

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday July 11, 2013
4:30 P.M.
AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES** June 13, 2013
- IV. CERTIFICATE OF APPROPRIATENESS**
 - A. 828 South Woodlawn Owner: Stanley Ritchie STAFF APPROVAL placement of a handrail on the front steps of a house
 - B. 1022 East 1st Street Owners Alan and Laura Bender Removal of a metal awning entrance and creation of a permanent porch
- V. DEMO-DELAY**
 - A. 402 and 404 1/2 East 4th Street partial Owner Bruce Storm construction of a rear addition and a staircase to the west side of the house.
 - B. 308 North Rogers full demolition Owner: Bethel AME Church demolition of a residential structure.
- VI. NEW BUSINESS**
 - Plans to remove houses in University Courts
- VII. OLD BUSINESS**
 - A. Title 8 Revisions
 - B. Report of Paint/Materials Committee
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday July 25, 2013 at 4:30 p.m. in the McCloskey Room

Posted: July 3, 2013

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday June 13, 2013

4:30 P.M.

AGENDA

I. CALL TO ORDER

Meeting was called to order at 4:30 p.m.

II. ROLL CALL

Commissioners

Danielle Bachant-Bell

Jeannine Butler

Sandi Clothier

Marjorie Hudgins

Dave Harstad

Doug Wissing

Advisory

Duncan Campbell

Sam Desollar

John Sanders

Eric Sandweiss

Staff

Nancy Hiestand – HAND

Lisa Abbott - HAND

Jacob Franklin – HAND

Nate Nickel – PLANNING

Guests

Catherine Spiaggia

Jeff Illedgale

James Rosenbarger

Amy Countryman

James Mansfield

Eric Terhorst

III. APPROVAL OF MINUTES May 09, 2013.

Marge Hudgins makes a motion to approve the minutes from the May 9th, 2013 meeting.

Jeannine Butler seconded. Motion passed 5/0/0 (yes/no/abstain)

IV. CONSENT AGENDA
COA-10-13

512 South Hawthorne Owners: Jim Roseman and Roberta Pergher
Request for a rear casement window visible only from an unimproved right-of-way.

No Discussion.

Jeannine Butler makes a motion to approve COA-10-13 for a request for a rear casement window visible only from an unimproved right-of-way at 512 S. Hawthorne Dr., Marge Hudgins seconded. Motion passed 5/0/0 (yes/no/abstain)

Patty Mulvihill submitted Findings of Fact for COA-10-13:

1. The Commission finds the proposed Window sized 20"x16" in the rear of the house a modest change to the exterior of the home and while is visible from a public right of way, the right of way is an unimproved alley, thereby, in terms of practicality, making the addition invisible to the general public.
2. The Commission finds that the proposed window's placement under the shed roof dormer on the end of the house, and the modest size of the window, will not detract from the historic nature of the house or the historic nature of the Elm-Heights Historic District.
3. The Commission finds that the proposed window's trim will match existing trim on the window, thereby ensuring compatibility with the overall historic nature of both the house and the Elm Heights Historic District.

Marge Hudgins makes a motion to approve Findings of Fact for COA-10-13 for 512 S. Hawthorne Dr. Danielle Bachant-Bell seconded. Motion passed. 5/0/0 (yes/no/abstain)

COA-11-13

719 West 7th Street Fairview Historic District
Owner Cathy Spiaggia representative Duncan Campbell
A change in paint colors on asbestos siding and frame.

No Discussion

Jeannine Butler makes a motion to approve COA-11-13 719 W. 7th St. Fairview Historic District change of paint colors on asbestos siding and frame. Marge Hudgins seconded. Motion approved 5/0/0 (yes/no/abstain)

Patty Mulvihill submitted Findings of Fact for COA-11-13:

1. The Commission finds that the desired paint colors for the house –Bunglehouse Grey, Roycroft Vellum and Polished Mahogany- are appropriate colors for the structure's architectural style.

2. The commission finds that the desired paint colors for the house are appropriate colors in that they conform to the requirements of the Fairview Historic District Design Guidelines.

Marge Hudgins makes a motion to approve the Findings of Fact for COA-11-13 for 719 W. 7th St.. Dannielle Bachant-Bell seconded. Motion approved 5/0/0 (yes/no/abstain)

V. **CERTIFICATES OF APPROPRIATENESS**

COA-8-13 Staff Approval

904-6 East 2nd Street Owners: Jenny Southern and Tim Mueller

Removal of a diseased tree as discussed at May meeting

Nancy discussed the situation and explained that she gave approval per the discussion last month.

Patty Mulvihill submitted Findings of Fact for COA-8-13:

1. Staff finds the green ash tree located at 908-910 East 2nd Street is in a weakened state as it suffered from Ash Anthracnose in 2009 and witches broom in 2010.
2. Staff finds that the green ash tree located at 908-910 East 2nd Street. is highly susceptible to Emerald Ash Borer.
3. Staff finds that the green ash tree located at 908-910 East 2nd Street has damaged an existing early masonry wall along the property line.
4. Staff finds the City's Urban Forrester has confirmed that it is appropriate for the green ash tree located at 908-910 East 2nd Street to be removed.
5. Staff finds that it is necessary and appropriate for the green ash tree located at 908-910 East 2nd Street to be removed and that its removal is consistent with the Elm Heights District Design Guidelines.

No Comments

COA-9-13

910/920 West Smith Ave. Prospect Hill Conservation District

Owners: Amy Countryman, Jeff Mansfield

Representative James Rosenbarger

Construction of a new house and garage.

Nancy gave her presentation on the COA. Sandi Clothier joined the meeting. Petitioners explained that they were intrigued by the land and they explained their interest in growing fruit trees on their property possibly having a community orchard. They explained that it took a while to come up with plan because they didn't want to stick out within the neighborhood and they wanted to come up with a plan to retain the green space. Jim Rosenbarger explained the green orientation of the house. He explained that even though the house is set back it still presents a strong front to Smith. Setting the house back will allow for fruit trees in the front and retain some of the green space. He explained that the first floor footprint is 1522sqft. and the 2nd floor will be about 700sqft.

Looking at a partial basement around 500sqft. Total is around 2800sqft. It is a good size house, but it is pact in to keep it in line with the surroundings. Petitioner explained that they want to consider a metal roof as opposed to shingles so they can collect more of the water off of it and they were advised that a metal roof would be better.

Questions: Jeannine Butler asked about the parking space. She wants to know if they need more clarity on that. Rosenbarger explained that in his experience there is parking for the front door and some type of front parking goes hand-in-hand in a core neighborhood. Particularly in this location with the pavement being at the most 10' wide, it seemed important in relating to the neighborhood and allowing guests to find the front door. The practical aspect of the pull in versus parallel as they anticipate most of the trips will be toward the east towards downtown and he envisions it as a short alley. He thinks it will have less impact than parallel parking. Nate Nickel explained that a variance will be required for this type of parking. Duncan asked how big it is. Rosenbarger explained that it was for one vehicle. He thinks that it will help identify the place. There was some discussion of the use of this parking area. Duncan asked if a Delivery Van could park in the space in front of the house, Rosenbarger replied no. Duncan asked if they would park in the street and block the road, Rosenbarger said yes. All practical purposes the usage of an alley downtown allows parking for delivery vans/trucks. Dave asked what if an existing house on Smith wanted to put in a parking area like this would it be an HPC issue? Nancy said no. Sam said the report shows the parking space is gravel. Rosenbarger said yes, but it would have edge containment. Doug Wissing asked about the redesign elements of the porch. Wissing asked "what is an artsy tree?" Those elements have been removed Rosenbarger answered. Eric Sandweiss asked about the neighborhood anxiety over the project? Petitioner explained that they walked the area and knocked on doors to meet the neighbors and explain their plan for the property, those that did not answer were left a letter on their door which explained what they were planning to do. They did have three different neighbors come to the Prospect Hill HNA meeting and expressed positive support for the project. The neighbors seemed relieved when they learned the petitioners plans. The Petitioner explained this has been a challenging project.

Comments: General consensus is they like the design. Wissing said he was okay with the dormer which is up in the air at this point. The parking issue is complicated in that area and the analysis of the every which-way of traffic flow is correct. Wissing is okay with the parking either way.

Jeannine Butler makes a motion to approve COA-9-13 for 910-920 West Smith Ave. a request for the construction of a new house and garage within the Prospect Hill Conservation District. Doug Wissing seconded. Motion Approved. 6/0/0 (yes/no/abstain)

Patty Mulvihill submitted Findings of Fact for COA-9-13:

1. The Commission finds that the materials to be used on the newly constructed house and garage at 910-920 West Smith Ave. –smooth faced cement fiber boards 4 or 5

- inch exposure and either aluminum, vinyl or wood clad windows- are compatible with the materials regularly seen and used within the Prospect Hill Historic District.
2. The Commission finds that while the orientation of the proposed house and garage is not perfectly in line with the exact specifications of the Prospect Hill Historic District Guidelines, the proposal is still appropriate because it relates the proposed building to the longer east west dimensions of nearby primary buildings and utilized for a larger less desirable denser development- these two key points highlight the reason the Prospect Hill Historic District Guidelines call for flexible approaches in designing new construction in the District.
 3. The Commission finds that the building entry for the proposed house is consistent with the Prospect Hill Design Guidelines in that its entry is similar to other entryways in the overall neighborhood.
 4. The Commission finds that the proposed house and garage are consistent with the Prospect Hill Design Guidelines for spacing as it has similar setbacks to houses that are located on Buckner and Euclid.
 5. The Commission finds that the proposed house and garage conform to the height requirements found within the Prospect Hill Design Guidelines in that it is a 1 ½ story house, similar to many houses in the neighborhood. While the house may be approximately 3 to 4 feet higher than nearby houses, this height difference is mitigated by the fact that the house is not in a row of houses and therefore not as noticeable.
 6. The Commission finds that the proposed house and garage conform to the required setbacks within the Prospect Hill District.
 7. The Commission finds that the proposed house is a bungalow form house and as such is one of four forms of houses indigenous to the Prospect Hill Historic District, and is therefore appropriate.
 8. The Commission finds that the proposed house will have a cross-gabbling which is characteristic of both gable-els and bungalow sides, and is therefore an appropriate structure to be built in the prospect Hill Historic District.
 9. The Commission finds that the proposed house and garage's massing are consistent with the Prospect Hill Design Guidelines in that the structures in the neighborhood have irregular and sprawling forms, which the proposed house and garage somewhat mimic. The proposed house and garage resemble a common footprint in the Prospect Hill Historic District.
 10. The Commission finds the proposed house's fenestration is characteristic of the craftsman form and maintains the variety of window forms seen in the Prospect Hill Historic District, ensuring the proposed house is compatible with the District.
 11. The Commission finds that the proposed garage is in keeping with the rural accessory structures in the prospect Hill Historic District and is therefore appropriate.
 12. The Commission finds that the overall style and design of both the proposed house and garage are in keeping with the Prospect Hill Design Guidelines and the requirements of Title 8 of the municipal code.

Marge Hudgins makes a motion to approve findings of fact for COA-9-13 for 910-920 W. Smith Ave. Jeannine Butler seconded. Motion Approved. 6/0/0 (yes/no/abstain)

VI. DEMO-DELAY

406-410 E 4th Street (partial) Owner: Bruce Storm

Removal of two rear window openings and enlargement to create doors, addition of a deck, fire escape

Nancy presented her report. Petitioner explained that this is a safety issue for the tenants. Tenants will no longer have to walk around the property to get to their vehicles. Petitioner also plans to install washer and dryers for the tenants.

Questions: Campbell asked what type of materials would be used in the construction? Petitioner explained treated lumber, Planning has approved a list of the materials being used. Sam asked if the bottom would be open. Petitioner explained that there are stairs to the kitchen below so yes.

Comments: Marg Hudgins appreciates the safety factor.

Jeannine Butler made a motion that today, regarding the property located at 406-410 E. 4th St., the Historic Preservation Commission (HPC) declares it:

- Got notice of proposed partial demolition.
- After today's discussion, sees no need to review the plans any further.
- Waives the rest of the demolition delay waiting period.

The HPS may later recommend the property for historic designation to the Common Council. Danielle Bachant-Bell seconded. Motion Approved. 6/0/0 (yes/no/abstain)

VII. NEW BUSINESS

536 South Washington Street: Discussion-Owner Eric Terhorst

Nancy explained that she invited Mr. Terhorst to the meeting to do a preview of what will be a demolition delay request. Mr. Terhorst provided photos of the structure. Nancy explained the housing history and that it will come forward as either partial or total demo. Review of the photos. Mr. Terhorst believes the house is pretty much destroyed and at a minimum it will need to be gutted. He noted that construction/reconstruction would be geared toward the rental market. He has proposed to his insurance company to tear the house down and sell the lot. He has two contractor estimates which are in the neighborhood of \$300,000 including demolition. He is in the process of discussing the reimbursement with the insurance company. Mr. Terhorst needs to have an option of complete demolishment of the house and sell the lot as opposed to either partial demo and rebuild or rebuilding.

General consensus is that the numbers given are not surprising. Duncan Campbell doesn't think that a new structure will cost any less than rehabbing it. Mr. Terhorst says the contractors are not interested in rehabbing and the numbers are for new construction. Danielle Bachant-Bell commented that the structure

being open has made the situation worse from being exposed to the weather.

Nancy wanted to give the HPC some time to think about it before the issue comes before them as a demolition delay.

VIII. OLD BUSINESS

A. Title 8 Revisions

Staff agreed to resend the draft ordinance to the members.

B. Preservation Month Wrap up

Preservation Month was a success. The committee will talk about how to benefit from the cake contest to make sure people are put in contact with contractors who work on older homes. The 3rd Rosemary Miller lecture had about 114 people and it was very successful. Next year they are going to have Will Fellows and rent the Buskirk-Chumley.

C. Report of Paint/Materials Committee

Nancy explained that they decided to look into paint and materials. Danielle is chair. We hope to have a report in a few months.

IX. COMMISSIONERS' COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

This meeting was adjourned at 6:30p.m.

Next meeting date is Thursday June 27, 2013 at 4:30 p.m. in the McCloskey Room

Posted: June 6, 2013

Summary:
Installation of medically indicated railings on a tudor style house

STAFF APPROVAL
COA-12-13

828 South Woodlawn
Owner Stanley Ritchie
Elm Heights Historic District

Zoning RC

158. 247 C 828 House; Tudor Revival, c.1930



The owner has requested the installation of railings on a limestone Tudor style house located at the boundary of the district. There are two sets of stairs, one from the sidewalk to the grade of the yard and another to the entry level.

The owner is returning to his home with need of this improvement.

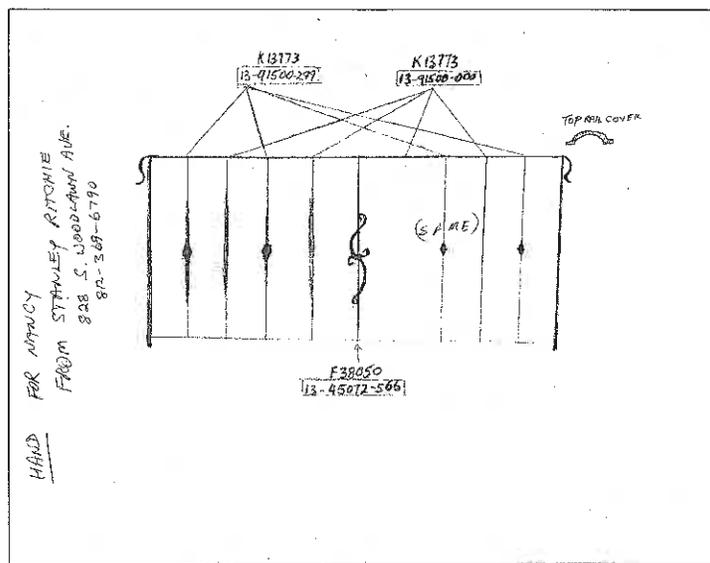
Normally a pipe rail is suggested, but in this case, a pipe rail is less appropriate to the style and gracefulness of the architecture on this small and later rendition of a Tudor Revival cottage.

The owner selected a wrought iron rail to be placed on both sides of the exterior

staircases. The balusters will be tapered at both ends, with intermittent central beads. A single curvilinear element will be placed in the center.



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5.6 Accessibility, Safety, and Aging in Place

Many people who grew up in this neighborhood have chosen to remain and grow old here or have returned in order to retire, rendering it essential for us to ensure that they can comfortably age in place. Their presence contributes to the stability of the neighborhood as they invest time, money, and affection in keeping their houses in excellent condition while continuing to improve them. Elm Heights is a great place to raise children, have fun, work, retire, and age gracefully. The neighborhood's beauty encourages pedestrian and bicycle traffic, and its proximity to entertainment, parks, and shopping make it very livable for people of all ages and physical abilities. Accessibility, however, most often requires adjustments to accommodate people with restricted or limited mobility. The guidelines in this section, therefore, aim at improving safety and accessibility to a residence while preserving its exterior historic facades. Simply put, this means allowing for external changes that do not harm the original edifice and are ultimately reversible, such as level entry to the home through ramps, technological additions such as lifts or electric garage door openers, and enhanced security measures such as motion-detector lights and alarms.

Preservation Goals for Accessibility, Safety, and Aging in Place

To preserve and protect the historic and character-defining features of a building while temporarily altering it for accessibility and safety.

Guidelines for Accessibility, Safety, and Aging in Place

A Certificate of Appropriateness (COA) is required for the following bolded item. The bullet points that follow it further assist applicants with the COA process. Also refer to Section 7.2 Helpful Websites for Project Planning and Restoration Resources, for additional guidance.

- I. **Exterior accessibility modifications visible from the public right-of-way.**
 - Designs should be consistent with the prominent features of the house such as scale, proportion, and materials and be installed in a reversible manner.
 - When developing a project for special needs access, consult the specific sections of these guidelines for the areas that will be affected.
 - Develop a plan and consult with the BHPC before submitting a formal application for the Commission's consideration.
 - All new construction should be self-supporting, not anchored into masonry foundations, and be removable without destroying historic materials.
 - If a historic feature must be removed for an accessibility issue, then it must be safely stored and reinstalled when accessibility is no longer an issue.

Things to Consider as You Plan

Elm Heights was built in an era when full basements with raised foundations were a popular design feature. This is a major accessibility concern, and we feel it is imperative that our guidelines provide ways for people to safely negotiate stairs, grades, and entryways in our historic homes, sidewalks, and yards. Since few historic houses in our neighborhood were built employing the principles of Universal Design, i.e., houses and features that are accessible for all and easy to use, temporary changes must be considered that will make houses more user-friendly for all, but especially for those who are elderly or have difficulty managing certain features of the residence, such as lighting, heavy original garage doors, fencing, and entry mechanisms.

While these guidelines do not cover internal changes, there are many websites and organizations that can offer suggestions about making your house more user-friendly (or accessible), such as placement of electrical sockets, positioning of storage, reduced height of bathroom and kitchen features, etc.

With regard to external features, a major concern is to provide ways of avoiding stairs by building temporary ramps or lifts.

Historic steps, foundations, and features should not be damaged or endangered by construction of a ramp or lift. Ideally, ramps or lifts should be screened from public view, perhaps by tasteful plantings, and located on the side and rear facades of the house when feasible.

Another concern is ensuring the safe use of stairs by the addition of railings. When adding railings to already-existing stone stairs, anchor the railing in the ground or on the porch without drilling holes in the stone. Any damage to stone steps, such as drilled holes, could cause water infiltration and cracking and thus should be avoided.

Likewise, the replacement of an original garage door with an electric one should be accomplished with the idea that the original should be reinstalled when the electric door is no longer needed. Improving accessibility may include the use of keypads or levers on doors; this may necessitate substitution of the historic hardware on the door but should be done in such a way that the original could be reinstalled subsequently.

All modifications for the purposes of accessibility and safety should comply with the requirements set out by the various city, county, and federal building codes that govern safety and accessibility, including the requirements of the Americans with Disabilities Act.



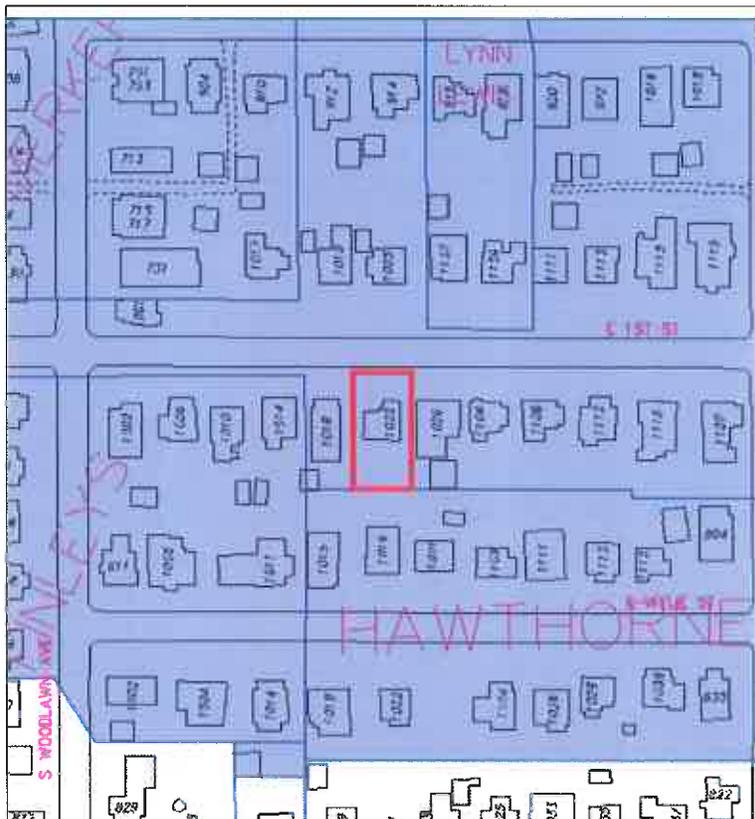
Summary:
Removal of a stoop and construction of a front porch

COA-13-13

1022 East 1st Street
Representative Paul Chambers
Owner Alan and Laurel Bender
Elm Heights Historic District

RC

C 1022 House; English Cottage Revival, c.1935



This house is located in the Elm Heights Historic District on East 1st Street between Woodlawn and Hawthorne. The house is a minimally defined limestone English Cottage Revival style cottage, subsequent research performed during the National Register nomination has shown that it was built after 1947 in the 1950s and probably shows as many ranch features as Tudor style details. The door itself is a classic mid-century feature.

The current porch is a stoop with a small shed roof portico and concrete pad. The support are wrought iron. The new roof is proposed to extend more across the facade (12'x5') covering an existing windows (of two on this part of the elevation). The owner's have had problems with the roof of the stoop and in repairing it, wish to have a more useable front porch.





This project will extend protection to visitors and also to provide better drainage.



The mason plans to build two rectangular columns from salvage limestone. These will be located as depicted above and 16" in size. He is using limestone with a similar rough face matching the texture of the veneer on the house. The pieces will be mortared together, similar to the house walls.

Interestingly the Design Guidelines (next page) feature both the usual mandate to preserve original materials and also a commentary about usability and functionality. The Commission is reminded that these spaces are also culturally used for entertainment and relaxation in the Midwest. This plan will enlarge the stoop into an actual porch and the



area of impact will be the front facade. The wrought iron support (which may be original) will be replaced with two limestone columns. The proposed columns retain both compatible materials and also reinforce the Mid-century style by being rectangular, rather than turned. In its survey of Mid-century styles in Matlock Heights, many ranch forms have porches across the front facade. The house is contributing but not notable. The significance should not be seriously reduced by this replacement.

5.4 Porches and Porticos

Front porches and entrance porticos are often the focus of historic homes as they distinguish the street facade. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, entablatures, and trim work, porches and porticos can be extremely important in defining the overall historic character and style of a building. In Elm Heights, porches and porticos vary in size, height, material, and covering. The materials used are either the same as the primary structure or are a complementary material, such as a wood porch on a brick or limestone house. Overall, porches and porticos draw attention to the entrance and its features, such as transoms, sidelights, architraves, and pediments. Likewise, some entrances have only an uncovered stoop, drawing further attention to the doorway features. Additional information concerning new construction of rear porches and decks can be found in Section 5.1, Additions and New Construction, and Section 5.2, Patios, Terraces, and Decks.

Preservation Goals for Porches and Porticos

To retain and restore original porches and porticos and their inherent materials and features through cleaning, repair, and routine maintenance.

Things to Consider As You Plan

Front porches are not just design features; traditionally, they served many different functions including as entertainment and relaxation areas. They also provide places for interaction between the community and the home owner, connecting the residents with both neighbors and passersby. When designing your front porch, consider not only its appearance but also how you and your family will use it in the future.

Historically open porches and porticos should be maintained in their open state. If original porch or portico materials or features are deteriorated beyond repair, when feasible they should be replaced with components of the same material and design.



Guidelines for Porches and Porticos

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. Also refer to Section 7.2 Web Sites for Project Planning and Restoration Resources for additional guidance.

- I. Removal of any porch, portico, or its materials or features outlined above and visible from the public right-of-way.**
 - The retention of all architectural metal elements is encouraged. If replacement is necessary, consider in kind replacement over substitute materials if feasible.
 - The enclosure of historically open front porches and porticos is discouraged. Increased flexibility is given for porch and portico enclosures along secondary facades. However, all proposals for enclosure require a COA.
- II. Reconstruction of missing, or the installation of new, functional or decorative porch or portico elements that are integral components of the building or site and visible from the public right-of-way, such as doors, steps, balustrades, pilasters, entablatures, and trim work.**
 - Replace missing elements based on accurate documentation of the original or use a compatible new design.
 - Consider compatible new materials only if using original materials is inadvisable or unfeasible.
 - Porches or porticos that are not original but have gained historical or architectural significance in their own right should be retained. However, new porch or portico elements should not be introduced that create a false historical appearance.
 - Refer to the guidelines for Additions and New Construction, Section 5.1, for design assistance when constructing new porches or porticos.

Staff recommends approval:

The changes are sympathetic to the existing architecture and will increase practical use of the house.

12

DEMOLITION DELAY CASES

SUMMARY

This is a request for an addition to the rear of a mixed use building which contains two restaurants and residential units above. It is also a request to remove and enlarge windows on the west side of the building to create an ADA accessible ramp.

PARTIAL DEMOLITION

7-3--13

402-4041/2 East 4th Street

Restaurant Row Survey Area

Owner(s) Bruce Storm

Zoning DC

105-055-82008 C

402-404

Commercial/ Duplex; Craftsman, c.1913



This house is one of the more significant properties- in terms of its architectural importance- of those remaining in Restaurant Row. Notice the carefully designed window proportions in the central area, the smaller windows on the second floor massive limestone block porches and the curvilinear parapet. In June the Commission reviewed another plan for rear access to the house next door at 406 East 4th.

This property is located at the west edge of the Restaurant Row Study Area and is bounded by both 4th and Grant Streets. The residential duplex has been

converted to restaurant use on the first floor. Its current occupants are My Thai and the Basil Leaf. The restaurants are located in either first floor wing and are long standing uses.

There are three areas where change will take place: the rear, behind the west side patio and the southeast corner of the west elevation (these show most clearly on the site plan). Most of the proposed work, which expands the kitchens of both venues, will take place to the rear of the property between the two wings. The proposed work will resolve some of the awkwardness of the exterior cellar staircases and the functionally inadequate size of the kitchen in the east wing. The kitchen expansions will make them more compliant with Health Code and new stairs will provide additional access to the residential units upstairs. Plans show that the rear units will get new access over the south (kitchen) addition via a treated lumber stair. Two windows will be enlarged to provide doors for the units. These

windows currently face one across the flat roof of the new addition and are obviously not original. Other windows facing rear of the second floor will remain. Currently the rear of the property shows little material that is original to the house. The addition will cover approximately 5 windows on the first floor, some cellar doors, and mechanicals. The addition will cover up some original windows on the first floor, but these are only visible from alleys. The addition will be 22' across lining up with the kitchen on the west side of the building and 6' 8" deep to the east wing of the building.

There will be another new addition (approx 13' x 13') located behind an existing pergola on the east side of the house. This will provide kitchen space for the Basil Leaf restaurant. Elevations show the reuse of an Arts and Crafts window on the east wall. An



entry stair to a doorway will be accessible off the pergola. The rear entry stairs will be masked by this addition.

Finally, the owner also plans to remove two original paired Arts and Crafts windows on the west side (Grant) Street in order to create a side ramp for access to the patio area and dining room. Because of the elevated grade of the first floor, this ramp is required to be quite long. It will end in the rear parking area off of Grant Street. The ramp will form an "ell" along the side of the house. There is another potential access from an arched replacement window on the west side, but this is also awkward for this facade.

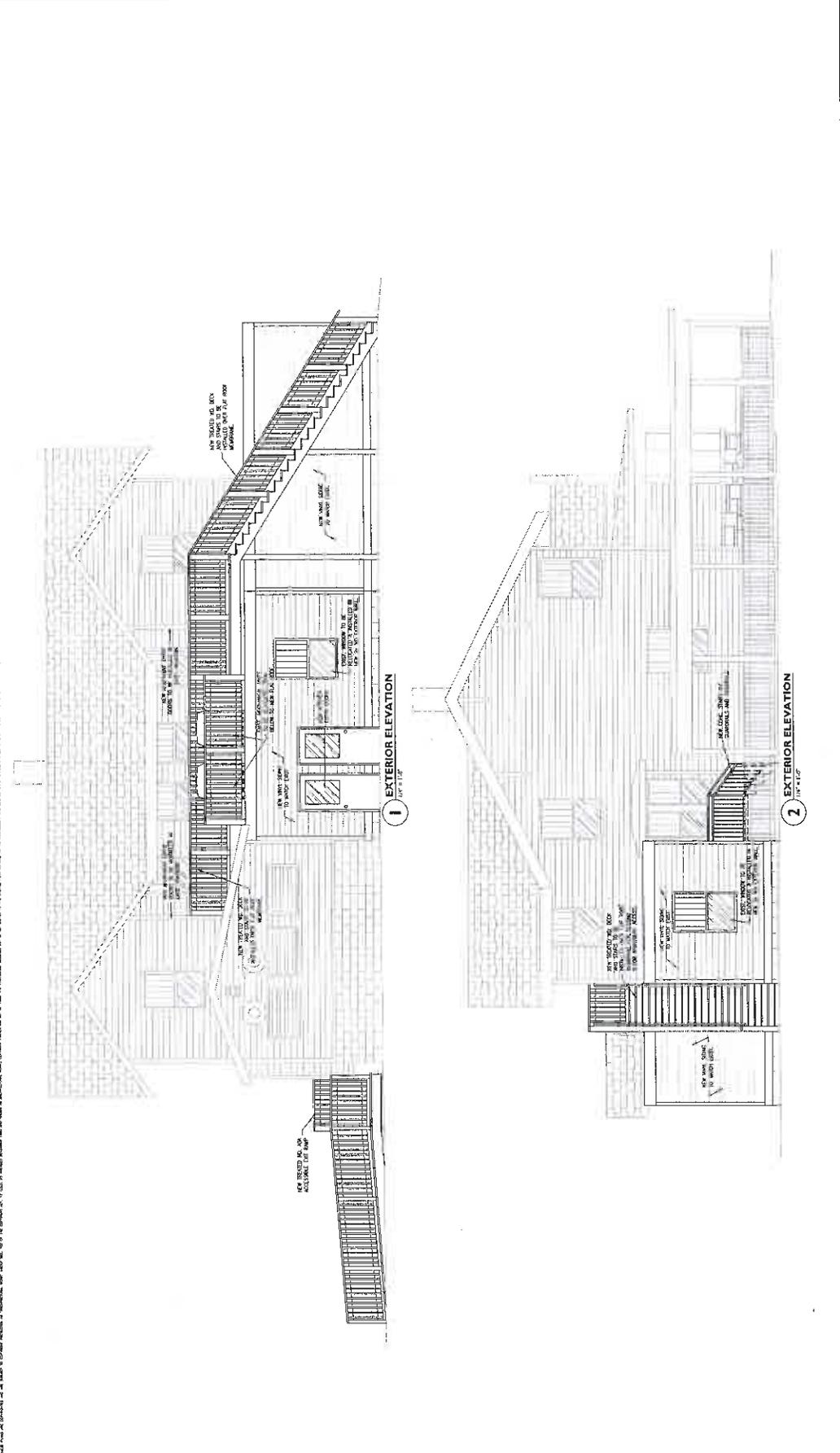


REVISIONS

A NEW RENOVATION & ADDITION FOR:
BRUCE STORM REAL ESTATE
 402 E 4TH ST
 BLOOMINGTON, IN 47408-4000

PROJECT NO.	1000
SHEET	02/24/15
DRAWN BY	N. GIBSON
CHECKED BY	D. BRUCE

SHEET NAME:
EXTERIOR ELEVATIONS
 AE201



ELEVATION KEYNOTES:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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17



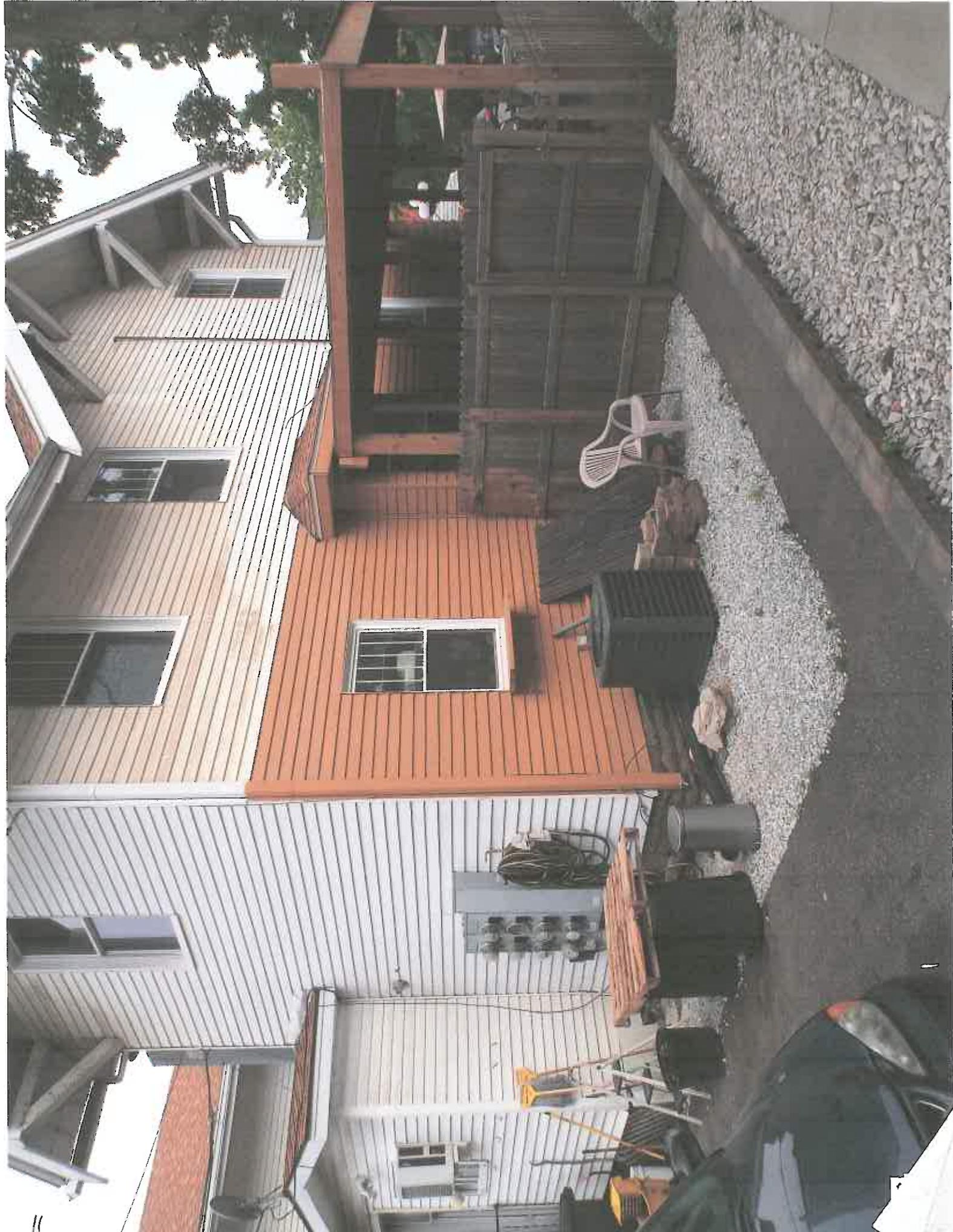
PARKING FOR TENANTS IN E. 4TH EXHALE ONLY

21

WINDOW TO
DOOR
OPENING

22







PARKING
FOR
CUSTOMERS
ONLY

Handwritten note on a sign attached to the wall.

12

Handwritten mark or signature in the bottom right corner.

Summary

This property is owned by the Bethel AME Church and has been vacant since 2000. It was previously used as the parsonage, and emergency housing. The congregation has decided the property is too expensive to repair.

FULL DEMOLITION

7-2-13

308 North Rogers

West Side National Register District

Owner Bethel AME Church

105-055-64366 C
Zoning CD

308 House; Carpenter-Builder/ Pyramidal Cottage, c.1905 NR



The house is a classic pyramidal cottage with a cut out porch area. Similar forms are found throughout the West Side, Maple Heights and Prospect Hill. This particular property was discussed as a possible site for a family shelter several years ago. Unfortunately that plan had difficulty finding funding and was not pursued. The house has been vacant for many years. The house has been remodeled several times in the past. It has replacement windows throughout and is covered with vinyl siding. The

porch supports are wrought iron.

The church would like to remove the house and use the land as green space for the congregation or parking. However the number of parking spaces gained would be small.



The house appears to be on the same legal tract as the church. The church, is an outstanding resource built in 1922 and designed by John Nichols.

105-055-64365 O 302 Bethel A.M.E. Church; Mission Revival, John Nichols, architect, 1922 NR

Staff requested that the Rev. Dennis Laffoon contact Steve Wyatt to see about potentially moving the house to another site and making it an affordable housing project, as was done with the Second Baptist parsonage in 2003. Steve has done a walk-through and will take this to the board and committee. After a preliminary discussion and walk-through BRI continues to look at the property and suggest alternatives to demolition. Because of its lack of architectural integrity it is not a particularly good preservation project, but as a sturdy house and acknowledging its history as a parsonage to a storied congregation, it may yet perform some service..

Staff was able to accomplish only a little research on the property. In the 1960s and 70s the house was used as a parsonage and showed vacancy in the early 1980s. In 1987 it began to be used as a rental and was vacated completely in 2000. Sanborn maps show that it replaced a smaller house that appeared on the 1913 Sanborn and was constructed sometime before 1927. The congregation itself dates from 1870 and represents the oldest

predominately African American church in Bloomington. Formerly they held services in the now demolished United Presbyterian Church on West 6th Street. Under the auspices of Rev. H.J. Thompson and A.L. Washington, and encouraged by Mattie Jacobs Fuller, the congregation raised money to build the church on 7th Street. Fuller became a Bloomington legend by playing a portable organ and singing gospel songs to raise money for the church.



