

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday October 11, 2012

4:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES June 14, 2012**
- IV. CERTIFICATES OF APPROPRIATENESS**
 - A. COA-30-12
 - 319 North Fairview Fairview Historic District
 - Owner Robert Harman
 - Request for a second floor rear enclosure
 - B. Review of staff approvals: reports to be made at the meeting
 - 1119 E 1st step replacement wooden steps removed and replaced with limestone slab
 - 918 E. University privacy fence 25' along side lot line
 - 1116 E 1st decayed cement sidewalk replaces with limestone tiles (retroactive)
- V. DEMOLITION DELAY**
 - A. 714 West Kirkwood Owner Peter Haralovich
 - Reconstruction after a fire, relocating a rear door
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
 - A. Review of pending historic district applications
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday November 8, 2012 at 4:00 p.m. in the McCloskey Room

Posted: October 4, 2012

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday June 14, 2012

4:00 P.M.

AGENDA

I. CALL TO ORDER

The meeting was called to order by Chairman Dave Harstad at 4:05 p.m.

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell

Sandi Clothier

Bridget Edwards

Marjorie Hudgins

Chris Sturbaum

Doug Wissing

ADVISORY MEMBERS

Dave Harstad

STAFF

Nancy Hiestand – HAND

Amanda Cosby – HAND

Barry Collins – FACILITIES

Nate Nickel – PLANNING

Justin Wykoff – CITY ENGINEERING

GUESTS

William Itter

Tim Mueller

Lynn Allen

III. APPROVAL OF MINUTES

April 12, 2012

Motion #1:

Sandi Clothier motioned to approve the April 12, 2012 minutes, Chris Sturbaum seconded. Motion passed 3-0-3. Three commissioners abstained.

IV. CERTIFICATES OF APPROPRIATENESS

A. COA- 15-12

817 East 2nd Street Elm Heights Proposed District under Interim Protection

Owner William Itter

Request for an accessory building to house studio space

Nancy gave her report and recommended approval. William Itter commented that the high long walls on the east and north side of the project are about 112" tall and standard sizes for the studios he has used at Indiana University. William said he retired from IU and he has a need for studio space, since IU no longer provides it. He currently rents out a space on the eastside of town but this is temporary. William said he is an artist. William said need for storage areas containing numerous flat files and stacking areas. He commented that one of the walls will have windows high above to allow for the storage of canvases beneath.

Chris asked what was the need for the long blank wall, and William responded by saying that he does not want any interruptions for interior uses. There will be storage shelves and places to hang paintings. Nancy commented that William will be painting the cement board and trim the same color as the house. She thinks matching the roof slope on the studio and breaking up the framing patterns will reduce the visual size.

Chris asked what are the doors made of, William responded by saying they are not sure what yet but they are solid not glass. Chris asked if he considered an over hang or a porch, William said he had. One of Williams's earlier ideas was to have a cutback, but he said he would reduce the amount of utility space inside. The exterior roof is a 30 pitch but the truss system brings it down on the inside to a 17.5. William commented that the double doors will be security doors that face the Westside alley.

William said he would like to make the back by the garage a court yard and have appropriate landscaping and planting. There a 12' space between the house and the garage. Chris commented that if these plans are still open perhaps staff could approve a porch entry.

Public Comment:

Jenny Southern commented that Mr. Itter did come to the neighborhood association and presented his plans. They do not have any problem with the size or location of building. They actually prefer the building to be where he presented it in the plans. Jenny said there is a red oak tree that is probably older than this home and in great shape. Jenny said they do have a concern about how the waterline can get from the house to the garage, hopefully they will go around the tree.

Jenny also commented how this design looks familiar to her as an accessory building. She commented how we assume it will match the house. Jenny said this property is mostly surrounded by Mr. Burnham's rental properties and rows of cars. There are motel style apartment buildings along the back. Jenny said she is excited that he is staying there and putting money into his property. William said that on good days there are about 20-30 cars parked on adjacent lots.

Questions:

Chris echoed his previous comment about making the staff approval part of a motion. William said that he is open to suggestions such as 2' overhang. He said there will be a 2' step pad off the door at floor level, and an idea for pillars holding up the roof.

Bridget Edwards asked if the tree shown in the photo is different than another tree in

another photo. William responded by saying no it is the same just a different view, but there are 2 red oaks. William said he moved here in 1972.

Doug Wissing commented that the designs were really pleasing with great harmony. Doug asked Dave if we had changed the rules of order because the order of the meeting seems more informal. He asked if we have we changed the order of comments and questions. Dave said probably the discussion is more informal. Doug then asked William what would be the long term use of the building after this owner. Nancy said this is going through Planning, it will not be habitable space, and will have a variance determining what can and cannot be done there.

Nancy said that living in Bloomington, we realize that over time that things might change but this is being built with appropriate permitting and variances. William commented that another artist following in his stead might find this an attractive opportunity to own a freestanding studio. William commented that one great attractions to Indiana University School of Fine Arts is offer of studio provisions, and he couldn't think of anything grander than having not to worry about the space being supported by the University. William said it is very hard to find anything reasonable equivalent space in retirement. He said he should have done these 5 years ago when he retired. William said this is not even an option to be a living space.

Comments:

Marjorie Hudgins commented that she would like to see support allowing older people to adapt in their property and she thinks this is a very fine use. She said she is very pleased to see this being brought forward. Marge said being older she really appreciates the need of outside space and knows he will find this very handy. She hopes we will see more of this nature so artist and professors can continue working into their retirement, their more productive years are after they leave their academia. Marge said she will be supporting this whole heartedly.

Sandi Clothier said she agrees. She likes the Shaker influence of the design as Doug mentioned. She commented that she likes the placement in the yard and the simplicity of it. Sandi said she understands the need of having a porch but she would keep it simple. William said he can still run so if it's raining, snowing or sleeting he can still get out.

Bridget Edwards agreed with Marge's comment about the productive years in retirement. William commented that he was excited about that.

Danielle Bachant-Bell said she wanted to echo some other comments, she is pleased with the very detailed outline in the writing and could tell this was coming from an artist. She said the reference to a barn particularly the west elevation has that but has a contemporary flare and is very artistic and we need more of that than the cookie cutter trying to make it look old mentality.

Danielle said she wanted to follow up with Doug's question, her hope is that this is part of the historic district and should anything happen years down the road if someone tries to convert this utility space then we should have input on that. That it is now part of being in the historic district which should allow us to comment on uses. William said part of his concern is to respect the historic part of his house which is why he cannot move from there. He said preserving this is very important to him, and splitting this up into different properties and rentals

was part of his concern. William said he even thought about putting siding on the garage, but his goal is to keep these three as living spaces. Danielle said the doors he could always incorporate an arbor or something for protection without being attached. William commented that one idea is to have a pergola between the door and the garage would be an idea and he wants to talk to the builder about.

Doug Wissing said this building has substance as it stands. It has a wonderful New England utilitarianism and would hate to see it get over designed.

Dave Harstad commented that given the unique nature of this lot being 210' deep (but was corrected to 230'), we really haven't set any precedent and fits well with the lot.

Motion #4:

Doug Wissing motioned to approve COA-15-12, Danielle Bachant-Bell seconded the motion. Sandi asked if we needed to put in the motion for staff approval, Doug replied he would like to leave his motion as it is, it seems that they have trouble if we leave things too open. Motion passed 6-0-0.

B. COA-16-12

1014 East Wylie Elm Heights Proposed Historic District under Interim Protection
Owner: Colin and Lynn Allen Representative Golden Hands
Replacement of a non original infill door with a fiberglass replacement and construction of a deck

Chris Sturbaum is the representative for this, with the owner Lynn Allen present. Nancy gave her report and recommend approval.

Lynn Allen said that the fiberglass door is not a very visible door at all and the window in it has been broken for months. There is a steep decline down to the door, so with rain there will always be a few feet of water. The water will drain but takes several hours, but significant if they used a wooden replacement door.

Lynn commented on the visibility of the deck from the street. She said the deck is halfway behind a large tree, and the neighbor's property has overgrown vegetation which further hides it. Chris commented that they will modify slightly the fence style that is shown on the photos. They will make it shorter and a little different form, but still a reflection of that fence style.

Nancy asked if it will still have caps and a curvilinear rail. Chris said it will have caps and the rail will be shorter. Nancy asked if those are turned balusters, Chris said he thinks they are 2" x 2" slats.

Questions:

Danielle Bachant-Bell asked Chris to clarify if it look like the railing in the top picture but only shorter, Chris confirmed. Danielle asked if it is possible to stain treated wood. Chris said it is possible to stain treated wood. Danielle said often time with treated wood structures is

the unfinished appearance that they give, so staining potentially grey to blend with the house. Chris agreed and said that it has crossed his mind if once its done and looks raw, if it was solid stained in color it would compliment the home. Chris said they could even keep the deck itself and just stain the railing and give a more traditional look from the street.

Bridget Edwards asked if they took it to the neighborhood association, Chris said no and Nancy said we have not really initiated that contact because the guidelines are not established. Bridget asked why she has opted to put this on the side of her house when her neighbors will have a good view of this as opposed to behind the house. Lynn replied by saying there is a curved wall about 3' down, and is a safety issue. Lynn said their kitchen door exits west so right now they have temporary steps on the grass. Lynn said this is a small space and is hard to mow, so this is the reason for decking and fencing for a safety issue.

Chris said there are a couple steps down from the kitchen and then a couple more down to the yard. He said when they park their bikes in the basement. Chris stated that the deck will sit back from the stone wall, following the curve of the stone wall with a double door onto what will be the patio/deck. Chris said this is their main entrance into the back.

Sandi echoed Danielle's comment to paint or stain this so it would be more keeping with the neighborhood.

Dave questioned Nancy about if we have any right to suggestion staining or painting. Nancy replied that we do not have any right to choose color, but in terms of compatibility there is language about treated lumber and looking new. Nancy said this is built into the landscape, and this fits within other new things in Elm Heights.

Comments:

Doug Wissing commented that paint and stain now are chemically different than they use to be. If you stain treated wood you would end up with a yearly project. Doug said this is something we must consider for long term maintenance issues.

Danielle Bachant-Bell wanted to echo Doug saying there are some design issues to consider, but otherwise this is a good design and nice solution.

Sandi agreed with Danielle that this is a good solution and this will not be very visible. She said living in a manner that is safe and having this deck really addresses that fact.

Marjorie Hudgins supports this as well and said that we have to allow people to configure their yards so their property is more livable. She doesn't want us to be so rigid for people to think they need to move to Hyde Park so they can have their deck. Marjorie said people need to be able to enjoy their properties.

Motion #5:

Sandi Clothier motioned to approve COA-16-12 at 1014 E. Wylie ST, for a deck and replacement of door with a fiberglass one. Danielle Bachant-Bell seconded the motion. Motion passed 6-0-0.

C. COA-17-12 University Courts Brick Streets

Owner City of Bloomington

Representative Justin Wykoff

Request to purchase replica brick from a brick manufacturer, in anticipation of the transportation fund improvements in University Courts

Nancy gave her report. Justin Wykoff commented that the city had received a Transportation Enhancement Grant that will be administered through INDOT will start possibly later this Fall/Spring. Justin said they require quotes and bids for multiple users, but he would like to get the bricks acquired before the project starts. Justin said they probably will spend \$20k - \$25k a year. They are redoing brick patches and pieces throughout the neighborhood, which extends the repair work they have been doing considerably.

Justin presented some historic bricks salvaged from other places. Justin said that these bricks are salvaged from Ohio, Illinois etc. Justin said that he is currently paying \$1.56 a piece for one of the bricks he brought and there is a brick salvage company (Complete Masonry) that he can get completely remanufactured Brazilian pavers new from the same mold for \$1.28 a piece. He said about 5% -10% is unusable due to cracks. Justin said they have sent him a clay color scheme and trying to get as accurate as possible. He said they will be trying to blend in some salvaged pavers with the news ones, same size and dimensions.

Nancy said they will be reusing existing brick that's intact, but want to be able to buy new matching pavers instead of purchasing salvage out of town that may not be useable. Sandi said this is a great thing to help keep the last business of its kind going. Justin confirmed that this is the last one of its kind, Complete Masonry and are on Industrial Drive here in town.

Motion #3:

Danielle Bachant-Bell motioned to approve COA-17-12 University Courts Brick Streets. Doug Wissing seconded the motion. Motion passed 6-0-0.

Dave asked Justin what utilities are in the right of way and how do they control that? Justin replied by commenting that they will be working with City Utilities, Vectren, and water services, and cross coordinating different projects with the Utility Companies. Dave asked if they have policies for utility companies to do a bore or open cut. Justin said it is an option to bore, if financially able they will. Justin commented that it would probably be cheaper to do that than to do a restoration per city code.

Danielle asked since they are locally designated, do we have any control over the utilities. If you locally designate a street how do you have control over what happens to that street? Justin replied by saying there is technically state law but Public Works tries to oversee the public right away, so they issue permits for working in that public right away. Justin said he cannot tell the utilities that they cannot be there, but we can insist that they must follow our rules. The city has an ordinance on how to fix the streets appropriately.

Nancy commented that they should be coming to us for approval. Justin commented that

if someone calls and says that a sewer is not working, they have to fix it. Chris asked Justin if he supervises them restoring it and Justin confirmed they do. Justin commented on how they worked with city utilities about 2-3 years ago from 8th Street from Woodlawn all the way to Park with a new sewer line. They restored the whole center, the intersection, and reset the inlets on that job.

V. DEMOLITION DELAY

A. 912 North Madison full demolition Owner Chris Sim

Nancy gave her report, and did comment that there has been a structure at this address since the 1920's. Nancy did notify the neighborhood association and they did not register an objection to the demolition. The neighborhood association was concerned about the future and long term intent of the developer on this site. Nancy said this was not something we could directly address in this process. Nancy did say that it is disappointing that there was not an owner or a representative for the case here to discuss this property with us.

Questions:

Sandi Clothier asked Nancy if we could just wait until the owner comes here, and not take any action to let him know he needs to be here. Chris Sturbaum agreed with Sandi's comment. Nancy confirmed that the demolition delay process would allow us to take no action until questions could be answered.

Chris Sturbaum said we need to watch precedent. If there is affordable housing that is being demolished, then something else to replace it may not be affordable. This also takes the house off the historic charts.

Nate Nickel from the Planning Department commented that the owner has only received a demolition permit and has not brought forward any plans for reconstruction.

Danielle Bachant-Bell commented that she's opposed to being asked to approve a demolition we are not given the option to view the property inside and out and the reasoning behind this demo is not a valid one. Danielle said the reasoning to demo this home is because they cannot get a loan to do work, and stated that right now with the times there are a lot of people who cannot get loans.

Dave Harstad agreed with Danielle with the thought of wanting to hear from them. Marleen Newman asked Nancy if Bruce and Chris Sims were two different people. Nancy said that the two names had been confused. Tom Gallagher also represents the owner as realtor. Dave commented that Tom Gallagher has a sign out front that has this house listed for sale and a few other buildings. Doug commented that he was in agreement to have some representative here to discuss this with us. He stated that he has seen some houses that look worse than this house, even with the awkward layout with the street. Doug is in agreement not to take any action at this point.

Sandi asked Nate in Planning what would happen if someone, not necessarily this petitioner torn down these two buildings and build something larger, could they do that with the zoning? Nate stated that this is zoned Residential Core. Marge commented that would be 3 unrelated adults for the occupant load if this was a residential. Nate confirmed Marge's comment.

Sandi asked if the Sims Poultry site is zoned residential also, Nate said he was not sure he would have to check but Dave confirmed that it is because he's checked into it as a commercial broker and you would have to get a use variance.

Danielle commented that BRI is known for moving houses and this seemed to be their type in terms of size in that neighborhood. They have recently done some work in that vicinity and there are empty lots. Danielle followed up by asking Nancy if she was aware of any conversations between the petitioner and BRI. Nancy replied by saying no and it would only be speculation to guess.

Dave commented that the consensus is that there will not be a motion. Sandi asked Nancy what happens at this point, does she send a letter to the petitioner that we are not doing anything. Nancy said there is a demo application in house right now, so she would send a message to the planning department to let them know there was no action on this. Sandi asked so nothing goes to the petitioner from us saying we would like them at the next meeting, Nancy said she could email him and ask him to appear at our next meeting, and that no action was taken at this meeting.

- B. 601 North Morton Showers Brother Furniture Administration Building partial demolition
Owner: City of Bloomington Representative Barry Collins
Partial Demolition: Removal and reconstruction of parapet walls during roof repair and replacement.

Barry Collins discussed the city's project to reroof the IU Press Building and by replacing the gutters, and downspouts to all copper, and copper flashings. He wants to get the process complete in order to prepare accurate bid documents out for bid. Once bid documents are out, the project should get started within 3-4 weeks. It will last about a month.

Nancy said that this is a pretty intense project and that's why she wanted it to come across to us as a demo delay. Most of the top building, including brick parapet walls will be removed and rebuilt. Barry commented that the top will all be replaced. Barry commented that this is just the beginning for this much neglected building. Chris Sturbaum asked if the problem was with the mortar all being decayed. Barry confirmed. Barry said the high rafters will all be rebuilt.

Sandi asked why this work was necessary. Barry said it's time to replace the roof. The cost to repair is somewhere around \$180,000 and would not come with a guarantee and with minimal repairs. Commissioners asked questions about different aspects of the job.

Chris asked if that is all limestone fascia and projections, Nancy confirmed. Sandi asked

where the roof is, how far up. Barry said the parapet wall go up about 3' - 4' from top of the roof surface to the top of the limestone. Nancy commented that there are 4 different levels of roofing, Barry confirmed saying that main one is the top white roof.

Dave asked how long it would take once they got their bid. Barry said about 2-3 weeks to gather the materials, about 1 week to stage around the building to get up there to work on it. The actual work would be about 3 weeks. Dave asked if this could be done by September or October, Barry said he's hoping it will be.

Barry commented on the brick replacement stating that about 15% at most is going to be the amount for replacement. Barry said they are going to reuse every brick they take off that they can. They might take some used brick from the backside of the building so they will have common brick.

Nancy commented about the mortar matching on the building and Barry commented if they look at the side of the building where the cut out is there is really white mortar that will all be replaced. Sandi asked if this was out to bid, Barry said it will be but is not currently.

Chris asked what the long term idea is going to be for this building. Barry said he does not know what the long term plans for it are. Barry said the city has purchased the whole area and turned into a Tech Park, but does not know if this building is included in that. Nancy commented that they wanted to keep the possibility open to transfer ownership to a private owner to receive a tax credit. This is a demo delay case, and the city is concerned because of its commitment to the Showers Building.

Motion #2:

Danielle Bachant-Bell made the motion: Today regarding the property located at 601 N. Morton, the Historic Preservation Commission declares that they got notice of partial demolition and after today's discussion sees no need to review the plans any further and waives the rest of the demolition delay waiting period. The HPC may later recommend the property for historic designation to the Common Council. Sandi Clothier seconded the motion. Motion passed 6-0-0.

VI. NEW BUSINESS

1918 W. 3rd ST – Nancy commented that this was a part of a COA application that we had granted for new construction of a garage at this location, next to Rose hill cemetery. Nancy said this is a conservation district petition and their proposal is to add to the house and additions are not something we review. We do not have the ability to review an addition to a house in a Conservation District. Nancy said they proposed construction of a garage which is what we do have ability to review and that is what we saw.

Nancy said we did not review their plans for the house properly, they did get a building permit for this house and the large addition and have began work on it. This is a large addition and they had to take off a lean to addition on the back of the original house, which most houses in Prospect Hill have. The owners discovered that this house was built on piers and was unstable. They would have difficulty attaching the new construction to the home.

Nancy commented that this is just a preliminary discussion so the commission could hear

their plans and give them an idea of how we feel about it. Dave wanted to make sure everyone was clear and stated that there are no expectations of any motions this is just a preliminary discussion.

Sherry Lifer stated that as they first started digging for the rear addition they noticed the issue with the pier foundation and had a structural engineer come over and discussed ideas. Sherry said they agreed to do some foundation work under the house and they began getting pricing for that work. They thought they would proceed by digging it out and putting cement block and continue with the addition.

Sherry said when they began doing that, they took off some of the flat roof portion and discovered extensive termite damage and this was last Friday, on June 8th, 2012. She said when that occurred, the builder called Jim Gerstbauer to see what to do since now he would have concerns about tying the new structure with the old if this is not structurally sound.

Sherry said since June 8th, six days ago, they have received a lot of information and their desire is to live in that location. They love this lot, but at the same time they want to have a structural sound and energy efficient home, since their gas bills have been astronomical. She said their original plan, and the plan they are doing right now is to build the addition, they will have geothermal, bamboo flooring. Sherry said they are trying to be very sustainable and conscientious, and when they get to the remodel the plan is to strip down to the studs blow in foam insulation and put in high energy efficient windows.

Sherry stated that they hadn't planned on jacking up the house and rebuilding the foundation, but they were willing to take that hit until they found the termite damage. She stated that then came the question is this house structurally sound to jack up this house and put a foundation underneath. At that point she said the builder called and told her they need to figure out what to do from here because with the termite damage, it's a different situation than what they started with.

Sherry said she spoke with Nancy and Nancy suggested a few things, one of which was to come here to tonight's meeting and start the conversation. Sherry said she does want to say that from the very beginning about 3 years ago, they read the Prospect Hill Conservation District guidelines and followed that to the letter. She said they are not asking to do anything different other than their plan which has always been to build back to the gabled-ell, with the addition.

Sherry stated that at this point they are seriously looking at the idea of taking this whole thing down to build structurally sound. She commented that she is not an engineer or builder so she is going by what she's being told. Sherry said someone from HAND came out, Nancy confirmed that we sent Mike Arnold an inspector out and took some pictures. Nancy passed those pictures out and commented that the HAND department is the department that is authorized to rule on unsafe buildings and Mike did find that it is was NOT unsafe under our title. Nancy said that it's not currently stable enough to support an addition, but there is no danger of its collapse at this point, but there are pretty serious foundation issues.

Dave commented that it may be helpful for us to get updates on what's going so that we

can do a number of things, one of which is to say thank you and move on to the next item, or we can provide feedback and preliminary thoughts. Dave said he thought the latter might be helpful for everyone.

Bridget Edwards asked if this was a new plan or the plan we have looked at before. Margaret Emmert said no, but when they did the building plan they did require a few changes. They had to change the garage 1' narrower, and to take 5' off the driveway, so those are the two changes that were put forth in the January motion. Nancy commented that we never formally reviewed the house plans before, we did see them but had no authority to make comment at that time.

Margaret commented that the shaded area on the photo is the existing and has always been planned to be kept until they got to where they are today.

Questions/Comments:

Doug Wissing commented that we do not have enough information and it would be great to do a site visit and he is hungry for more info. He said we do not have enough information and sometimes there are builders who are accustomed to new construction and there are builders who are accustomed to working with post World War II, 60's-70's construction and they see houses that include termites and houses on piers. They look terrifying to a person who only has an experience with new construction. Doug said maybe they only have two stumps, but we just don't know.

Margaret said Jim Gerstbaeur and someone from (the eastern building?) and someone named Patrick Shay they both said it was the most extensive termite damage they had ever seen. She commented that the beams ended up on the ground where they had more access to them. Margaret said they have eaten through and have gone up the walls. They will be getting the entire area treated.

Sandi commented that one thing is true, almost all the houses in the area are built on piers, all have some type of past or current termite damage. She said that there are people who can address those issues correctly and in a way to give owners good information. Sandi said that would be a more important idea is to find someone who understands these types of houses and really knows what she's up against, and agrees with Doug that a site visit would help us understand and see more of what's going on.

Sherry commented that they are moving out, which is hard for her to say because this whole plan was based around having a phased construction since she works from her home office. Sherry said that they are happy to meet us there at the property so they can see the inside and out, but for her she is not in love with the idea of demolishing the home but wants to build something that is safe. Sherry said she really wants to build something that is safe and does not want to put a lot of money into jacking the home up and the roof cave in, which currently has a really nice sway back in it. She said she was not sure if that was because the top plate has been eaten away by termites or because of the foundation. Sherry said to be honest they would be happy to maintain part of the structure but at the same time they are not made of money.

Sherry commented that they tried to get financing on this home last year and were not able to get financing because the plan was too nice for the neighborhood. Dave commented that the good news about the Commission is that we all have practical expertise and if we are able to get a site visit we may be able to give her some good ideas with a good result in a cost effective way.

Jeannine Butler asked Sherry how long has she lived in this house, and Sherry replied that she purchased it in November of 1999. Jeannine said that makes a difference. Sherry commented that last year when they were not able to get financing they thought about moving and looked at all the other neighborhoods, and loved Prospect Hill.

Dave discussed setting up a visit. Nancy cautioned Sherry and Margaret not to be naive about this process. Nancy said she does not think that they both understand that they will need a demolition permit for the house and a new construction permit. The Commission has never reviewed the design, so they would have to come forward with a proposal for new construction to us. Nancy said that a legal notice is required for a special site visit meeting that would take another delay of 3 days, so it could not happen until Tuesday or Wednesday.

Chris commented that if it turns out to be an option that it will be repaired they will not need those permits. Nancy agreed. Nancy said if they are doing the old plan they are set, but the other will be a cumbersome process and asks whether it appears to be an emergency situation. Margaret stated that they are building the addition, they are doing the footers today.

Sherry said she was not sure if this was the right forum to ask but if they get into replacing part of the structure, how much of the replacing of the structure does it become demolition? Sandi replied that any partial demolition has to come to us, Nancy said no it does not because this is a Conservation District. Chris said this might be new. Margaret commented that they don't know and will figure it out as they go, Chris replied that we don't know either.

Nancy said it is a removal of an entire structure. Chris asked at what point does it become demolition and how much repair does it warrant that.

Sherry asked, for instance, if the interior walls are fine, because they are a little off the ground more so than the exterior walls, so asked if that would be demolition if they were removed, and stopped to comment that she doesn't even know if this even possible.

Doug commented that he was not following: if the interior is up and the exterior is down? Chris asked if there were 3 rooms left, Sherry and Margaret confirmed there are 3 rooms. Nancy said this discussion is fraught with problems for us. Nancy said the Conservation District came about to control radical change in the neighborhood and specifically the loss of existing historic fabric. Nancy said we have that mandate coming from the neighborhood, so if we play games with the walls this can be really bad. Chris commented that the model of Susan Parks house is a good model because it addresses the street as a traditional old house and people walk in and can't believe it's a house.

Sherry agreed and said they are currently restoring the front facade because that's her

office and currently enclosed, and will look more historic. Chris said if we can keep the advantage of fixing instead of building new you cannot completely recreate, you can to an extent but that's the idea of keeping and fixing.

Danielle Bachant-Bell said she wanted to throw out that it might be easier for all of us to advise on the demo question if we are looking at the building in its current state as opposed to photographs. Dave said we will figure out the details to that and Nancy can coordinate that and we will be in touch with Sherry and Margaret.

Nancy asked the ladies what time of day would be best for them and Sherry said just tell her what time and day and she can be there, whatever works best for our committee.

A. National Register Nomination of the Millen Chase McCalla House
403-07 North Walnut Street –introduction

Nancy said she has received this National Register completed nominated form and has gone through a technical review of it and received a revised form and noticed the appropriate legislative bodies, the mayor, the county commissioners and owner. Nancy said we will be having a formal hearing on this next month.

Dave asked if this already received Federal tax credits, Nancy and Danielle said this received State credits. Nancy said no action needed, just information to read over for the next thirty days.

Nancy asked Danielle when they were going to open, Danielle responded by saying the Executive Chef is Dave Tallent, but she does not know the schedule of this opening.

B. 108 West 6th Street Consulting Grant
Max's Place

Nancy said the owner of this downtown building is Bruce Pruitt and Russ Herndon will be doing the design work. Nancy said they have uncovered a very interesting wooden feature that survives from the storefront lintel. Nancy said they plan on having an access to the upstairs on the side and redoing the front, but we have not seen a design as of yet.

Motion #6:

Marjorie Hudgins motioned to approve \$400.00 consulting grant for 108 W. 6th ST, Sandi Clothier seconded the motion. Bridget asked Nancy if the transoms were still under there, Nancy said she doesn't think so. Motion passed 5-0-0.

VII. OLD BUSINESS

A. Subcommittee Reports : GPP and Designation

Nancy said she would like to have two subcommittee meetings in July and August, and we need to have something adopted into our rules to have the meetings so neighborhoods can come to our meetings and give a small presentation. Then we can rate the preparedness of the

neighborhood and quality of district and make a decision to go forward with that rather than having phone calls and going to numerous meetings. That way we focus on neighborhoods that have the capacity to carry it through.

Nancy said she would like to get back on track to get another neighborhood going since Elm Heights is going to be completed. Danielle commented that if we approve this next month then ideally it will go to the City Council, and asked if once we approve the Design Guidelines will we start using or wait until City Council approves. Nancy said she thinks they will not be in effect until the district passes.

Nancy commented that the Council is currently in budget discussions right now so when Elm Heights will be put on the agenda is currently unknown. She said we need to talk about logistic problems with the number of buildings under ordinance currently and her fear of enforcement issues. Nancy said we will have 266 new buildings now that will fall under full design review. She said our level of required specificity is not something that is commonly seen on a building permit, or required by the planning department.

Nancy said we are going to have a problem enforcing something that is not even committed on a building permit. Nancy wanted to make the commission aware of this enforcement problem. Dave commented that the subcommittees will meet sometime soon, Nancy said this month and again in July.

B. Preservation Month Activities

VII. COMMISSIONERS' COMMENTS

Sandi Clothier said that the 9th Street house that was taken down to the studs remains in the condition. She commented that she is unaware of any required time frame during which they must start work. Nancy commented that it would be the expiration of the building permit. Sandi said this is not safe and is confused how this can sit without having plywood up to make it safe. She wanted to know what do we as commissions have the right to say about this.

Nate Nickel with the Planning Department commented that is the building departments issue and he will talk to them. Sandi said that today we saw people who could not get financed and it would be smart of us to consider the issue. She has heard that banks have not financed west side homes because there are features such as a dip in the roof, and that seems to her to be a great way to redline. Sandi commented that a neighborhood can be destroyed by lack of financing. The whole west side is on piers and some banks may decide that the house may not meet new standards. She said we may need to come up with ideas to address this issue.

Dave Harstad wanted to thank Bridget Edwards of being conscious of the commission and taking leadership with the Jacobs project and being a wonderful commissioner. Bridget thanked Dave and commented that she has learned a lot. She thanked everyone for all the things they have taught her and for the experience.

The meeting was adjourned at 6:25 p.m.

Summary

This is a request to enclose a second floor open area on the southwest corner of an existing house in the Fairview Historic District.

COA-30-12:

319 North Fairview Street Fairview Historic District

Zoning RC

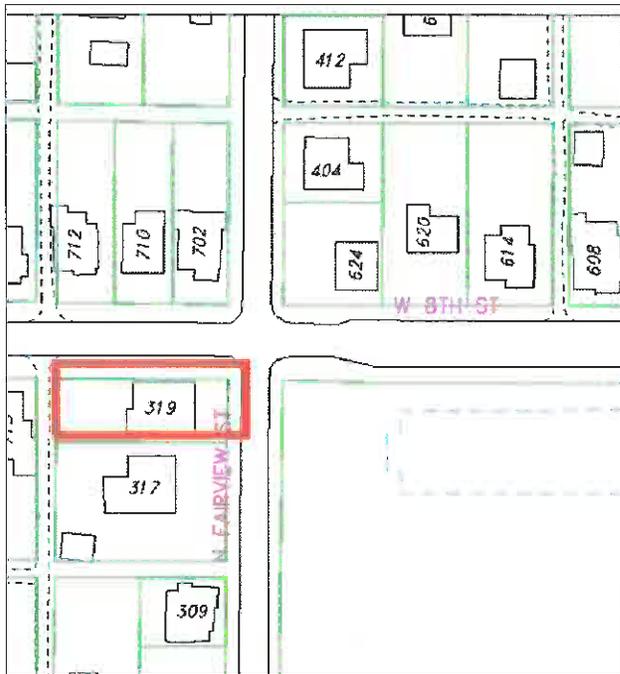
Petitioner(s): Robert Harman

Request for a COA in order to create an enclosed space on the second floor of a house.

105-055-64392 C

319

House; Carpenter-Builder/ Gabled-ell, c.1895 NR BHD



This house is a contributing part of the Fairview Historic District, which was locally designated in 1999. The house is a modest gabled-ell with a restored front porch. The structure is covered with vinyl siding and has had several dramatic rear modifications.

The house is located on the southwest corner of 8th and Fairview. It also abuts an improved north-south alley. The owners opened their front porch in 2003 and now wish to improve an open second story porch on the southwest corner of the house. The rear of the house has been heavily modified and has little original integrity. The rear second floor porch will be enclosed into interior space,

with goal of increasing window exposure and having an open sleeping room.

Before



After 2003 modifications



The corner selected (SW) is the least obtrusive elevation, facing away from both major streets. Using the photographs below, it is apparent that most of the rear windows are not original to the house, nor is the general shape of the rear gable end. The owner would like to extend the covered elevation to the side of the house with a shed dormer to the south and paired windows beneath the gable end. The windows will be salvaged from the Restore and framed as shown in the attached drawings.



Guidelines Fairview Historic District

GUIDELINES FOR NEW CONSTRUCTION

New construction should harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, and color. The materials, spatial rhythm, proportion, and color should also play an important role in design considerations. The height of new buildings or structures and the height to width proportion should be consistent with others in the block and in the immediate surrounding area.



BUILDING RHYTHMS

Appropriate

Incorporate into new construction the rhythms established by existing buildings. Consider the window-to-wall area or solid/void ratio, bay division, proportion of openings, entrance and porch projections, space between buildings, and site coverage.

Inappropriate

Avoid designs for new construction that ignore the rhythms of the existing environment and buildings.

The owner has selected vinyl siding as a material because the existing house is encased in vinyl. This house was once located across the street and the exterior wood siding was singed by the fire which destroyed the Fairview Church located on the SE corner of Fairview and 8th Streets.

The rear elevation of the house is limited by preexisting additions and modifications. These probably took place in the 1970s. The original roofline is barely visible behind the currently open porch.

The design for the addition includes a shed roof dormer facing south, with a ribbon window. This is an acceptable solution to adding head room on this vernacular style of home. The paired windows will be more appropriate than most of the other windows on the west elevation.

It is difficult to determine "appropriateness" when this side of the house shows little historic integrity. Staff sees no reason to oppose this addition because of its lack of impact on the historic aspects of the house that are accessible from major streets.

Staff recommends approval with the recommendation that the windows stay proportioned as they are in the drawing submitted.

NEW CONSTRUCTION

BUILDING MATERIALS

Appropriate

Use materials on the exterior of new construction that are compatible with those existing on adjacent buildings in scale, type, texture, size, and color. Exterior finishes should harmonize with and complement existing finishes along the streetscape.

Inappropriate

Avoid use of inappropriate materials such as asphalt shingle, aluminum or vinyl sidings, cast stone, or artificial brick.

DESIGN CONSIDERATIONS

Appropriate

Additions should be compatible to the original building in height, scale, mass, proportion, and materials. Roof form and style should be similar to those found in the neighborhood. Design guidelines for new construction are applicable for additions.

For Your Information

It is desirable, when constructing an addition to an historic building, to retain as much of the existing building fabric as possible so that future removal of the addition could be achieved without significant damage to the original structure

Inappropriate

Avoid additions that add new dimensions or radically change the original scale and architectural character of a building.

NEW CONSTRUCTION

Appropriate

Contemporary design and architectural expression in new construction which follow the preceding guidelines are appropriate and strongly encouraged.

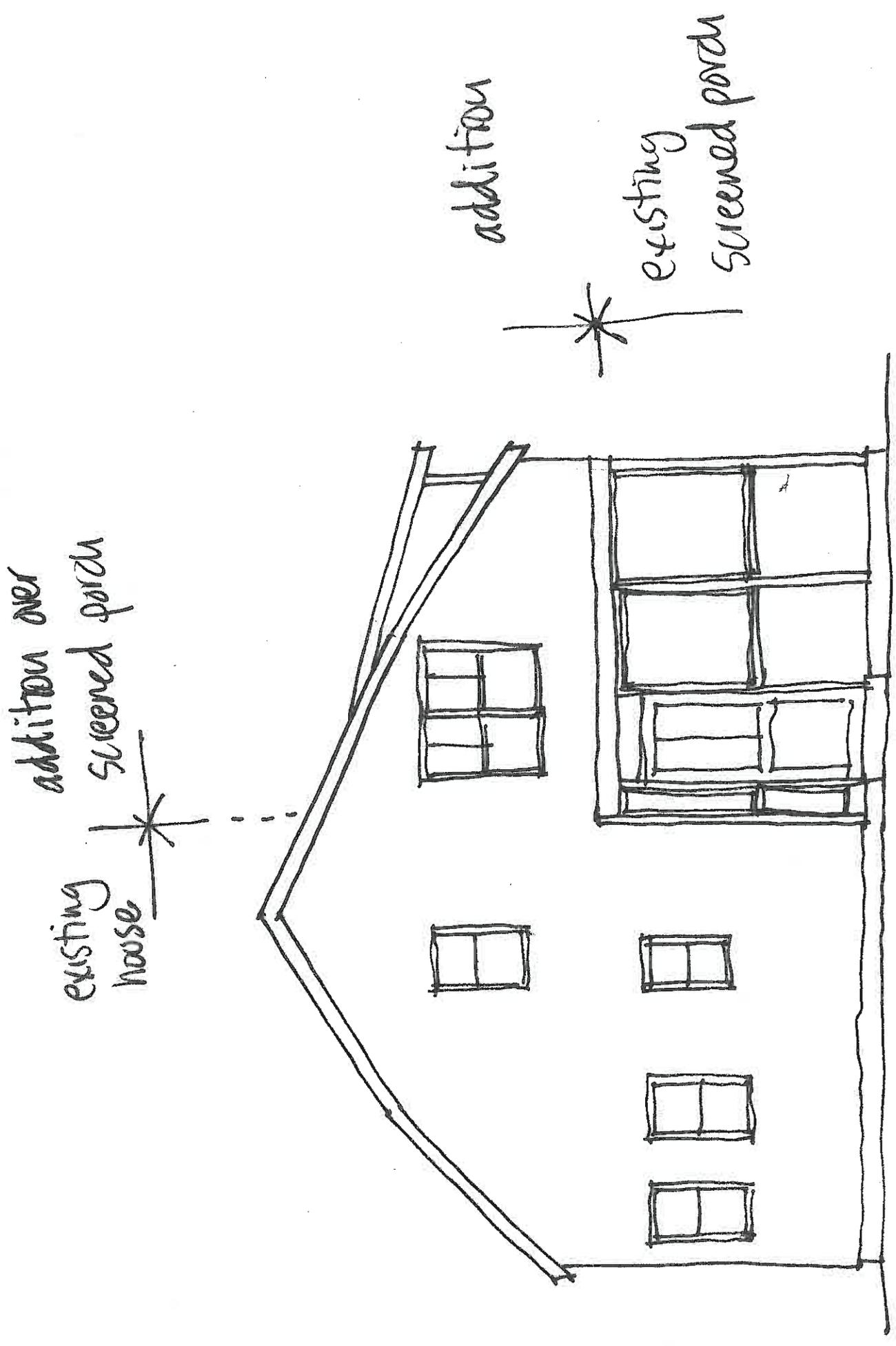
Inappropriate

Do not seek to reproduce historic styles with the intent of creating a false impression of the building's age.



This new construction of an artist's studio was approved by the historic commission in 2000.

319 N. FAIRVIEW ST.



SUMMARY

This is a partial demolition of a contributing house in the Near West Side Historic District. The house was damaged by a fire and the owner wishes to change the location of an entry door on the wall.

Partial Demolition
714 West Kirkwood
CL

10-4-12
Owner: Peter Haralovich

Reconstruction of a portion of the rear roof to increase interior square footage,
residing with vinyl

105-055-64264 C 714 House; Carpenter-Builder/ Gabled-ell, c.1895 NR

This chamfered bay gabled-ell is currently occupied by a law office and suffered a fire on the north side of a rear addition. The house is in the Near West Side National Register



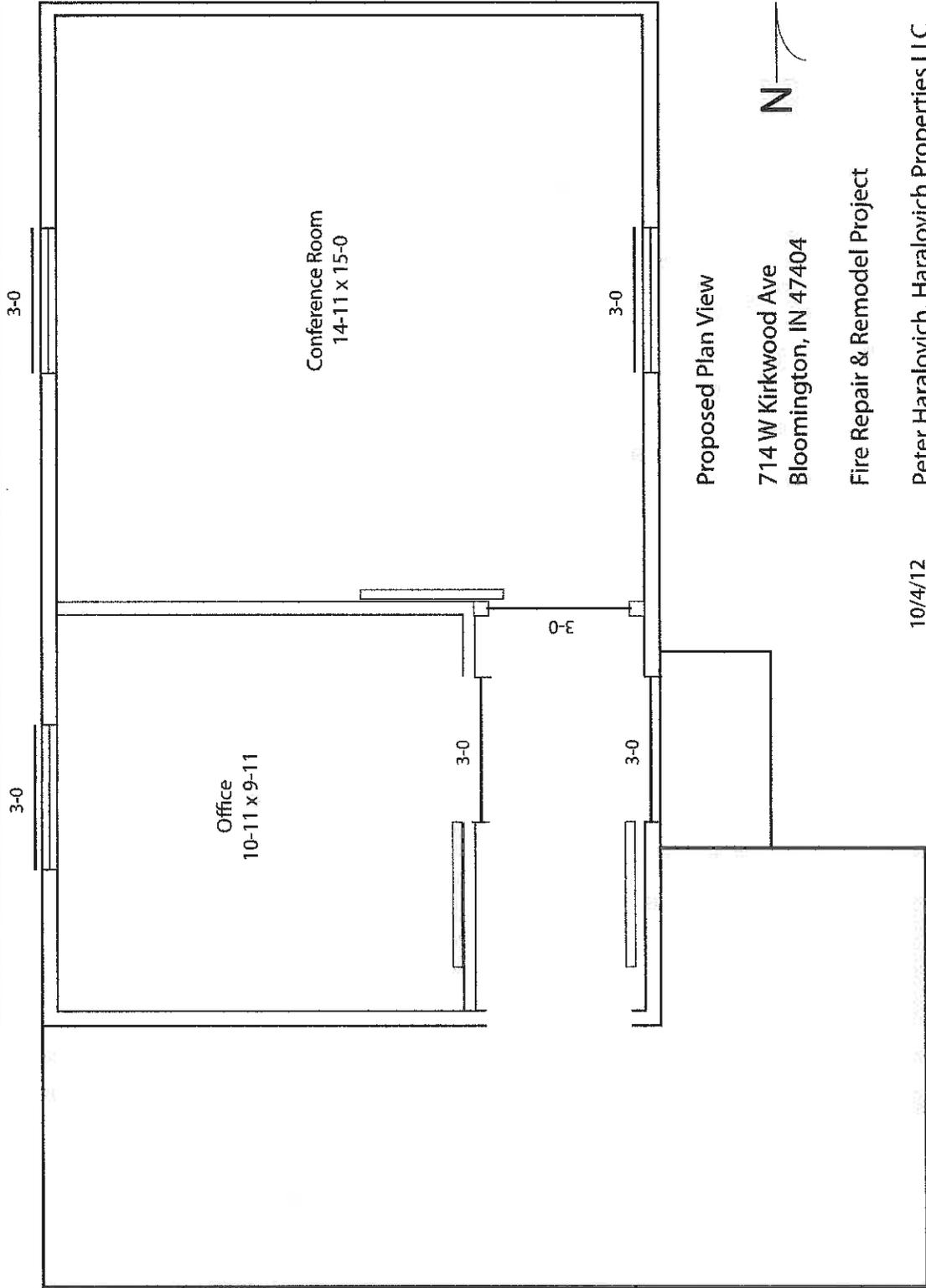
District and is located across the street from the Prospect Hill Conservation District along the Kirkwood corridor. It falls under demolition delay regulation. The addition is demonstrably newer and sits on a concrete block foundation. While repairing the damage caused by the fire, the owner prefers to move an exterior door to another location on the same wall. This activity meets the criteria of partial demolition. The door will be moved a few feet to the south closer to the historic part of the building



The rear of the property to be modified is entirely new construction and there should be no damage to anything that contributes to the significance of this property.



26'-0"



Proposed Plan View

714 W Kirkwood Ave
Bloomington, IN 47404

Fire Repair & Remodel Project

10/4/12

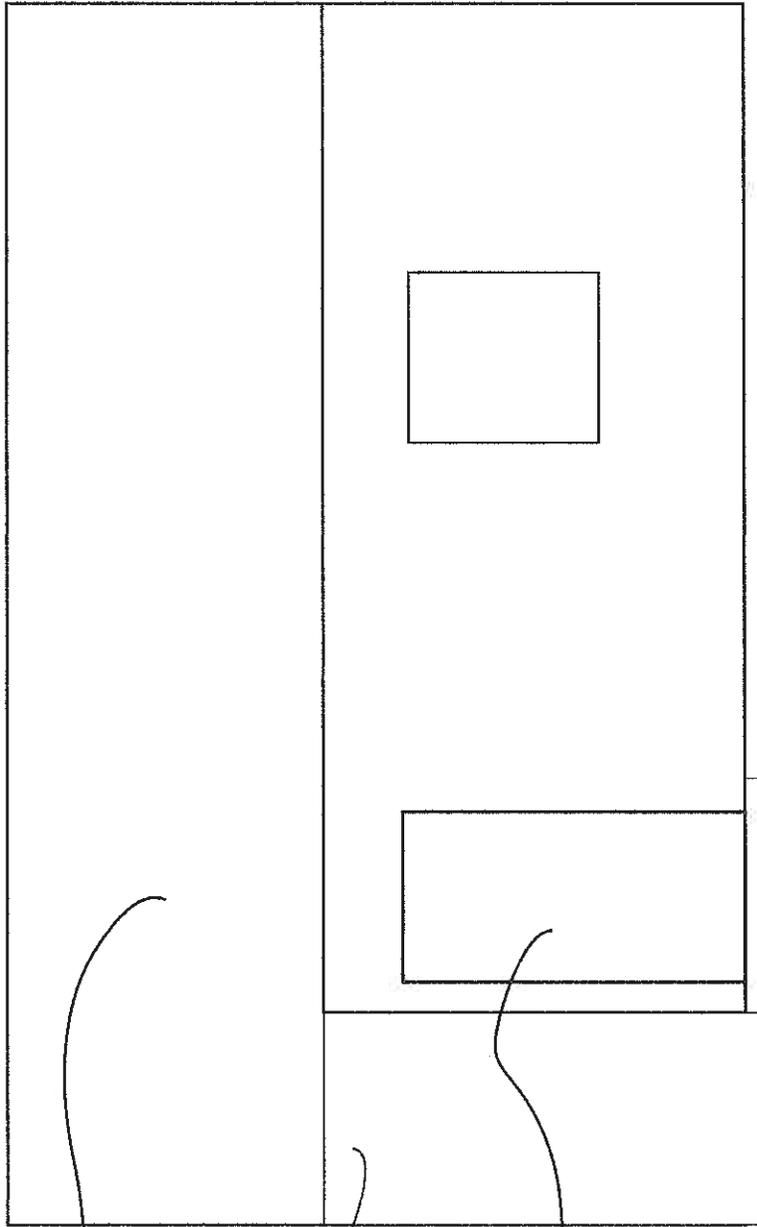
Peter Haralovich, Haralovich Properties LLC
PO Box 6183, Bloomington, IN 47407-6183
812-322-3535



16'-0"

Replace roof truss
existing pitch 8/12
matching roofing shingle

26' - 0"



Existing

Replace and relocate
six panel
36 in exterior door

16' - 0"

Proposed East Elevation View

714 W Kirkwood Ave
Bloomington, IN 47404

Fire Repair & Remodel Project

10/4/12

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