. Proposed additions to the house and exterior rehabilitation do not fall under the purview of the Conservation District and will be completed at a later date, but the changes promise to improve the significance of the structure from 3<sup>rd</sup> Street. An existing car port and metal shed are temporary structures not integral to the design of the house. The owner will take them down a later time. The owner has willingly shared plans for future work, but they will not be part of the Commission discussion.



The lot is a substantial 41’x 216’ and its proximity to historic Rose Hill cemetery caused the owner to have her plans reviewed by the DHPA as well so that archaeological reconnaissance might be pursued. The owner has also shown plans for the house to the Prospect Hill design subcommittee which forwarded a letter of support.

The house faces Third Street but is framed on two other sides by platted alleys. Only the east elevation faces away from a right-of-

way. The proposed two car garage will be accessed off the alley on the west side of the lot by a concrete drive apron and permeable paver pad (25'x25') which will separate the garage from the house and the proposed additions. The garage design is very similar to one approved on Howe Street in the Prospect Hill Conservation District several years ago. It has a pedestrian door on the east side with a columned and shed roof porch extending across the gable end. The small gable roof on the south elevation will not be built until the proposed breezeway is started. The owners want to use a two panel metal door with a single light (facing away from the alleys), which does not have a transom. The owners have selected lapped cement board siding with redwood trim. The west elevation, which shows nicely proportioned windows that will be visible off of the north south alley which abuts Rose Hill. As part of future work a breezeway will be attached to the east side of the garage and it will connect the house to the garage with a covered passage. This can be seen in the site plan.

The design subcommittee expressed concern about the dimensions of the columns (round) to be used and it was mentioned that several rehabilitations in the nearby area had erred in the choice of small radius supports. Staff will support columns of at least 6-8 inches.

A metal standing seam roof is proposed. Although this material is not common in Prospect Hill houses, they are certainly more common on the accessory and rural outbuildings remain standing in the neighborhood. The roof slope is intended to mirror the slope of the house.

The drawings imply that attention will be paid to detail of trim: corner boards, band boards and drip caps, and this is included in the application request.

**From the Conservation District Guidelines:**

### **ACCESSORY STRUCTURES**

#### **SUBJECT TO REVIEW AND APPROVAL:**

**All structures greater than 80 square feet.**

Definition : Any structure secondary to the principal building on the lot and greater than 80 square feet in size is subject to the following guidelines:

#### **RECOMMENDED**

1. New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern
2. New structures should be placed, where possible. in a subordinate position to the primary building on the lot.

#### **PARKING**

Definition: Locations for overnight storage of vehicles

#### **RECOMMENDED:**

1. Where possible, parking should be accessed by the existing alleys in the rear of the building.
2. Where alleys do not exist, then on-street parking is a legitimate alternative

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Staff recommends approval with the understanding that the columns be proportional to the project and that the owner seek a staff level approval for the temporary buildings on the site when they decide to remove them.

**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.

013-45840-00 Batman’s Lot 21

53-05-412-011.000-005

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

Owners propose to build an accessory structure (two-car garage) at the north end of the property with outlet west to a one-lane alley that runs north-south between 3<sup>rd</sup> and 4<sup>th</sup> Streets directly adjacent to Rose Hill Cemetery. The existing metal utility shed, wooden carport, and wooden deck north of existing structure will be demolished and removed.

Details of proposed accessory structure:

- Two-car garage (25’-2” x 24’-2”) and driveway (25’ x 25’) with access to alley (12’)
- Gabled roof (slope 10/12) with 20’ height (maximum allowable)
- Roof line extends East (4’-10”) over stone walkway
- Setbacks: 35’ from rear property line and 6’ from side property lines

3. A description of the materials used.

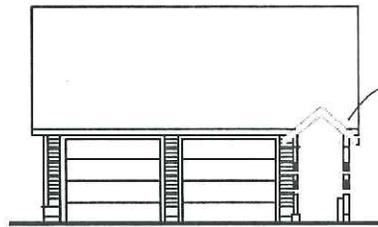
- Construction:
  - Wood-framed structure with slab floor
  - Permeable paver driveway pad (25’ x 25’) [Note – Feb. 20 draft stated all driveway all concrete]
  - Concrete connector between driveway pad and alley
  - Stone or paver walkways
- Exterior:
  - Smooth fiber cement lap, smooth wood fascia, trim, drip edge, and band-board
  - Standing seam metal roof and metal gutters
- Windows & doors:
  - Single-hung vinyl windows (2 @ 2’-6” x 6’-8”)
  - Metal garage (2 @ 9’ x 8’) and Metal entry door

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

Drawings attached (showing entire project of addition, remodel and garage):

- C100 Site Plan
- A201 First Floor and Garage Plans
- A301 West Elevations
- A302 East Elevations
- A303 North & South Elevations

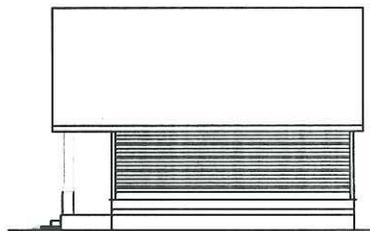
Garage Elevations copied below.



SOUTH Elevation



WEST Elevation



NORTH Elevation



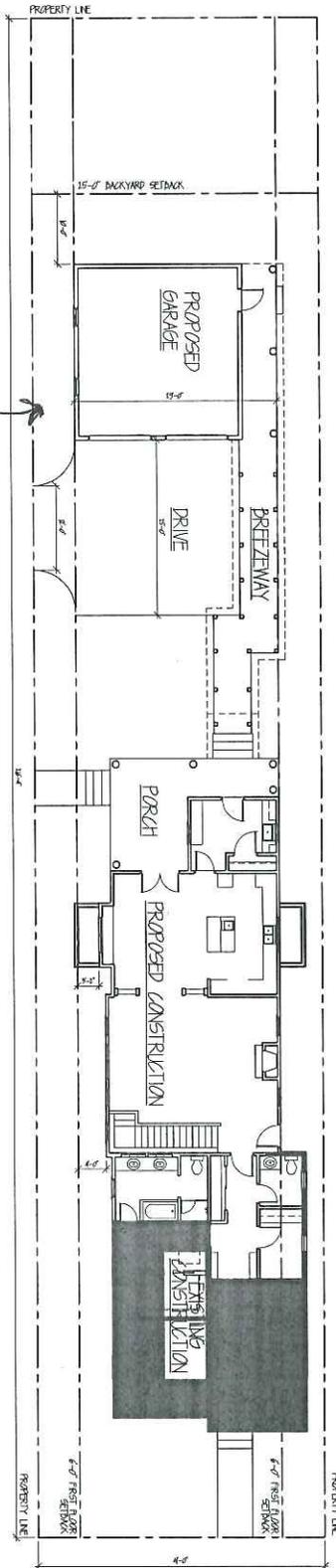
EAST Elevation

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.

GIS map copied below and attached as pdf [918 W 3<sup>rd</sup> St GIS.pdf].

FREE STANDING  
GARAGE  
COA-05-12

SITE PLAN  
SCALE 1/8" = 1'-0"



ARCHITECT'S PROJECT NO.  
DATE: JANUARY 10, 2012

SITE PLAN &  
GARAGE PLAN

SHEET NO. C100  
SCHEMATIC DESIGN

LIFER / EMMERT HOUSE  
ADDITION & RENOVATION

918 WEST 3RD ST.  
BLOOMINGTON - INDIANA

DATE



Nancy Hiestand <hiestann@bloomington.in.gov>

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## 918 W. 3rd St.

1 message

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Sarah Ryterband <saryter@gmail.com>

Tue, Feb 28, 2012 at 7:35 PM

To: Nancy Hiestand <hiestann@bloomington.in.gov>

Ms. Hiestand,

Ms. Lifer met with members of the Prospect Hill Neighborhood Assn. Conservation District review committee today.

The only questions raised follow:

1) whether the redwood trim was still in their plans, as detailed on the design. The petitioners were assured that if they choose to use cement board, as with the siding, we would be satisfied.

2) whether a metal roof is consistent within the neighborhood, the period, and so on. There are examples (new and old) in PH of a few metal roofs, but they are hardly the norm. Nevertheless, it is a reasonable contemporary material and will be long-lasting.

The committee overwhelmingly supports a CoA for this accessory structure. We believe that this project will be a model of sustainable, contemporary remodel, which is harmonious with the neighborhood.

Sincerely,  
Sarah Ryterband,  
chair PHNA CD review committee



A. 918 West 3<sup>rd</sup> St (far left)



B. 918 W. 3<sup>rd</sup> St heading North



C. West side of property heading South (property corner ~2feet left of trees)



D. West side of property heading South

**COA-6-12**

**Petitioner: Kane King representative for  
Owner: John Hamilton  
Address of Property: 635 South Woodlawn  
Proposed Elm Heights Historic District under  
the authority of Interim Protection 8.08.015**

**Zoning RC**

**Request for replacement and redesign of a sidewalk and stairs.**

105-055-760258      C      635      House; Colonial Revival, c.1925



The property is located at the intersection of University and Woodlawn at the far west boundary of the proposed Elm Heights Historic District. The house is a frame colonial revival style home that is visible from both University and Woodlawn. The house is a classic side gabled colonial with wings on either side and a distinctive label hooded portico. The lot is a 62'x 132' and includes a freestanding garage that access off of University. One the primary characteristics of the colonial revival style is the central symmetry of the entrance. The only exterior modification being proposed is that the concrete and brick entrance will be redesigned with limestone pavers and blocks

The walkway is in deteriorating condition as documented in the attached photographs from the application. The exterior of the house foundation is limestone block with a rock-faced (or split-faced) surface, so there is precedent for limestone as a material. The boundary of the lot on



Woodlawn also has a low limestone wall that is built into the brick steps from the sidewalk grade. This connection, however is deteriorating. The brick is spalled and the mortar has cracked and separated. Each lower step is framed by a single wythe of brick many of which are now loosening from the substrate. The existing walkway contains 9 steps in sets of three separated by concrete walks. The stairs to the entrance are form a

semi-circular stoop.



Illustration of Condition and existing 8-10” limestone wall.

The proposed design for the limestone replacement walk include split faced limestone of three different sizes in the side walls of the stairs, which will frame each group of steps and have capstones. This is intended to be a closer match to the house foundation. The treads and risers will be dressed limestone. Limestone and blue stone pavers will form the flat approach to the house. Between these two paving stones there is a notable color contrast and the darker blue (Pennsylvania sandstone) stone will form the center of the walk. Finally wrought iron hand rails are proposed (of which there are currently none) for the stoop, which will be a rectangular slab measuring 6’x8’.

In assessing the current walkway. staff finds that the current brick steps appear to have been re-pointed several times and the concrete is relatively new. Some of the design features (brick side rails of a single brick width) constitute a flawed structural feature. The existing walk way may or may not be original to the house, certainly the cement is not. But the brick seems amateurly laid.. The proposed construction and materials are in keeping with both the site and the neighborhood and will be more durable.

Also significant is the addition of recessed lights on the kneewalls which will aid in navigation from the street to the house, a distance of 34 feet.

Here is a draft of the EHDG. This request came in after the district recommendation, however the design guidelines are in draft and are not adopted.

### 3.3 Walls and Fences

Due to rolling topography, this neighborhood has many retaining walls along alleys and streets. Most of them are of split face limestone but sandstone and other masonry are also represented. Traditional fencing includes wrought iron, picket and woven wire.

### **Preservation Goals for Walls and Fences**

To insure that new construction be compatible with historic walls and fences in materials, form and scale.

To maintain, repair and restore existing historic walls and fences that are significant to the neighborhood.

### **Guidelines for Walls and Fences**

**A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item further assist applicants with the COA process.**

#### **Installation or removal of walls or fences visible from the public right-of-way.**

- Install new fences made of the historically appropriate materials for Elm Heights which, depending on the type and style of architecture, may include iron, stone, brick or wood.
- Install new retaining walls appropriate in height to the grade of the yard. Rear yard concrete block retaining walls may be considered depending on position, visibility and design.
- Install new walls or fences so the total height does not obscure the primary facade of the building.
- Installation of rear yard fences should begin no farther forward than a point midway between the front and rear facades of the house.
- Consideration is given for fences that pertain to special needs, children and dogs. Temporary seasonal fences for gardening are permitted and do not require a COA

#### **Reconstruction or repair of historic walls and fences**

This is a more permanent solution to the design of the previous walk, which had structural and material issues

- the transition from the limestone embankment wall to the brick stairs is awkward and leads to problems,
- the spalling and deterioration of the brick under weather and structural issues
- the addition of lighting and handrails
- the new materials are in keeping with the house and the greater neighborhood

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Staff recommends approval.



**COA-7-12**

**Petitioner: John Wampler representative for  
Owner: Stanley Richey  
Address of Property: 1002 East Wylie Street  
Proposed Elm Heights Historic District under  
the authority of Interim Protection 8.08.015**

**Zoning RC**

**Request for replacement of window sash with thermal pane**

105-055-760126 c traditional minimal ranch c 1950 (surveyed 2011)



The property is located at the intersection of Woodlawn and Wylie Streets and was newly surveyed as a part of the proposed district (in 2011). This is a vernacular ranch house with pressed wood shingles and mid-century fenestration (tripartite picture windows). The form itself is relatively common: a side gabled ranch. There are several identical homes in clapboard in the Bryan Park area. But both the house and garage are sided with an unusual pressed wood shingle. These are large scale (almost 12 inch) shingles

This home was occupied for many years by one owner and it has been purchased for rehabilitation by a neighbor.



Staff worked with this petitioner to retain the existing siding, which is a defining feature of this simple mid century house. The proposal to replace window sash (only) with thermal pane will not change the appearance of the house, because there are no divided lights and the sizes of the openings can be exactly replicated. In this case the thermal pane window is being proposed for better insulation value, usually the existing windows are of greater value to the architecture of the home, but in this case the visual impact would not be changed, and the window designs are of little intrinsic value, except for size and shape.





Exterior framing on the windows will not be disturbed. The proposed new sash will be vinyl and recessed with no divided lights or muntins. The representative has attached a photograph of the replacement window, although it shows plastic muntins, it is to be understood as a sample. The actual replacements will match the existing sash, all of which are double hung or stationary. The interior sash of this modest house is not a character defining detail. The relative proportion of the window will not be changed. The house itself is of modest value to the neighborhood.

Here is a draft of the EHDG. This request came in after the district recommendation, however the design guidelines are in draft and are not adopted.

#### **4.5 Windows and Doors**

Windows and doors are important character-defining features of a building. They present the public “face” of the building and lend texture, movement and color changes that create interest. Those windows and doors with unusual shapes, colors or glazing patterns, or that are of an unusual material are particularly important character-defining features that generally cannot be replicated.

The guidelines also state that historic windows should be preserved through repair and maintenance. In this case the windows can be replaced for better energy efficiency, another goal of the guidelines, where no visible negative impact to historic fabric is perceived.

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Staff recommends approval

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. Finley Addition, Lot 11, Map 015-09890-00

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

Replace Existing Window Sashes with New Thermo Pane Energy Efficient Window Inserts. The current exterior of window is wrapped in aluminum. The exterior frame work etc does not get disturbed. Only the sashes are removed and a new double hung with screens ~~unit~~ (see picture) is inserted  
UNIT

Lead Test has been completed, Contractor is certified Lead Handler, Test  
Magazine

3. A description of the materials used.

The window insert is an vinyl, double hung, tilt in, Thermo Pane, 1/2 screens as shown in picture that is inserted from the inside of home. The existing picture windows can be duplicate with the large window in the middle. The exterior materials are not disturbed around the window. The existing exterior aluminum storm windows are removed. The exterior trim is caulked and painted as needed.

Current windows do not have grids in home.

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.

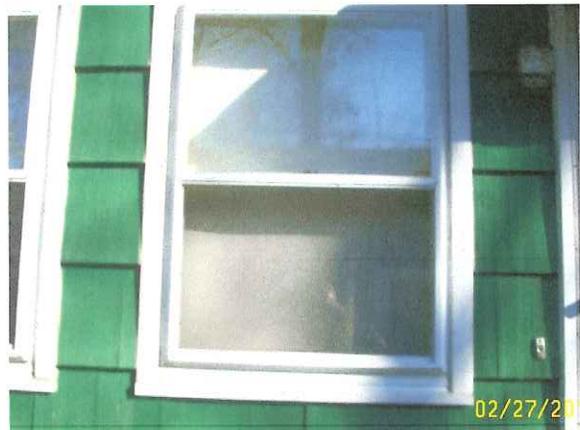
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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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.



GARAGE



REAR OF HOUSE



FRONT ↑



GARAGE



WOODLAND ST VIEW OF END

Proposed Window Insert



**COA-8-12**

**Petitioner: Troy Donovan representative for Macris**

**Owner: Stanley Richey**

**Address of Property: 301 North Morton Street  
Illinois Central Freight Station**

**Zoning CD**

**Request for a sign**

**104-055-64348 O 303 Illinois Central Freight Depot, Commercial; Functional, 1906 NR, BHD**



This is an outstanding property individually listed on the National Register of Historic Places in 1983. The property is located SE of City Hall (Showers Plant #1) and has been adapted as office space since its restoration and currently as a restaurant. The new owners propose a sandblasted (wood) hanging sign 30" x 85". The sign is to be hung diagonally across the building wall near the intersection of 7<sup>th</sup> and Morton. The petitioner wants to make it visible from both 7<sup>th</sup> and Morton.

Staff spoke with the petitioner and stated that although the sign is an acceptable design, its placement would be awkward and detract from the building. At the location noted on the (attached)

computer generated design, there are open braces and a shed roof. All of the geometry here is perpendicular. The petitioner's sign is one sided and this is why diagonal placement seems practical. Ordinarily a sign like this would be hung parallel to the building wall, but it would be less visible from North or South Morton Street.

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Staff supports approval of the sign but takes exception to how it is hung on the building. The petitioner should be prepared for discussion.



30"x85" SANDBLASTED DIMENSIONAL SIGN \$1,780  
WELDED BRACKETS FOR HANGING \$160  
ESTIMATED INSTALL \$270



## PARTIAL DEMOLITION

### SUMMARY

This case is being reviewed as part of a violation to the demolition delay ordinance. Work was done in excess of that documented on the issued permit. Existing historic siding, porch supports and railings, and an addition were removed without an appropriate building permit. The owner is coming forward to declare the intended development plan.

Partial Demolition  
801 West 9<sup>th</sup> Street

2-1-2012  
Owner Jon Englehardt and Lois Lambrecht

105-055-64008 C      801      House; Carpenter-Builder/ Pyramidal Cottage, c.1915 NR

### Zoning RC

Demolition of a side addition, portion of a roof, window, door and porch support modifications that entail removal. These requests are part of a comprehensive remodel that was started before demolition review.



The Commission met on site at a special meeting on Thursday February 16<sup>th</sup> at 11:00 AM. Commissioners Doug Bruce, Doug Wissing, Marlene Newman, Chris Sturbaum, Jeannine Butler, Bridget Edwards, and Sandi Clothier were present. Notes from the meeting were later sent to the owners. Additional history and photographs were collected. The owners met with staff on Monday February 27<sup>th</sup> and presented a new plan for the building. They commented that they had spent more time in the west side and appreciated that the property is part of a larger history of the west side that they now understood and will simplify the design.

### March report

In response to Commissioner comments, the following changes are proposed:

- remove all shingling beneath the gables and replace with cement board
- Maple
- remove the gabled entry on Maple Street.
- reuse a single double hung window in the large gabled bay

- the porch will be rebuilt with the existing railing and columns, and where the fabric is lost it will be replicated

9<sup>th</sup> Street

- The two small windows that were to frame a fireplace are removed from the plans and a single window of identical proportions to the originals will be placed there.
- The paired window in the bay will be reduced to a single plain double hung.

South Elevation (Backyard)

- A single full sized window will be added to the SE corner

West Elevation (Neighbor Side)

- No change

The plans still include the front and rear porches on the west side. They still include the removal of a window that is hidden by the screened porch and removal of a door into the addition on the Maple Street side. Plans call for improving living space above the first floor with the two gables previously depicted. Gable vents are included on all gable ends. Plans with notes are attached to this report.

From February:



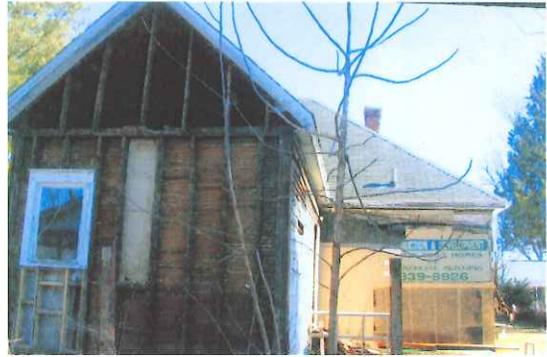
Generally the proposed house is staying within the existing footprint and a bedroom will be created on the second floor. It will become a three bedroom home. Secondary front and rear porches on the west side of the house are being constructed and the footprint of the old porch restored.

Maple Street side

Existing condition of the property:

All exterior siding has been removed. Porch supports and railings and some windows have been removed, although many windows are intact. The house was formerly covered with clapboard and had roofing shingles in the gable ends. The house contains several additions. It was originally a pyramidal cottage with a porch wrapping two sides. The porch posts (now removed) were plain rectangular supports with slightly shaped capitals. I now believe they are original and reflect the simplicity of the architecture. Windows and doors on the two front facades are largely original openings. Portions of the railings and columns remain on site or there are photographs of them.





1 LIMESTONE CAP

2 BRICK CHIMNEY

3 EASTING GREEN FIBREGLASS ROOF

4 1" RAKE EDGE TO 3" CROWN MOULD

HORIZ SIDING

10" OVERHANG

1 1/2" CROWN MOULD

10" BOARD

5" CORNER

1" HOOD SIDING

3/4" DRIP MOULD

6" SKIRT BOARD

LATTICE

SINGLE ORIG OPENING

NORTH ELEVATION 9TH STREET

7 1/2" x 2 1/2" PINE FLOOR

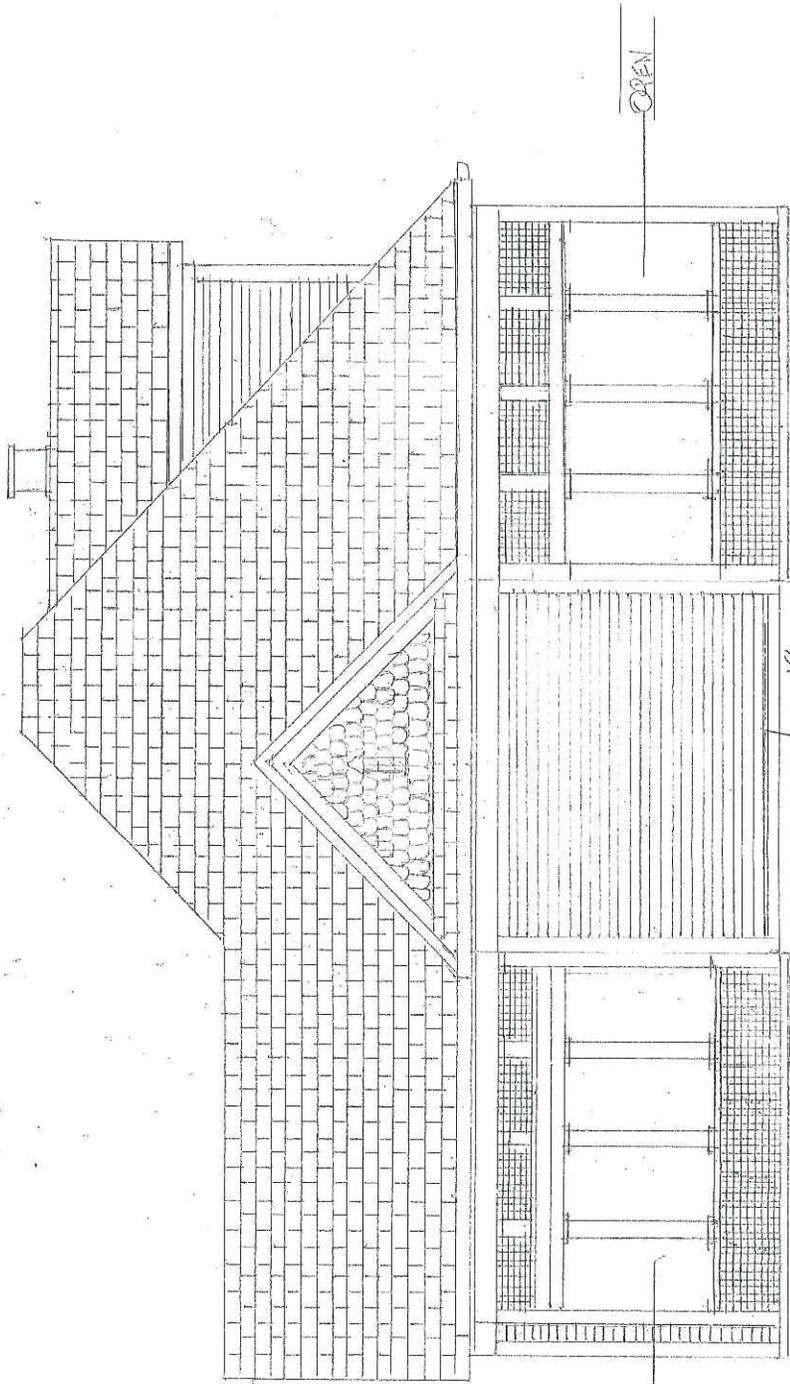
8" LIMESTONE  
RETURN TO SINGLE OPENING

REMOVE WINDOW WEST WINDOW  
(ON NEW PORCH) REUSE

2/26



GRATE / WENT  
IN WINDOWS

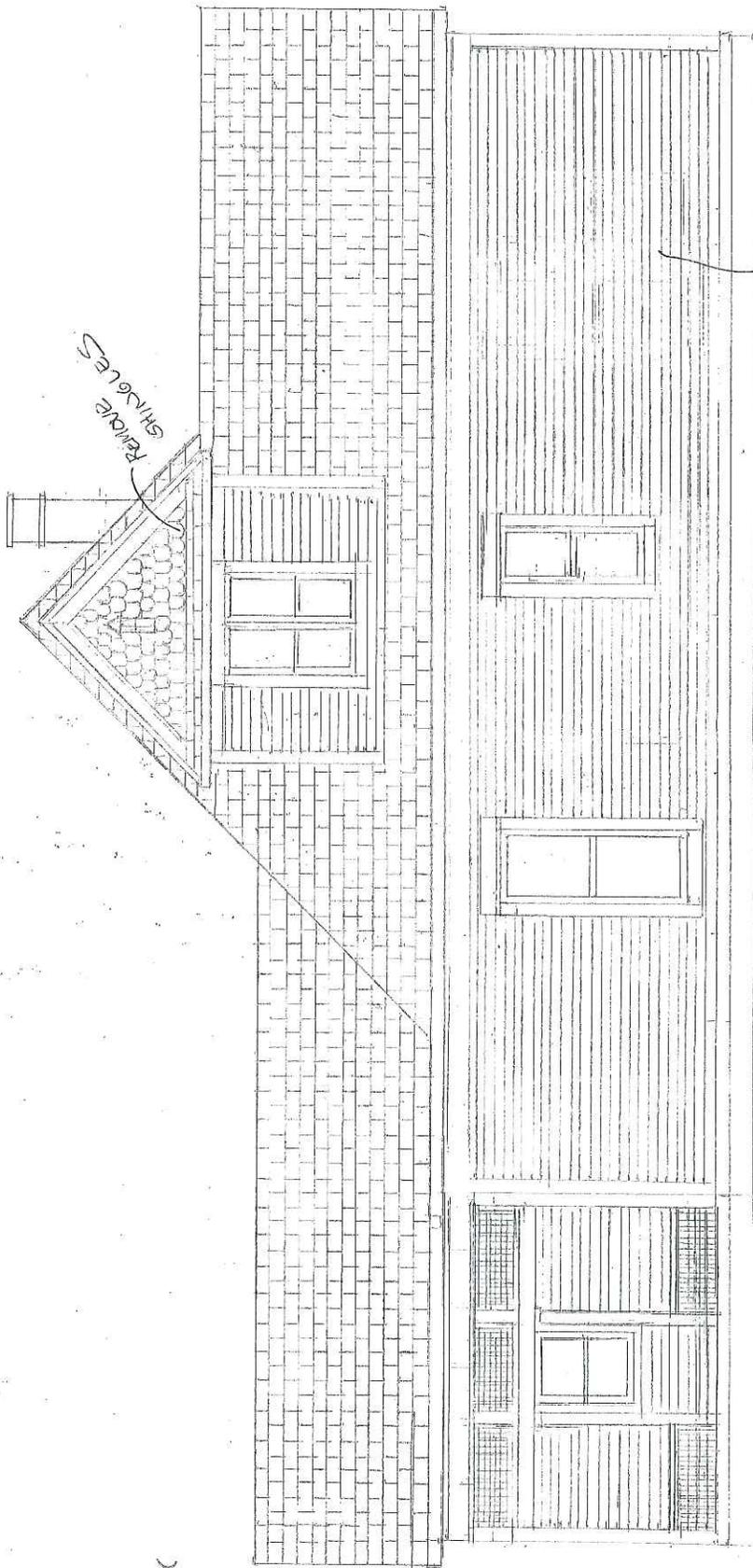


OPEN

REMOVE  
HALF  
LANTERNS

WEST ELEVATION (SIDE NEIGHBOR)

SCREEN



WOOD  
FRAMING  
SHINGLES

SOUTH ELEVATION (BACKYARD)