

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall  
McCloskey Room**

**Thursday September 10, 2015**

**4:00 P.M.**

**AMENDED AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**  
June 11, 2015
- IV. CERTIFICATES OF APPROPRIATENESS  
Commission Review**
  - A. COA-40-15**  
514 W. Kirkwood Ave.: Parker-Hawkins House  
Locally designated and National Register  
Owner: Arturo Rodriguez  
Request to replace original windows with exit doors on the second floor and construct a wooden deck structure with ground access on the rear.
  - B. COA-41-15**  
1026 E. 1<sup>st</sup>. Elm Heights  
Owner: Reza Kaffash  
Request to repair exterior stucco, retaining wall and paint. Request for removal of tree causing sidewalk damage. Request to replace 3 windows. Request to build an outdoor fireplace to match the Spanish stucco style. Request to build iron fence on back porch to restore it back. Request to Tile front porch and front steps and if budget permits replace the asphalt shingles to Spanish design roofing.
- V. DEMOLITION DELAY**
  - A. Demolition Delay-15-01**  
512-514 S. Fess  
E. 2<sup>nd</sup> St. Survey District
- VI. NEW BUSINESS**
  - A. Findings of Fact Approvals**
- VII. OLD BUSINESS**
  - A. Courthouse Square Update**
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
  - A. Property owner of 322 E. Cottage Grove Ave would like to discuss ideas for this demolition delay property before proceeding with designs.**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, September 24, 2015 at 5:00 p.m. in the McCloskey Room

Posted: September 3, 2015

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**Thursday June 11th, 2015**  
**MINUTES**

**I. CALL TO ORDER**

Meeting is called to order by Chairman, John Saunders, at 5:05pm.

**II. ROLL CALL**

**Commissioners:**

Jeannine Butler  
Sam DeSollar  
Dave Harstad  
Marjorie Hudgins  
John Saunders  
Chris Sturbaum -- arrives at 5:10pm

**STAFF:**

Nancy Hiestand -- HAND  
Lisa Abbott -- HAND  
Jacob Franklin -- HAND  
Patty Mulvihill -- LEGAL  
Nate Nickel -- PLANNING AND TRANSPORTATION

**Advisory:**

Leslie Abslier  
Duncan Campbell  
Jeff Goldin  
Derek Richey -- arrives at 5:03pm

**Guest(s):**

Caren Stoll -- 900 W. 6<sup>th</sup> St.  
Robert Himmel -- 900 W. 6<sup>th</sup> St.  
Doug Wissing -- 521 W. Smith Ave.  
Cynthia Brubaker -- 715 W. 4<sup>th</sup> St.  
Tariq Kahn -- 301 E. 10<sup>th</sup> St.  
Lee Sandweiss -- Herald Times

**III. APPROVAL OF MINUTES February 12th, 2015**

Jeannine Butler makes a motion to approve the minutes from February 12th, 2015. Sam DeSollar seconded. Motion carries 5/0/0 (yes/no/abstain).

**IV. CONSENT AGENDA**

**A. Demolition Delay**

812 West 8th Street Near West Side National Register District

Owner: Robert Meadows (cont. from April 23)

Creating a second floor rear addition and reshaping a roofline. Adding design details, new windows, openings, siding.

**Nancy Hiestand** gives her presentation.

**Jeanine Butler** Makes a motion that today regarding the property located at 812 West 8<sup>th</sup> Street, The Historic Preservation Commission (Commission) declares that it:

- got notice of proposed 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 Commission may later recommend the property for historic designation to the Common Council. **Marjorie Hudgins** seconded. **Motion carries 5/0/0** (yes/no/abstain).

**V. CERTIFICATES OF APPROPRIATENESS**

**Staff Approval**

**A. COA-20-15** McDoel Historic District

715 West Wylie Street Owners: Jeffrey and Donna Powell

Installation of a new fiberglass door and opening on the rear of a property leading to a deck.

**Nancy Hiestand** gives her presentation. See packet for more information.

**B. COA-22-15**

804 South Woodlawn Elm Heights Historic District

Owner: Lisa Germano

Request to remove two mature trees, one damaged, the other required to be removed for foundation work (waterproofing).

**Nancy Hiestand** gives her presentation. See packet for more information.

**Commission Review**

**A. COA-21-15**

521 West Smith Greater Prospect Hill Historic District

Owner: Doug Wissing

Request for a rear dormer.

**Nancy Hiestand** gives her presentation. Nancy notes this will add approximately 400 square feet to the upstairs bedroom and further notes the windows are wooden clad with aluminum. **Doug Wissing** adds that he will try and marry existing elements with the new construction regarding crown molding and other

detailed trim. Nancy notes she recommends approval due to the design, fenestration and it is set back nicely as well as a modest addition. Nancy further notes the neighborhood subcommittee approves of this project.

**Doug Wissing** states that the goal is to add more living space and make this property ready for 21<sup>st</sup> century living. Doug adds that the goal is to make the house something that will be preserved for another 100 years. Doug further adds that it is a small bedroom with a quarter bath, making it more appealing to a variety of tenants.

**Question(s):**

**Chris Sturbaum** asks if the slope drop in the roof will be looked into. **Doug Wissing** answers yes.

**Sam DeSollar** asks if **Doug Wissing** knows the current slope of the roof and what will be dropping the slop to. Doug states that at head level the slope is 7.6 and will end up 7.4.

**Comment(s):**

**Jeff Golding** comments that it fits in with the feelings of the guidelines. Great project.

**Dave Harstad** comments that it looks like it hits on everything that the cCommission wants to see. Nice trim, nice siding and he appreciates everything Doug has done to make this look nice.

**Marjorie Hudgins** comments that she likes the way this has been designed.

**Jeanine Butler** comments that she likes the set back and the addition to the rear as opposed to the sides of the structure.

**Chris Sturbaum** comments that he like the in-set from the alley as it diminishes the view of the addition and it fits nicely.

**Sam DeSollar** comments that the in-set from both sides of the property helps diminish the view.

**Leslie Abshier** comments that she likes that the addition is in the rear of the structure as opposed to the sides which makes it look balanced.

**Dave Harstad** makes a motion to approve COA-21-15. **Chris Sturbaum** seconded. **Motion carries 6/0/0 (yes/no/abstain).**

VI.

**DEMOLITION DELAY**

A. 108 West 6th Street (partial) Court House Square Survey Area (revision)

Owner: Sib Sheikh Representative: Doug Bruce

Request to enlarge retail windows and remove exterior first floor fabric from a building on the courthouse square.

**Nancy Hiestand** gives her presentation.

Discussion is held on an update to an approval that was previously granted for this project. Further discussion is held on the recess of the transoms. Further discussion is held regarding the structural integrity of the store front and the type of construction that was performed by the previous contractor. General consensus is not favorable of the work performed by the previous owner and contractors. General consensus is favorable of Sib's project regarding design and structural reinforcement.

**This was an update only, no vote was taken.**

B. 900 West 6th Street (partial) Near West Side National Register District

Owners: Robert Himmel and Caren Stoll

Request for a dormer addition and a rear addition.

**Nancy Hiestand** gives her presentation. Nancy notes that **Robert Himmel** will not be changing any window dimensions. Discussion is held regarding the drawings that were submitted. Nancy notes this house is on the National Register. Nancy further notes that the drawings probably do not give an actual depiction of what the structure will look like.

**Question(s):**

**Dave Harstad** asks **Robert Himmel** if he knows what the condition of the siding is underneath the foe brick. Robert answers that he is unaware, but the clapboard appears to be in good shape.

**Jeanine Butler** asks for help visualizing the dormer. Discussion is held on how to interpret the meaning of the drawing(s) regarding the windows.

**Marjorie Huddins** asks if this will be a rental. **Robert Himmel** answers no, this is going to be owner occupied. Marjorie asks about replacing clap board siding with like material. Robert states he plans on doing that.

**Caron Stoll** states that for her, the reason for the addition is that she couldn't live in the current space. Caron adds that she wants to age in place and this helps make that happen. This enables a bedroom and bath on the main floor.

**Sam DeSollar** asks if the four windows on the second floor are bedroom

windows. **Robert Himmel** answers yes. Sam adds that they will need to be egress windows. Robert states, yes, they will be.

Discussion is held on the type and placement of windows.

**John Saunders** asks if the siding on the addition will be wood or cement board. **Robert Himmel** states it will be wood.

Discussion is held regarding the drawings and how to interpret them.

**Comment(s):**

**Sam DeSollar** comments that even though they are doing all of these wonderful things with the home to make it owner-occupied and functional, they could do too much and lose the simplicity of the home. Sam states that he agrees with Leslie in that, you do something to one side of the home you have to do it to the other side, such as a dormer.

Discussion is held regarding where to place windows. **Robert Himmel** notes that there are interior design issues hindering some of the window placements.

**Derek Richey** comments that he is troubled by the long stretch of the windowless side of the house. **Robert Himmel** and **Caren Stoll** reiterate that side of the house faces a neighbor and due to interior design the windows aren't able to be placed on that side of the house.

Discussion continues regarding the interior design and understanding the drawings as well as rooflines. After the discussion the Commissioners, Advisors and the Petitioners understand each other.

**Duncan Campbell** comments that he thanks **Sam DeSollar** for his comments and that he brought up really good points. Duncan comments that the drawings make the house look too big and it doesn't respect the current house. Duncan states that he doesn't want to see people come into neighborhoods, tear down a house and build McMansions nor have people buy these homes and double the size of them. Duncan commends the Petitioners for all they have done and states that it can be done better. Sam states this is the time to have this discussion and that the Commission is here to help with design issues.

**Marjorie Hudgins** makes a motion to delay the vote until the next meeting. **Jeanine Butler** seconded. **Motion carries 5/0/0 (yes/no/abstain).**

C. 301 E 10th Street Cottage Grove Survey Area  
Owner Tariq Khan VIOLATION

Request to remove walls and siding in order to insulate the building during extensive rehab.

Nancy Hiestand gives her presentation. Nancy notes that he is attempting rehabilitation and remodeling, however as he began he noticed more rotten boards and foundations that needed to be replaced. A stop work order was placed on the property. Nancy Hiestand invites Tariq Khan to speak to the Commissioners of his intentions with this property. Nancy asks Tariq if he is planning to replace in like kind all of the features of the structure. Tariq states that he plans to. Tariq explains the condition of the wood and the places that were rotten or disintegrated concrete. Tariq states that the home is in such disrepair that he wishes they could just demolish the structure and re-build.

Jeff Goldin asks what the final product will be, meaning multi-unit rentals. Tariq answers that has all been decided with Planning and Transportation, but it will be a five bedroom single unit rental property.

Nancy Hiestand asks Tariq Kahn what type of material will be used for the columns. Tariq answers that white, straight metal columns will be used.

John Saunders asks Tariq Kahn if this was a multi-unit structure before. Tariq states it was cut up into apartments however you could not segregate it properly.

Nancy Hiestand states that there are Tuscan Columns sold at local stores that would be an appropriate replacement and improvement. Tariq states that anything would be an improvement.

Discussion is held on the condition of the property. It is noted that there are no historical pictures available.

Derek Richey states to Nancy Hiestand that it doesn't seem like the Commission has a sense of when all of the additions were added to the property and that may help give the Commission an idea about what is important and what isn't from the original structure.

Discussion is held regarding how to best utilize researching this property and how to handle this case. General consensus is to allow STAFF to communicate and approve the materials to be used on this project.

Jeanine Butler makes a motion to allow the continuation of work as long as STAFF approves all of the building and materials. Marjorie Hudgins seconded. Motion Carries 5/0/0 (yes/no/abstain).

#### VII. NEW BUSINESS

No new business

**VIII. OLD BUSINESS**

**A. Awards**

Discussion is held regarding when the awards can be on the Mayor's STAFF Reports to the Common Council. Nancy will try to have it the week of July 1<sup>st</sup>.

**B. Certified Tech Park Design Guidelines Update**

Nancy Hiestand gives her update, Dave Harstad has put the Design Guidelines into a template. Four people were present along with three to four Commissioners at the first meeting. Nancy hopes more owners get involved in the process by coming to the meetings. Nancy notes that those that were in attendance spoke highly and in favor of this designation.

**C. Courthouse Square information session June 22, 4:30 PM Hooker Room.**

**IX. COMMISSIONERS' COMMENTS**

Sam DeSollar comments that the relationship between this Commission and the Monroe County Building Department has been fraught at times. Sam notes that there seems to be permitting issues that come up and miscommunication to those seeking permits. Sam states he is hopeful that someone can liaise with the Building Department in a productive way. Patty Mulvihill states that has been communicated multiple times by multiple departments within the City and have thus far been unsuccessful.

**X. PUBLIC COMMENTS**

No public comment.

**XI. ANNOUNCEMENTS**

No announcements.

**XII. ADJOURNMENT**

Meeting adjourned at 7:00pm.

**END OF MINUTES**

**SUMMARY**

Request to replace original windows with exit doors on the second floor and construct a wooden deck structure with ground access on the rear.

**COA-40-15**

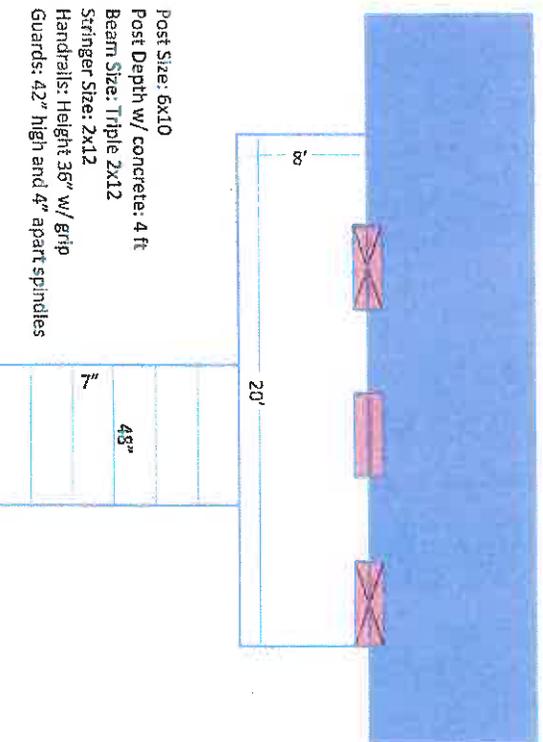
514 W. Kirkwood Ave.: Parker-Hawkins House  
Locally designated and National Register  
Owner: Arturo Rodriguez

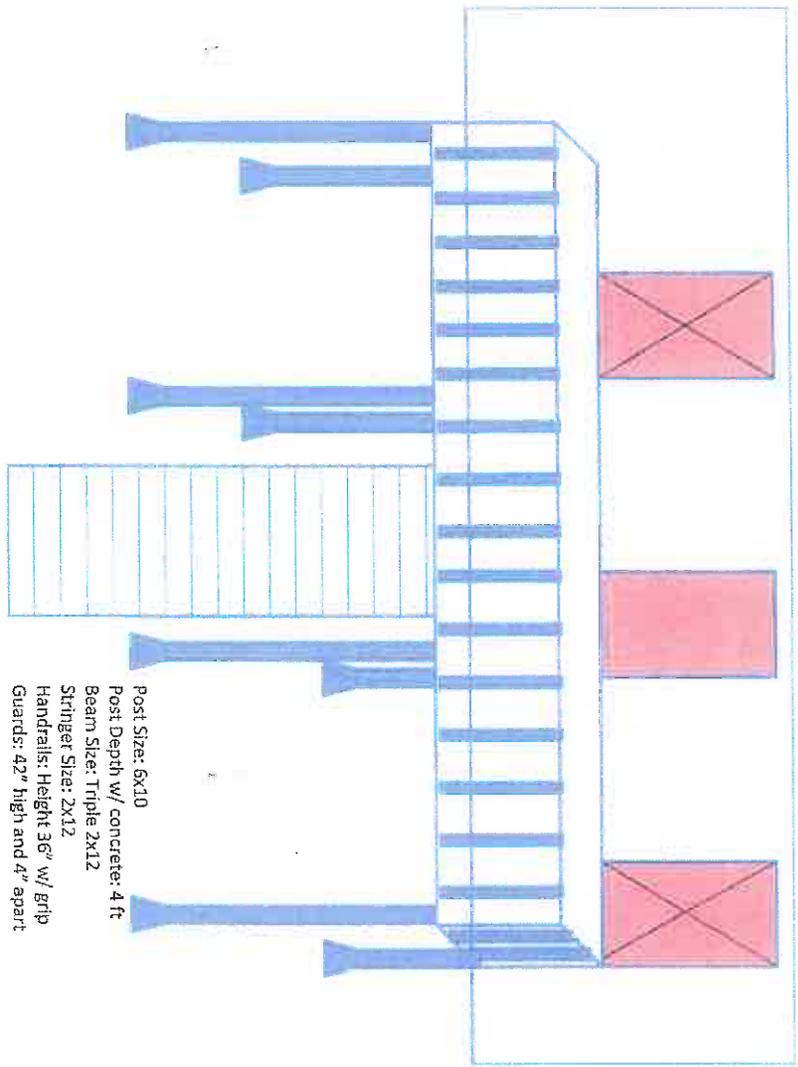
**CG Zoning**

**Outstanding**  
House; Queen Anne, c.1870-1895, NR, BHD



The petitioner is requesting to building a 2nd level stairs and deck to the 2<sup>nd</sup> floor apartments. By doing this is proposing removing two original windows and replacing them with doors. The petitioner also plans to construct a wooden deck structure in the rear of his building, which is visible from the alley.





Post Size: 6x10  
 Post Depth w/ concrete: 4 ft  
 Beam Size: Triple 2x12  
 Stringer Size: 2x12  
 Handrails: Height 36" w/ Grip  
 Guards: 42" high and 4" apart



As this property is locally designated, but not in a historic district and no specific guidelines, therefore, the Secretary of Interior Standards must be applied. Staff has evaluated the application and visited the site and does not recommend approval. The windows are original to the house, which is rated Outstanding on the survey and as such is a great representation of the Queen Anne style in Bloomington. By removing the windows, adding doors and constructing the decking structure, staff feels it detracts from the historic nature of the property.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

RECEIVED  
AUG 21 2015

Case Number: C-04-40-15

Date Filed: 8/17/2015

Scheduled for Hearing: \_\_\_\_\_

BY: .....

\*\*\*\*\*

Address of Historic Property: 514 W. Kirkwood Ave, Blawieington

Petitioner's Name: Arturo Rodriguez - Owner

Petitioner's Address: 514 W. Kirkwood Ave, Apt 4, Blawieington

Phone Number: (830) 317-0877

Owner's Name: Arturo Rodriguez

Owner's Address: Same As Above

Phone Number: Same As Above

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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 8,712 sq ft.

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

Build and level stairs/deck to upstairs  
apartments to allow access in case of  
a fire or other emergency.

3. A description of the materials used.

All the materials that will be used will be used  
with the exception on concrete that will be used  
for the base of the poles for support and the  
two doors that will be installed replacing the  
aluminum for each apartment. Talk deck will be  
a 32 in x 80 in fine steel bar w/ decorative  
glass to allow entry into each apartment from the rear of the  
house. The current window dimensions are 34 in x 78 in, therefore, the  
will be no cutting to the house itself. Furthermore, there will be no alteration  
4. Attach a drawing or provide a picture of the proposed modifications. You may use modification  
manufacturer's brochures if appropriate.  
or obstruction  
the rest of the house.

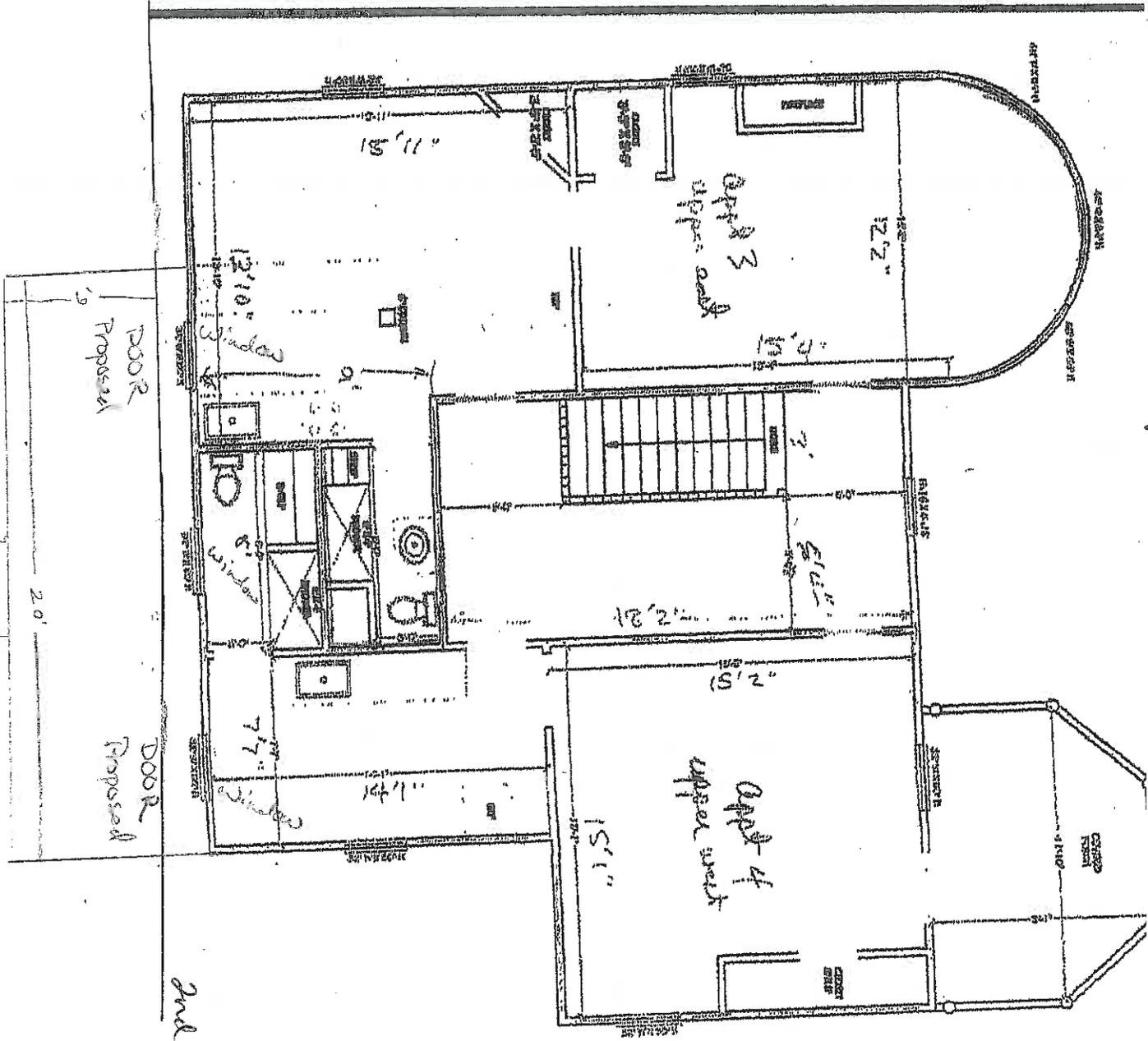
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether 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.

FRONT



Proposed stairs  
and check

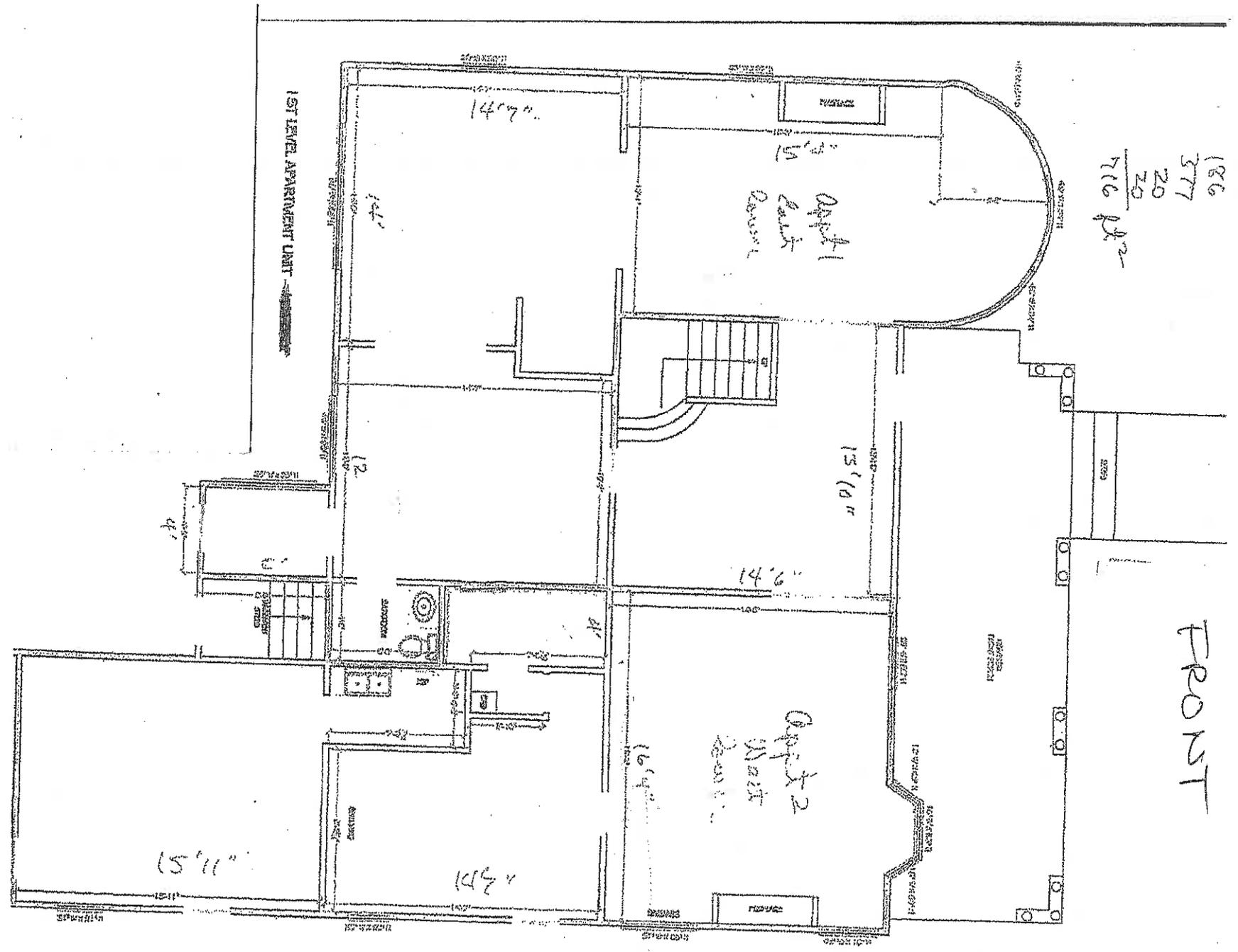
20'

And Level

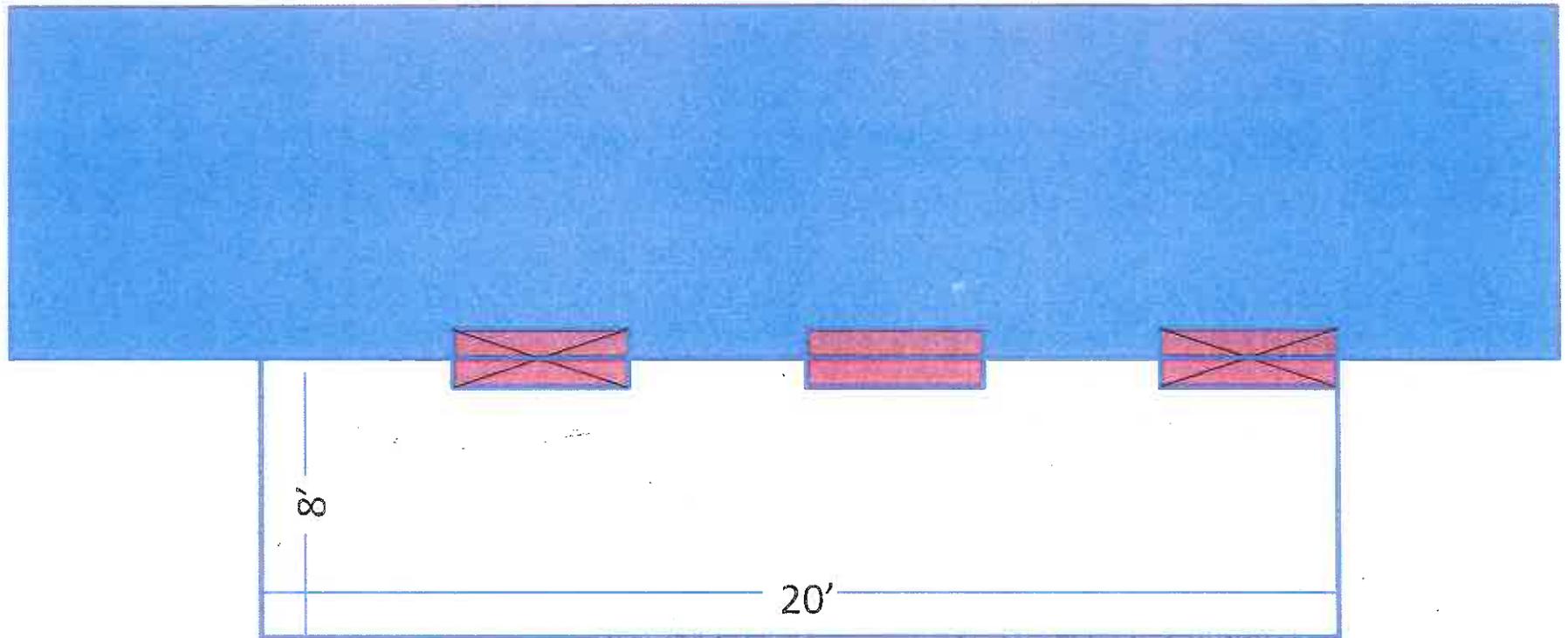
BACK

186  
 377  
 20  
 20  
 ---  
 716 sq<sup>2</sup>

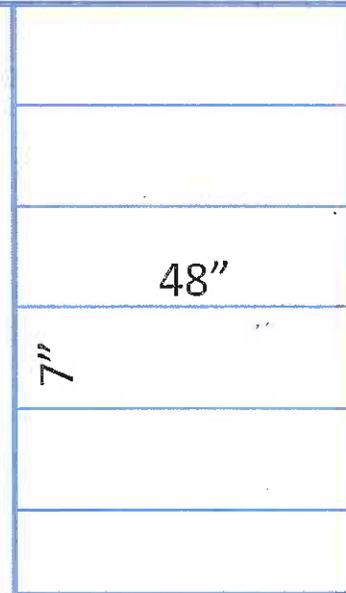
FRONT



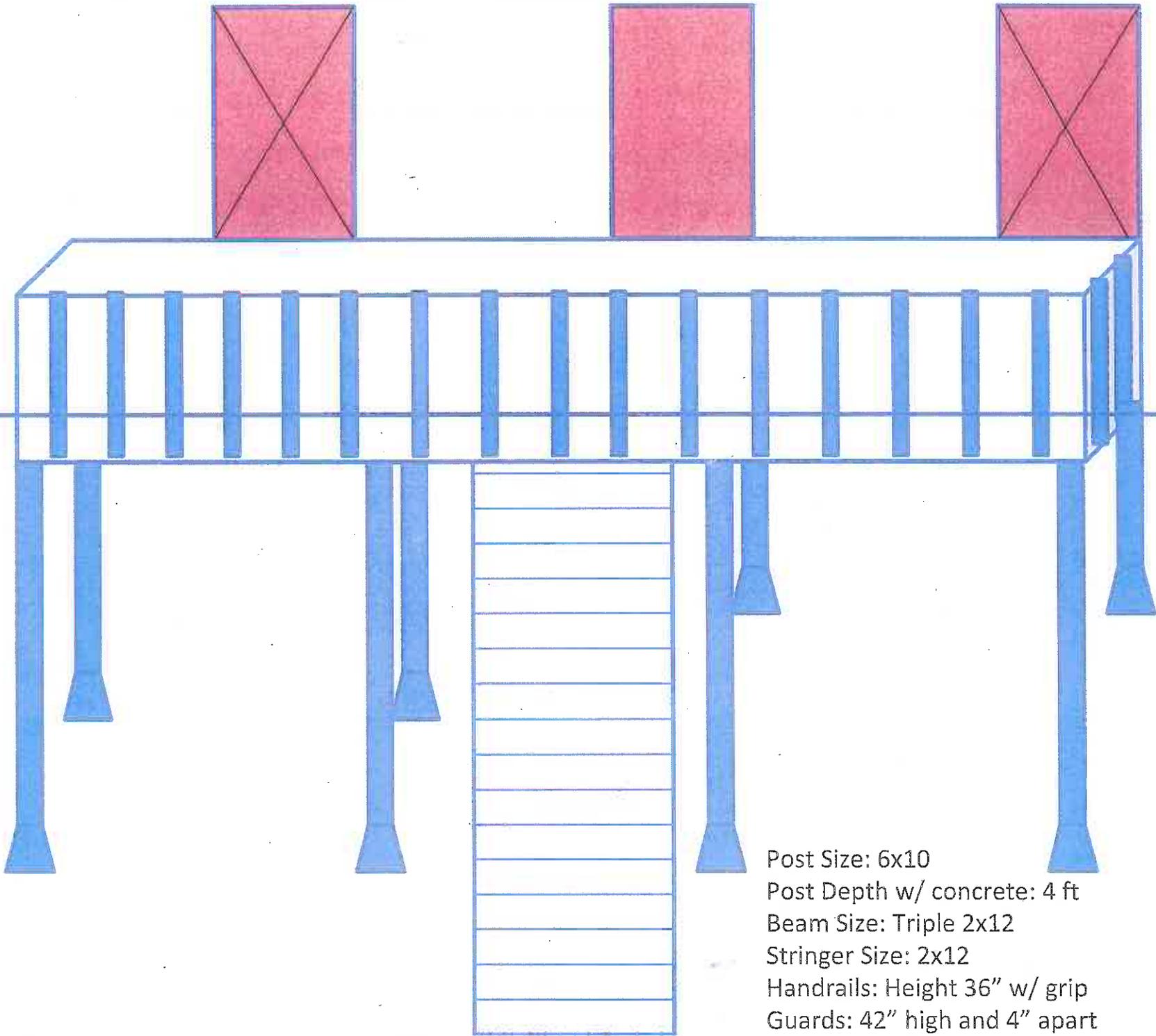
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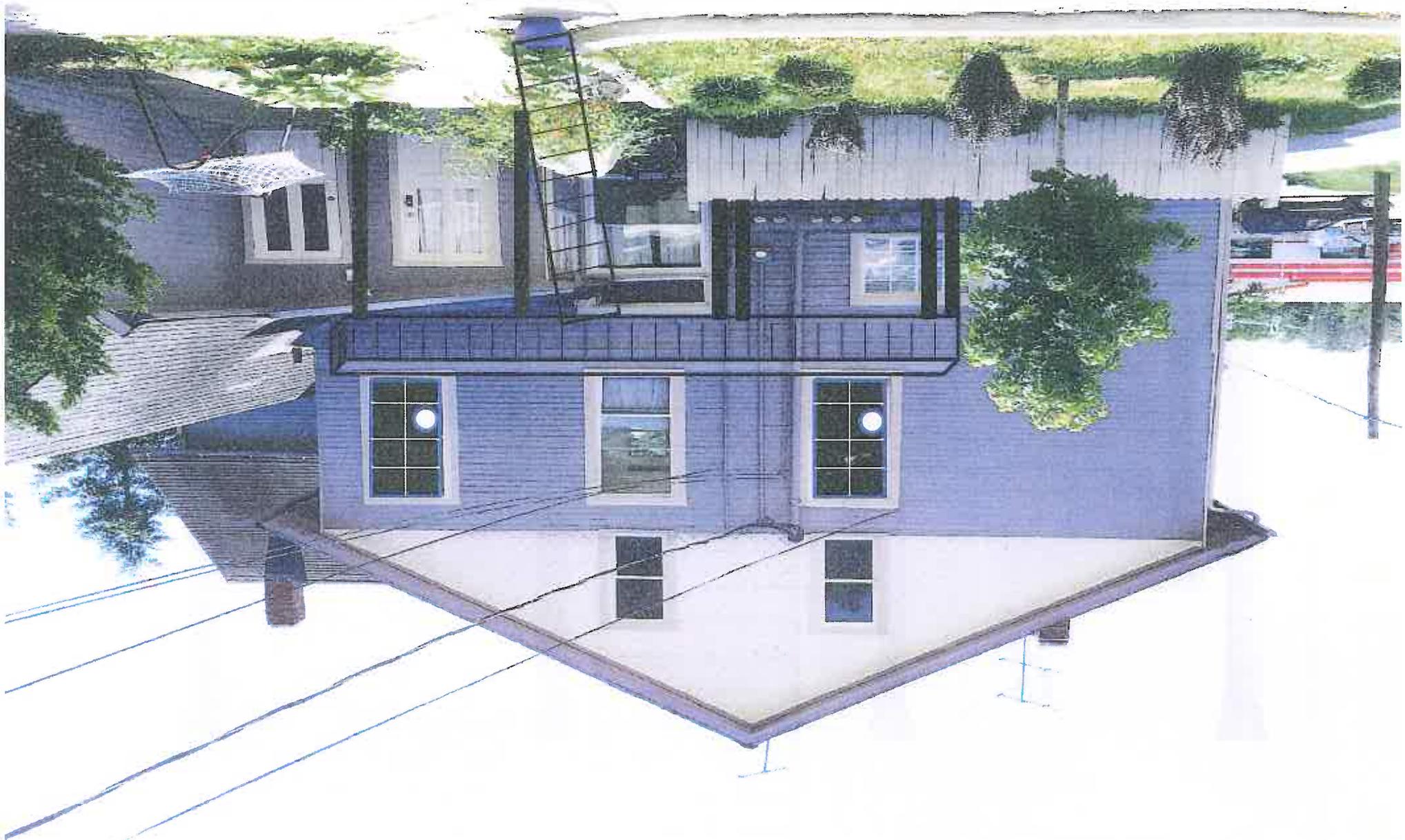
- Post Size: 6x10
- Post Depth w/ concrete: 4 ft
- Beam Size: Triple 2x12
- Stringer Size: 2x12
- Handrails: Height 36" w/ grip
- Guards: 42" high and 4" apart spindles



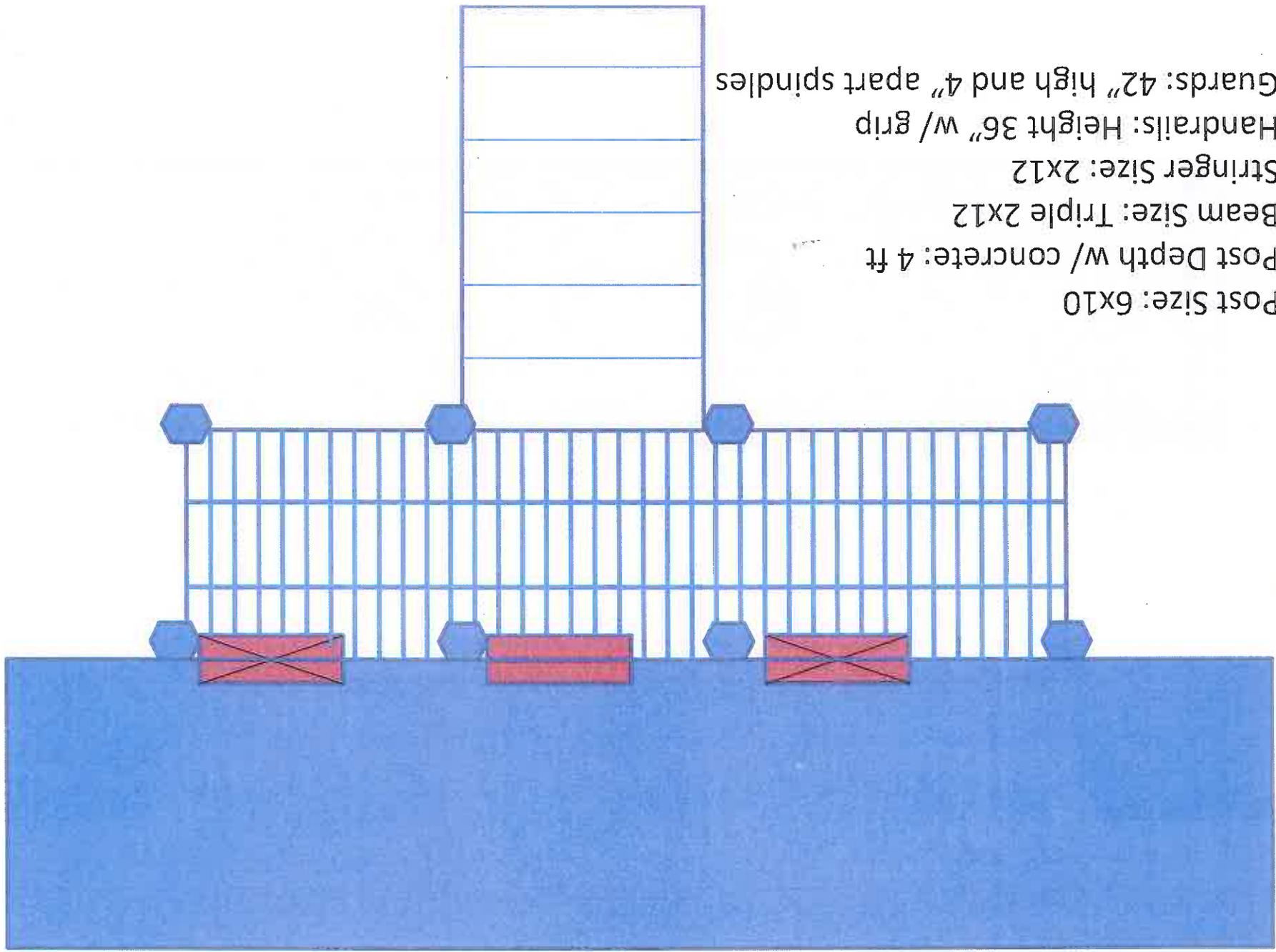
10



Post Size: 6x10  
Post Depth w/ concrete: 4 ft  
Beam Size: Triple 2x12  
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Handrails: Height 36" w/ grip  
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18



Post Size: 6x10  
Post Depth w/ concrete: 4 ft  
Beam Size: Triple 2x12  
Stringer Size: 2x12  
Handrails: Height 36" w/ grip  
Guards: 42" high and 4" apart spindles







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### SUMMARY

Request to repair exterior stucco, retaining wall and paint. Request to replace a non-original window. Request to tile front porch and steps. If budget permits, replace asphalt shingles with Spanish style roofing.

**COA-41-15**

1026 E. 1<sup>st</sup>. Elm Heights

Owner: Reza Kaffash

**Contributing House;** Spanish Colonial Revival, 1929



Petitioner is requesting to repair the stucco, retaining wall and paint. They are also requesting replacement of a non-original window with a vinyl window to match the rest of the windows in the house. They are requesting to tile the front porch and steps in the Spanish style to match the aesthetic of the house. If the budget permits, they would like to replace the asphalt shingles with a Spanish style roof.

5 The stucco retaining wall and some exterior stucco walls will be repaired and painted.

The window off the driveway is non-original and the petitioner is proposing replacement with the vinyl windows that match the rest of the replacement windows in the house.

The tile will be on the front porch and steps and in style with the house.



Staff is consulting with the city's urban tree specialist regarding the tree removal as it is between the road and sidewalk. Staff is consulting with the subcommittee and will present their comments at the meeting. Staff recommends approval of the petitioner's requests.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-41-15

Date Filed: 8/31/15

Scheduled for Hearing: \_\_\_\_\_

\*\*\*\*\*

Address of Historic Property: 1026 East 1st Street

Petitioner's Name: Reza Kafash

Petitioner's Address: P.O. Box 22, Bloomington, IN 47402

Phone Number: (812) 391-3436

Owner's Name: Reza Kafash

Owner's Address: P.O. Box 22, Bloomington, IN 47402

Phone Number: (812) 391-3436

REZA499@yahoo.com

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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. 53-08-04-100-051-000-009

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

- 1. Repair stucco, retaining wall and paint.
- 2. Cut tree in front to stop damage to side walk & retaining walls.
- 3. Change 2 windows in kitchen (located back of the house) and 1 bathroom window (located on right side of house) - to match all windows in house.
- 4. Build outdoor fireplace in stucco and add stucco wall fence in back. Add water fountain to back yard.
- 5. Install iron railing on back porch and change chain link gate to iron or wood.
- 6. Depending on budget, could change shingle asphalt roof to Spanish design roofing.
- 7. Tile front porch and front steps.

3. A description of the materials used.

Vinyl woods to match all windows. Iron/wood for gates.  
Stucco, Stucco paint.

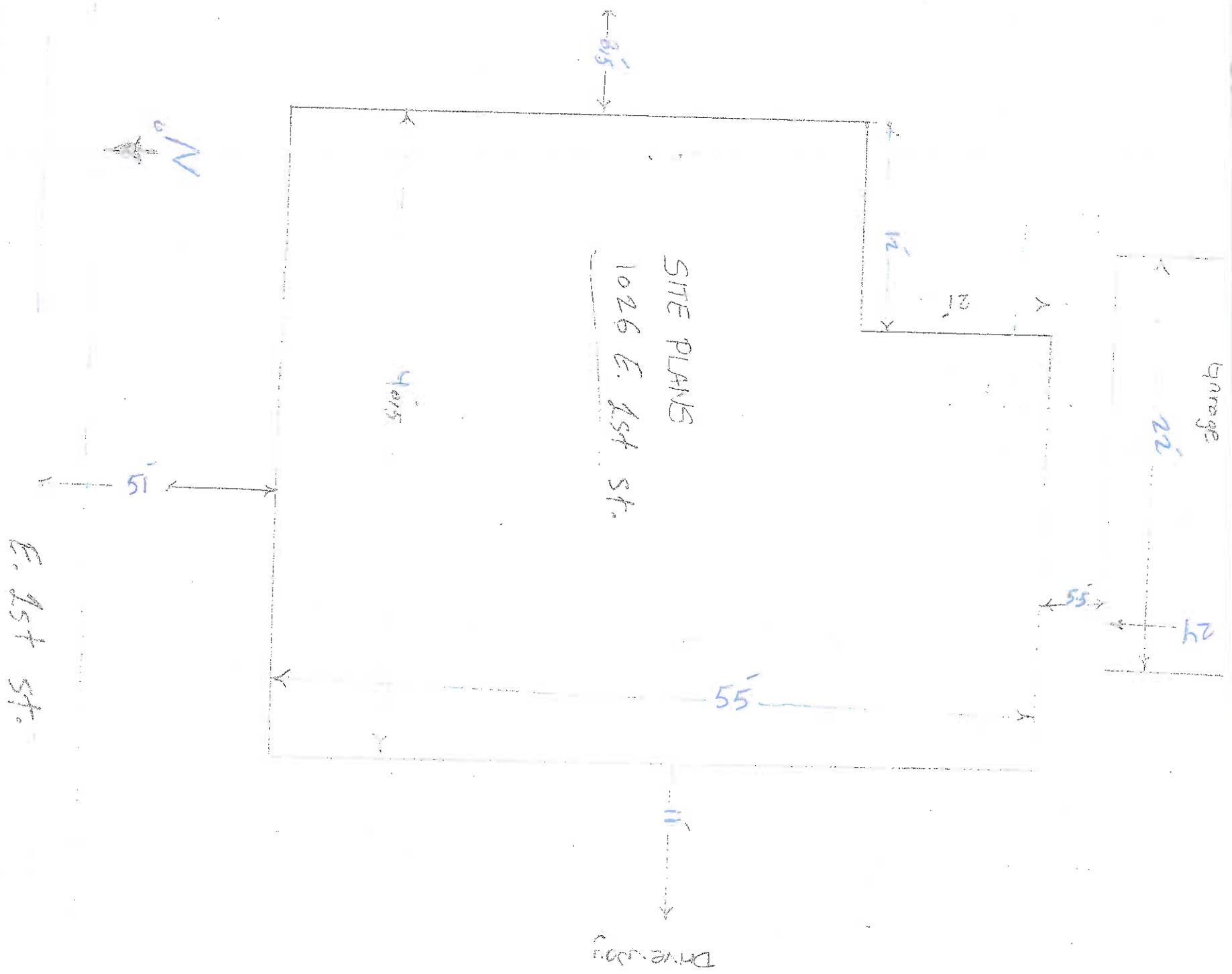
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.

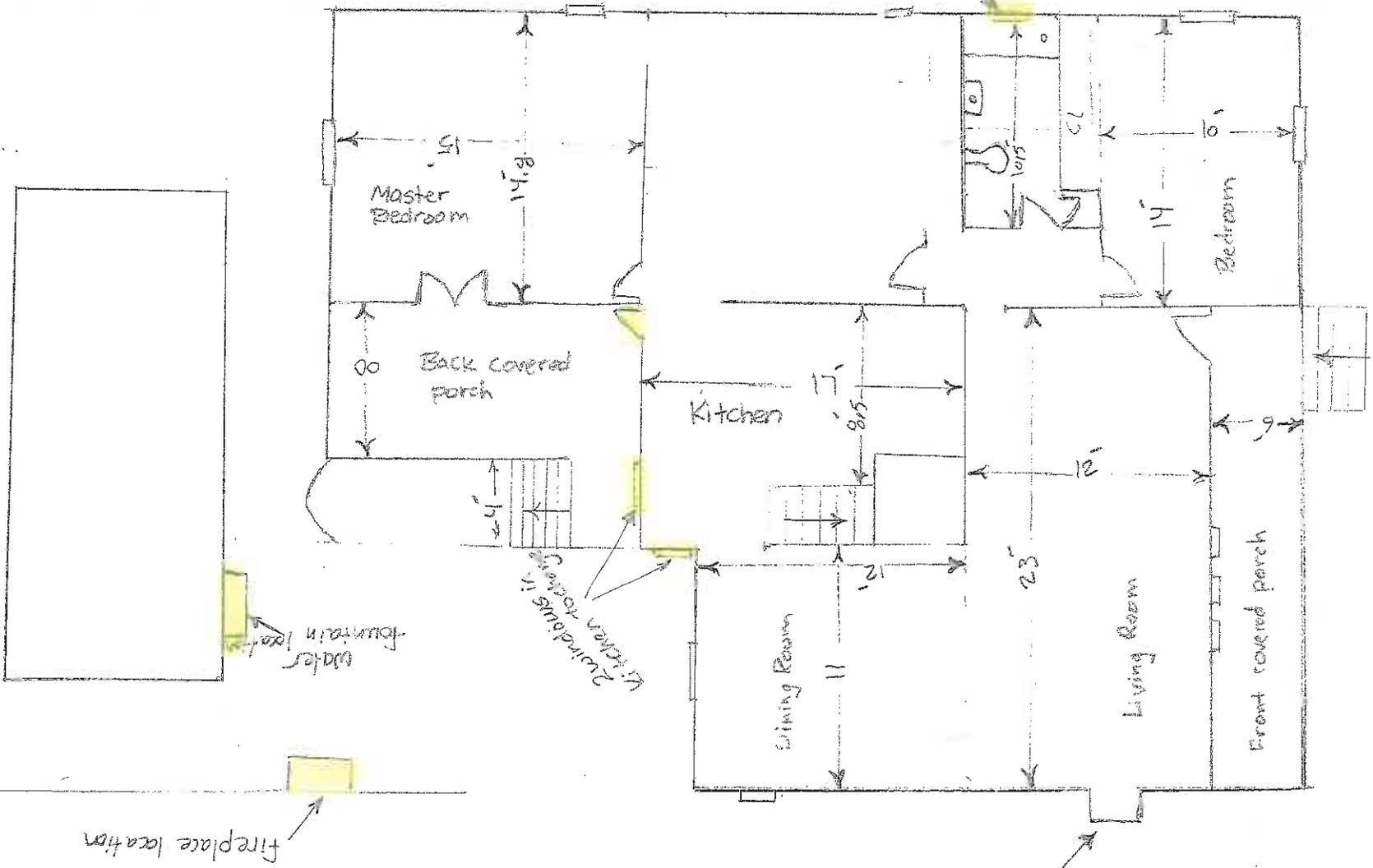
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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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.



28



E. 1st St.



20

\* Right side of house view.  
Mark Shows Window that would be changed to match  
other windows.



Front view of house. No windows will be changed in front.



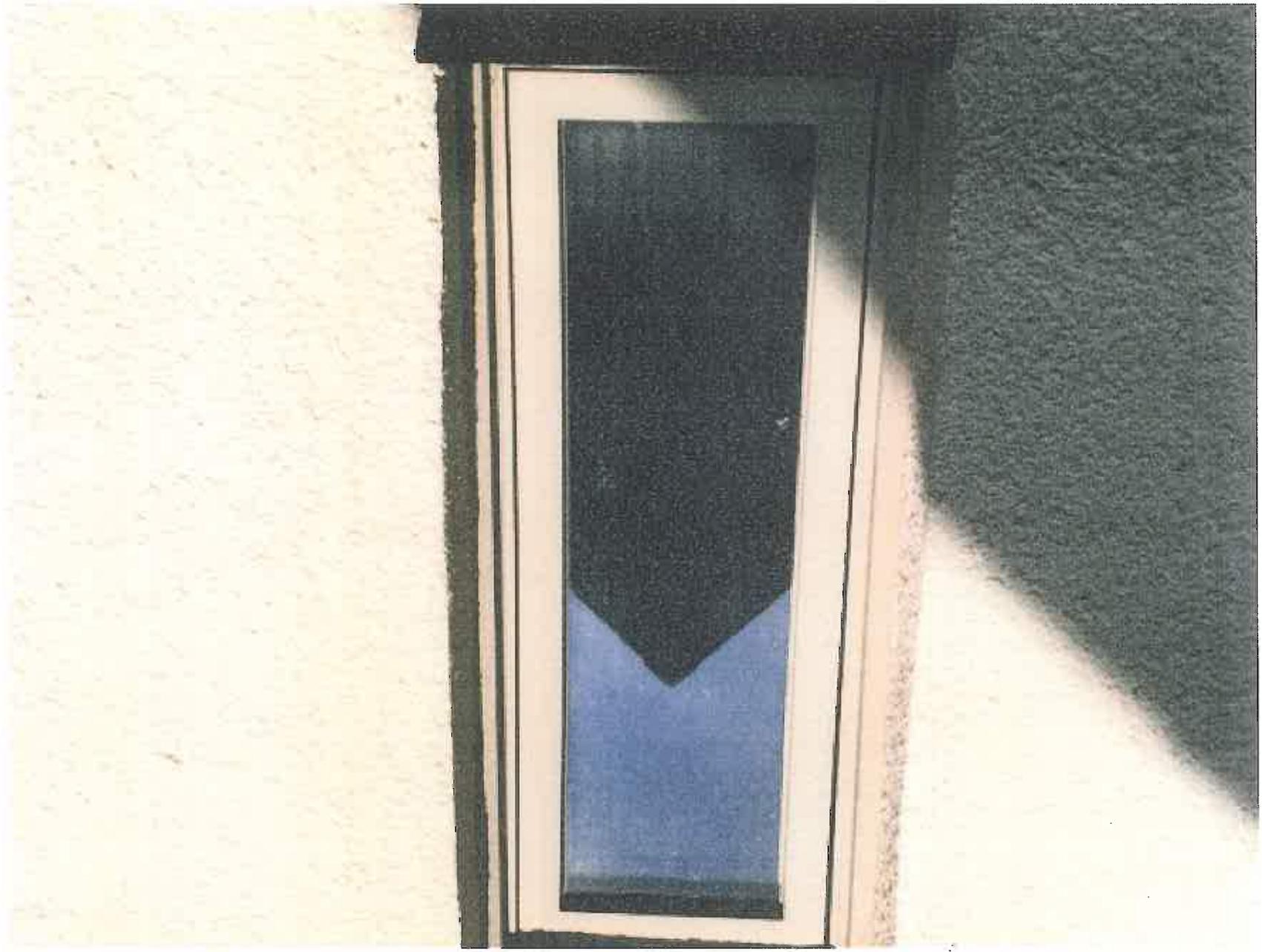
Front tree damaging sidewalk.



Front tree damaging sidewalk and retaining wall.



Vinyl window to match new windows.



re

Existing vinyl window pictured, to match new windows.

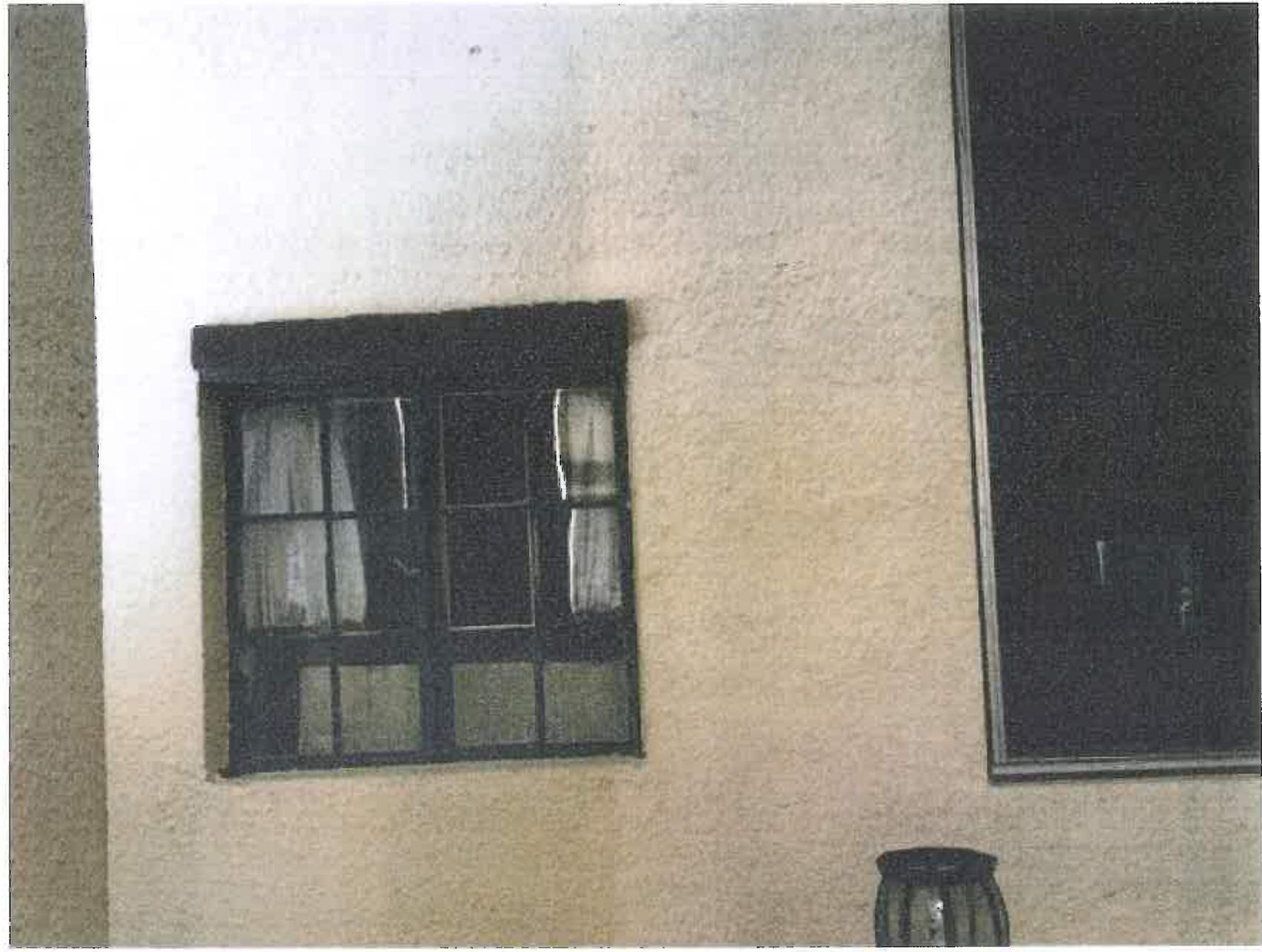


Bathroom Window to change



02

Back porch: Kitchen window and back door would be changed.



Interior picture of kitchen windows, to be replaced.



28

Back porch that would have iron railings.



View of backyard.



future location  
or fireplace

future location  
for water fountain

Sample of stucco outdoor fireplace to build.



Changing chain link to iron or wood.



42

## DEMOLITION DELAY-15-01

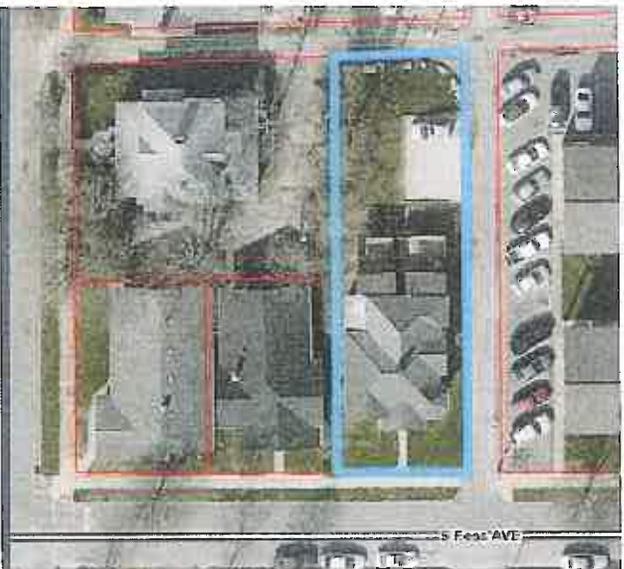
### Summary

#### Addition to the rear of the existing structure.

512-514 S. Fess  
E. 2<sup>nd</sup> St. Survey District

Contributing

House; Near West Side NR



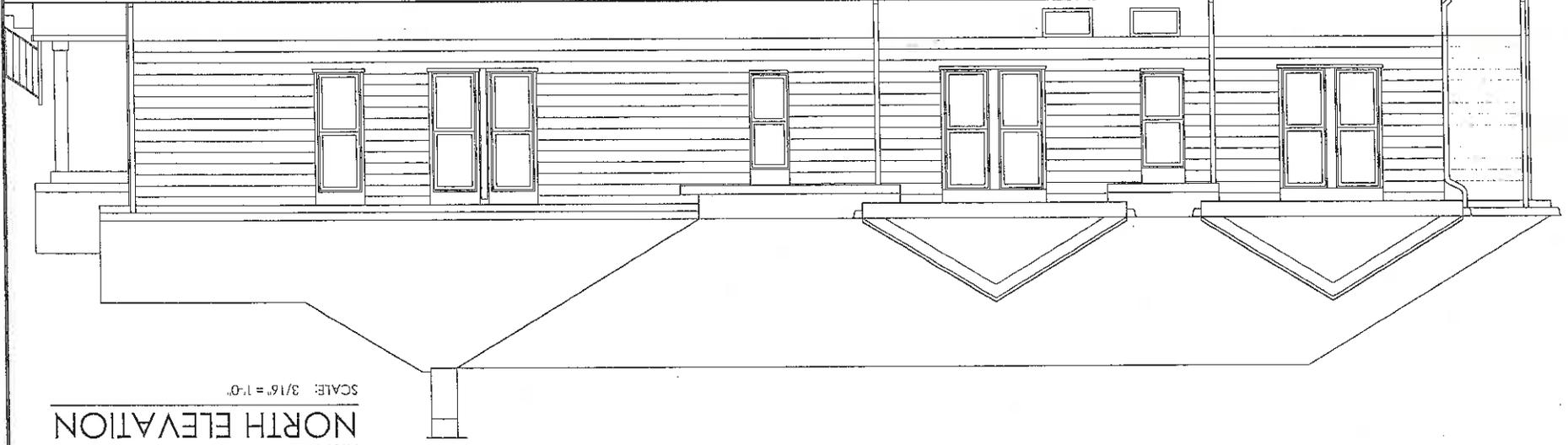
#### EXISTING CONDITIONS:

This property is a circa 1915 Free Classic/Pyramidal Cottage house on S. Fess. It is currently a rental property and they are adding additional living space to the rear of the structure.

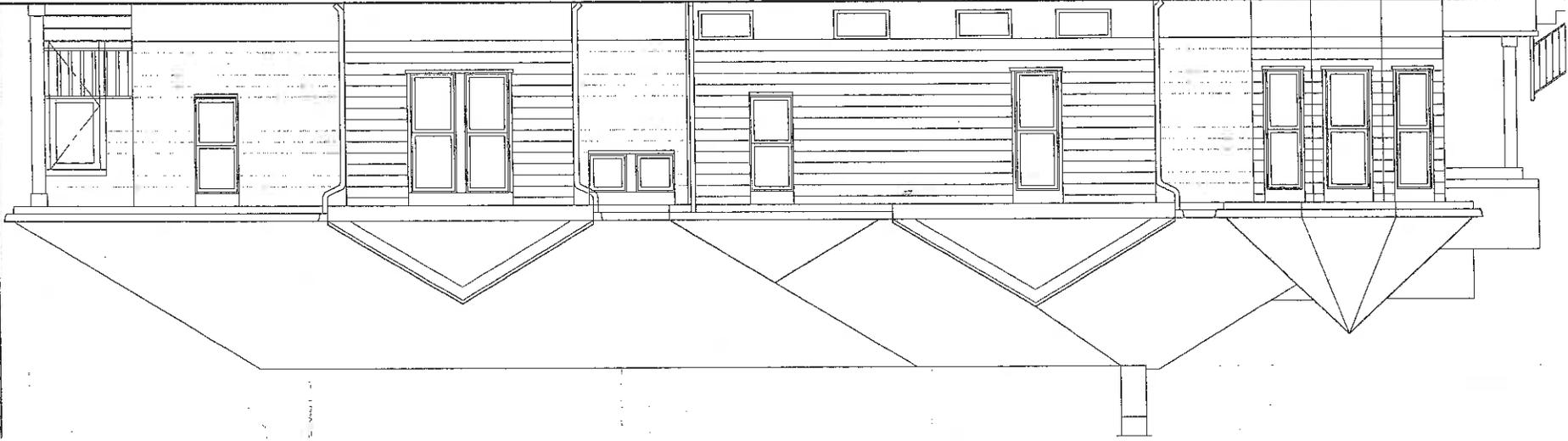
**PROPOSED:** They are proposing constructing additional living space to the rear of the house. They will be extending the roof and are matching the existing side gable. They will continue this pattern in the rear with a hyphen separating the old from the new construction. Please see attached plans with the changes.



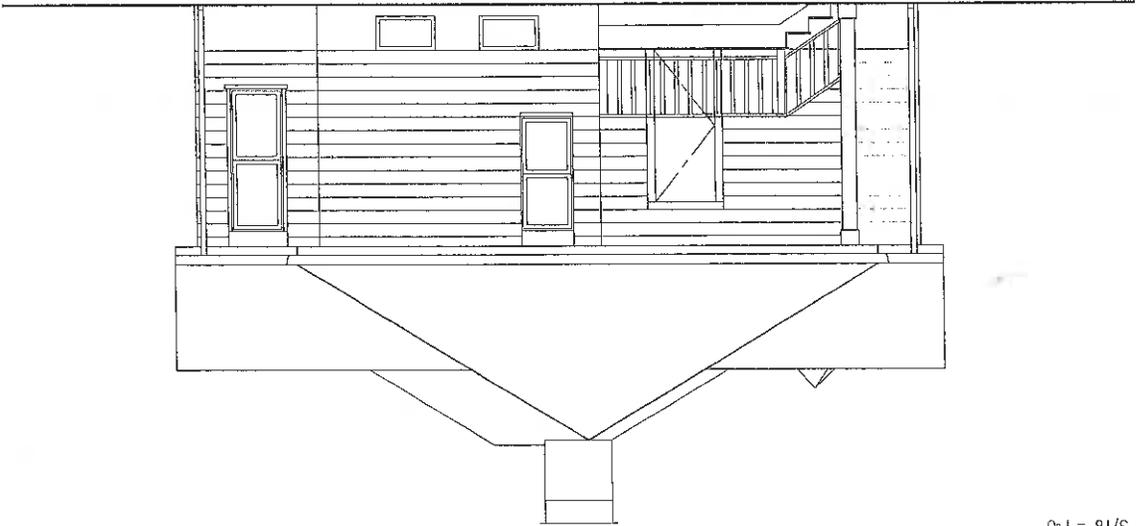
PROPOSED  
SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



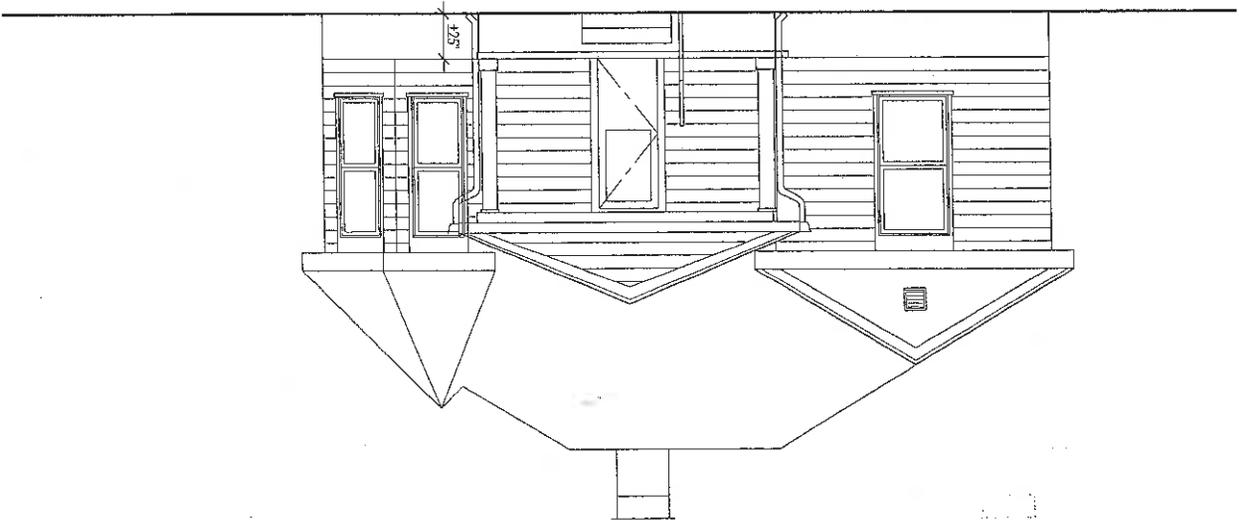
PROPOSED  
NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



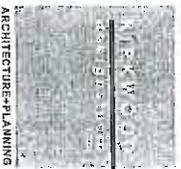
PROPOSED  
WEST ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED  
EAST ELEVATION  
SCALE: 3/16" = 1'-0"



512-514 SOUTH FESS ST. HOUSING



113 e. 6th street  
Bloomington, IN 47408  
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812.331.0755 fax  
www.kandsp.com

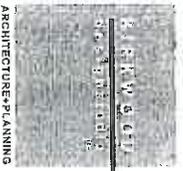
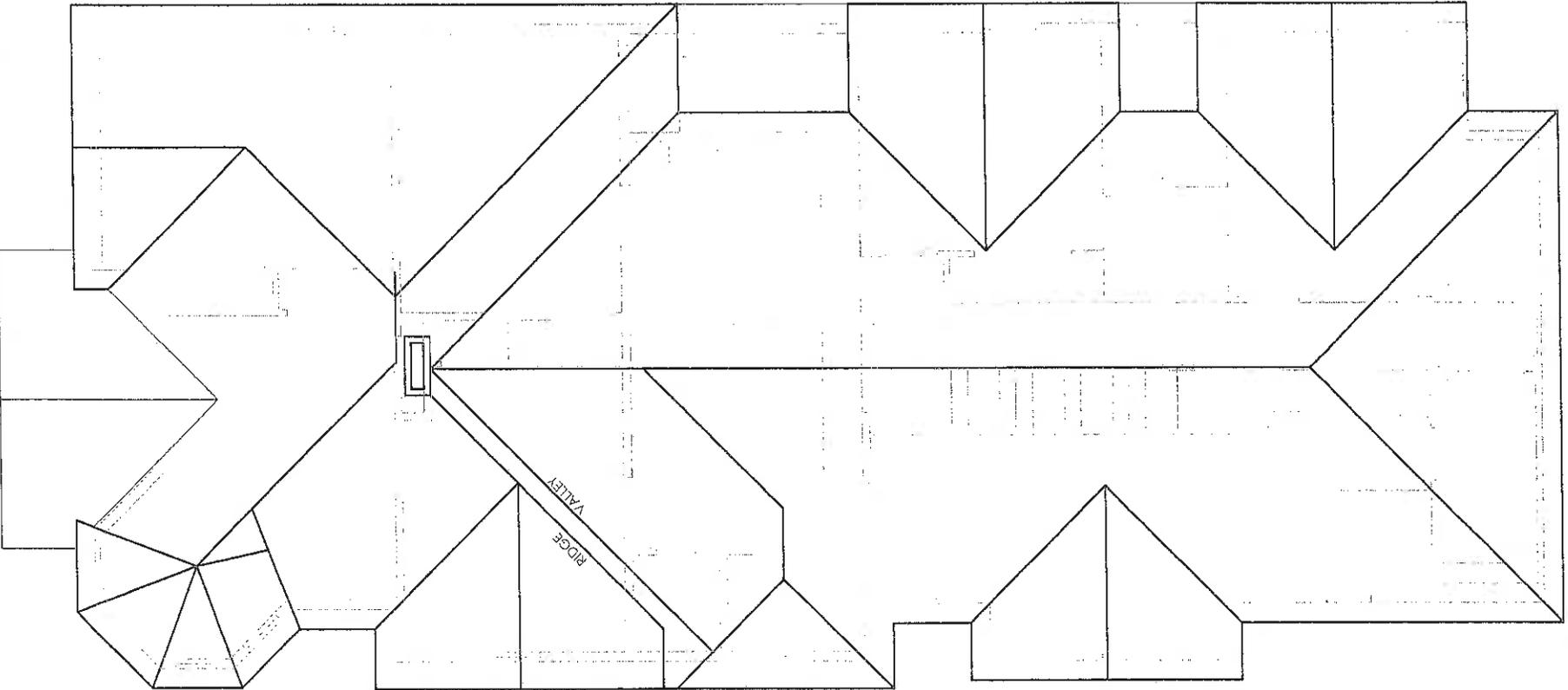
DRAWING NO.: 5  
PROJECT NO.: 2014-40  
DATE: 05/20/2015

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PROPOSED  
ROOF PLAN

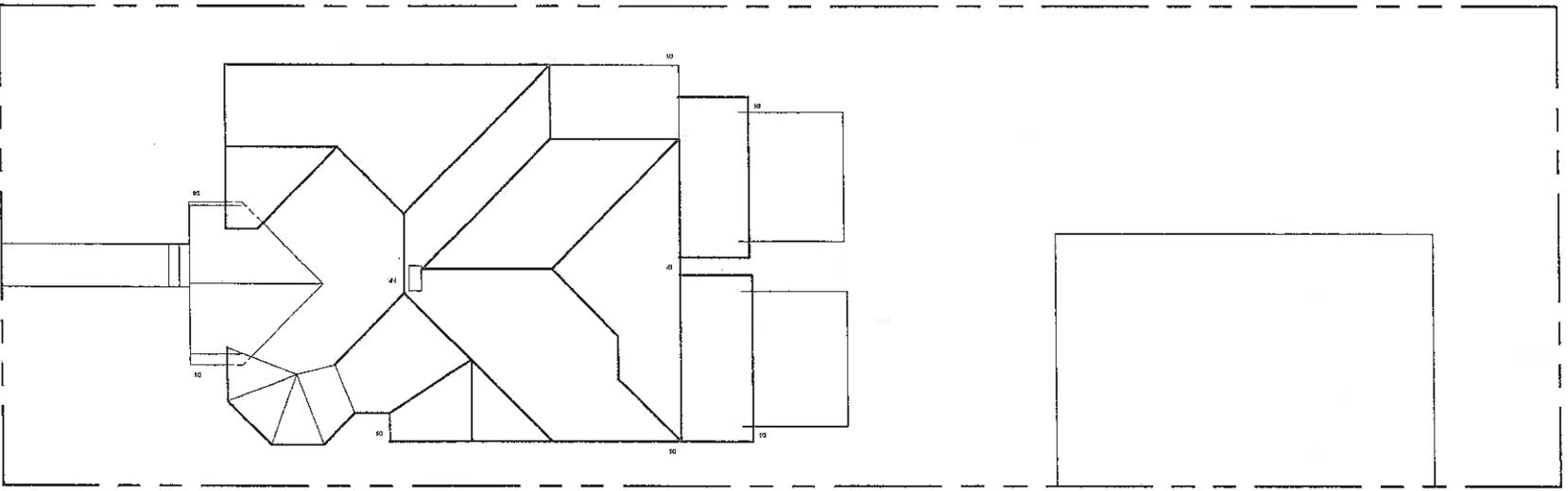
SCALE: 3/16" = 1'-0"



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DRAWING NO.: 3  
PROJECT NO.: 2014-40  
DATE: 05/20/2015

46



148'

45'

S. FESS AVE.

512-514 SOUTH FESS AVE. HOUSING

EXISTING  
SITEPLAN  
SCALE: 3/32" = 1'-0"



113 E. 6th Street  
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ARCHITECTURE-PLANNING

DRAWING NO.:  
PROJECT NO.: 2014-40  
DATE: 02/02/2015

47

Proposed Findings of Fact for COA-09-15 for 410 West Dodds  
(Rear Addition.)

1. The proposed rear addition will add approximately 350 square feet to the overall house which is in keeping with the overall scale of houses located in the McDoel Historic District.
2. The fenestration proposed with this addition is consistent with the structure already in place and is compatible with the overall McDoel Historic District.
3. The proposed addition will be largely invisible from any street view of the structure, further ensuring the addition will not detract from the overall historic character of both the original structure and the McDoel Historic District.
4. The materials proposed for the addition are compatible with the materials already in place on the original structure and are therefore appropriate.
5. The proposed addition is compliant with the Design Guidelines for the McDoel Historic District and Title 8 of the Bloomington Municipal Code.
6. The McDoel Neighborhood has reviewed this proposed addition and found it to be compatible with their neighborhood, the Design Guidelines and in keeping with the overall aesthetic of McDoel Gardens.

*122 for do*  
*9-15* *9.12.15*  
*15-15* *Meeting*  
*16-15* *Agenda*  
*19-15* *10/22/15*  
*21-15* *or*

Proposed Findings of Fact for COA-15-15 (1315 E. 2nd Street)

1. The Commission finds that while the structure located at 2315 East 2nd Street is a contributing brick two-story four square house, it has been modified from its original condition in very visible ways, including: half of the original front porch has been enclosed and the original windows have been replaced with double hung vinyl windows--which have reduced the integrity of the overall architecture of the structure.
2. The Commission finds that as the Elm Heights Historic District Design Guidelines allows for the use of new doors when the original door is damaged to a point where it cannot be repaired, and as the owner of 2315 East 2nd Street has properly proved that the front door of said structure is damaged beyond repair, replacement of the front door is appropriate as the replacement door is aesthetically similar to the original and existing door.
3. The Commission finds that cement porch floors are consistent and appropriate for houses of the era that are akin to the one located at 2315 East 2nd Street, as such, the Commission finds that replacing the current wooden front porch floor with a cement porch floor is consistent and appropriate with the historic nature of the structure itself and the overall Elm Heights Historic District.
4. The Commission finds that the installation of a wood door on the front entryway of the structure located at 2315 East 2nd Street is consistent with similar storm door replacements already approved in the Elm Heights Historic District and does not detract from the overall historic character of the structure itself or the Elm Heights Historic District.
5. The Commission finds that the proposed work on the structure located at 2315 East 2nd Street is consistent with Title 8 of the Bloomington Municipal Code and the Elm Heights Historic District Design Guidelines.

Proposed Findings of Fact for COA-16-15 for 335 South Fairview  
(Removal of Non-Contributing Shed & Construction of New Storage Shed/Office.)

1. The proposed removal of the non-contributing shed is appropriate as it does not contribute to the historic nature of either the primary structure or the overall Greater Prospect Hill Historic District.
2. The proposed new storage shed/office is both visually compatible with the existing Greater Prospect Hill Historic District patterns for accessory structures and is to be placed in a subordinate position to the primary structure.
3. The proposed new storage shed/office is to be constructed of materials which are visually compatible with surrounding historic buildings in the Greater Prospect Hill Historic District.
4. The proposed massing of the new storage shed/office is consistent with the massing of similar buildings in the Greater Prospect Hill Historic District.
5. The proposed new storage shed/office is consistent with both the historic nature of the primary structure located on the property and the overall Greater Prospect Hill Historic District.
6. The proposed removal of the non-contributing shed and the construction of the new shed/office is consistent with the Greater Prospect Hill Historic District Design Guidelines and Title 8 of the Bloomington Municipal Code.
7. That an alternative design to the one submitted may be considered if the property owner wishes to locate the proposed new storage shed/office on the location of the to-be-storage shed/office is aligned to face towards the rear of the primary structure.

Proposed Findings of Fact for COA-19-15 for 811 South Woodlawn  
(Modification to Three Season Porch.)

1. The proposed modification to the current three season porch on the north side of the home is appropriate and permitted, in part, because the current porch is not original to the structure.
2. The proposed modification to the current three season porch on the north side of the home is appropriate and permitted, in part, because the only modifications include changes to the exterior glass and doors.
3. The Design Guidelines for the Elm Heights Historic District deals mostly with historic porches and porticos, which is not germane to the present issue.
4. The proposed modification to the current three season porch on the north side of the home will not detract from the historic nature of the home itself or the Elm Heights Historic District; to that end, the proposed modification is appropriate when all elements of Title 8 of the Bloomington Municipal Code are properly considered.

Proposed Findings of Fact COA-21-15  
521 West Smith Street

1. The Commission finds that the proposed rear addition dormer to the structure at 521 West Smith Street is appropriate and consistent with the historic character of the structure at 521 West Smith Street and the overall Greater Prospect Hill Historic District.
2. The Commission finds that the proposed rear addition dormer to the structure at 521 West Smith Street is consistent with the requirements and standards of both Title 8 of the Bloomington Municipal Code and the Greater Prospect Hill Historic District Design Guidelines.
3. The Commission finds that the materials to be used on the proposed rear dormer to the structure at 521 West Smith Street will complement the overall structure in an appropriate manner and are consistent with Title 8 of the Bloomington Municipal Code and the Greater Prospect Hill Historic District Design Guidelines.
4. The Commission finds that the design subcommittee for the Greater Prospect Hill Historic District Design agrees with the Commission that the proposed rear addition dormer is appropriate and will not detract from the overall historic character of the District.

Fact for COA-28-15 & COA 29-15  
New Construction in Elm Heights

1. The Commission finds that the Whitaker Addition Lot 10 is a legal zoning lot in the Elm Heights Historic District that was part of the original plat for Elm Heights, despite the fact that it does not have any frontage along a public street (the only frontage being an alley).
2. The Commission finds that for zoning purposes the property located at Whitaker Addition Lot 10 is a lot upon which a single-family home can be legally constructed; however, as a stand-alone single-family home on such a lot is not historically consistent with the Elm Heights Historic District, the Commission finds that the property owner's proposal to construct the single-family home to resemble and appear like a carriage house associated with the property located at 1203 East Second Street would make the structure consistent with the historic character of the Elm Heights Historic District.
3. The Commission finds that proposed materials for both structures, one located at Whitaker Addition Lot 10 and the other located at 1203 East Second Street, are appropriate and consistent with both Title 8 of the Bloomington Municipal Code and the Design Guidelines for the Elm Heights Historic District: EIFS, Arts and Crafts style Anderson casement windows with two over one lights; random coursed limestone veneer; limestone arcade with rock faced stone voussoir; and a metal shingled roof.
4. The Commission finds that the proposed height of both structures is consistent with the historic character of the Elm Heights Historic District.
5. The Commission finds that both of the proposed structures, one located at Whitaker Addition Lot 10 and the other located at 1203 East Second Street, compliment the true historic structures located in the Elm Heights Historic District without seeming as though they are part of the original historic structures in the District.
6. The Commission finds that the tree removals associated with these new construction projects are appropriate and that the property owner will take all appropriate measures to maintain the required trees.
7. The Commission finds that the Elm Heights Historic District Design Sub-Committee is generally supportive of both projects.
8. The Commission notes that four conditions, and the necessary variance approvals from the Board of Zoning Appeals, are requirements of the issuance of a Certificate of Appropriateness and the Commission specifically incorporates those four conditions into these Findings of Fact.

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John Saunders  
Chairman, Bloomington Historic Preservation Commission