

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday January 12, 2012

4:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. ELECTION OF OFFICERS**
- V. A. COA- 01-12**
334 South Rogers, Owners: Mary Beth Hanna- Hansen and William Hansen
Request to partially remove existing clapboard and replace with cement board because of paint failure
- VI. NEW BUSINESS**
 - A. Preservation Month activities: Lu Cregar Monroe County Historic Preservation Board of Review
 - B. Solar Energy Grant for Showers Building Monroe County: Ashley Skoogland
- VII. OLD BUSINESS**
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, February 9, 2012 at 4:00 p.m. in the McCloskey Room

Posted: January 5, 2012

SUMMARY: This is a request to replace areas of original siding that have failed to hold paint because of inherent design problems. The failure is resulting in wood damage.

COA-1-11

**334 South Rogers Street :Prospect Hill Historic District
Owners: Mary Beth Hannah-Hansen and William Hansen**

Zoning RC

105-055 65017 N 334 Thomas Sare House; Dutch Revival, c.1906 NR, BHD

This house is attributed to John Nichols and was built for Thomas Sare in 1906. Sare was a prominent land developer who figured in the subdivision and construction of homes in University Courts. He also owned two houses in University Courts after living at this address in Prospect Hill. The intersecting gambrel roofs on the house at 334 South Rogers illustrate elements of the Dutch Revival style. Clues to the attribution of the design to John Nichols are the diamond pane windows and the scrolled brackets supporting the pedimented gable.



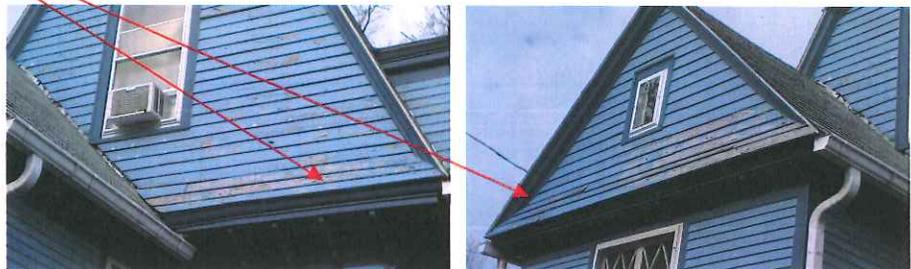
Owners of this property have submitted several petitions since the listing of the district in 1990. Among them are: COA-6-01 garage roof extension and patio addition, COA-12-07 paint color change request, and COA-16-07 rear addition. A garage was built in 1994..

The last paint color change request was in August of 2007 and the work was completed in the fall of



that year. Within a year of completion, paint loss and warping were observed on the south side of the house. The same condition now exists on the north side of the house (these two elevations are not the Street facade.)

The house structure is susceptible to damp at these locations because the gables flare away from the wall of the house and water collects in the cove. Since 2007, boards beneath the gables- which are flared rather than straight and flush to the wall of the house - continue to warp. Those boards form a wide apron in the bottom of each gable and are characteristic of several styles of architecture in Bloomington., some vernacular and some architect designed.(see photographs submitted by owner). The owner's concern is that the rapid



loss of paint will continue to expose these boards to further warping, ultimately causing structural damage. Their solution is to replace the existing clapboard with cement boar that roughly matches the dimension of the existing boards (1/16" off). Replacement will be limited to the chronic areas of paint loss: on the gables facing north and south. Clapboard replacement on the walls directly beneath the pediment will be determined by the contractors inspection after work is started.

The Prospect Hill Guidelines (to which this owner contributed in 1997) contain the expected directives to maintain original siding and materials. The owner has made a case for exceptional conditions, not only premature paint loss, an admitted local problem, but a structural propensity to lose paint from certain areas where design creates opportunities for persistent dampness and eventual rot.

From the Prospect Hill Guidelines:

GUIDELINES FOR EXISTING BUILDINGS

BUILDING MATERIALS

Paint color and exterior finish materials give a building distinct texture, presentation and character. Alterations to buildings and structures should take into consideration the careful balance that is achieved through selection of building materials.

WOOD

Appropriate

Retain and restore original exterior wood siding materials (typically clapboard) through repair, cleaning, painting, and routine maintenance. If original architectural details and trim features are deteriorated beyond repair, they should be replaced with components of the same material and design.

Inappropriate

Avoid application of siding materials not consistent with the character or style of the building, or materials that were unavailable at the time the building was constructed.

Argument

There is little guidance for this situation in the general guidelines that were created in 1997. They mention a scenario of damage beyond repair, but there is no clarification if the damage comes about as a result of the design. The owners, in this case, are attempting to address an inherent problem.

The Commission has, heretofore, been hesitant to grant a COA for replacement of clapboard that is not on a new addition or completely damaged beyond repair. But the proposed action is not without precedent: COA-03-02 for the property at 301 South Rogers permitted replacement of siding with cement board on a vertical facade of a house facing north. The issue here appeared to be chronic paint loss from exposure and an incorrectly installed vapor barrier.

Staff does have concern that precedent for wholesale replacement of siding in historic districts could be comparable to the damage caused by aluminum and vinyl siding in the 50s-90s. Hardiplank or cement board is a better product in replicating the look of wood. Staff is also aware that, recently, some cement

board damage (crumbling) has been discovered on boards that are used as drip boards or positioned close to the ground where chronic damp is the danger as well. So the product is beginning to show limitations.

The owner has presented evidence of a systemic problem that should be addressed in a more permanent way. The amount of siding to be replaced is limited to these areas.

The Commission may address this issue in two ways: as an independent case, as it did for the 301 South Rogers property or decide to suggest changes in the general guidelines to the Prospect Hill neighborhood.

If it chooses to approve COA-01-12 then it should carefully couch the approval in the reasons why it is making this decision in this case.

1. The change is because of a chronic condition that is the result of a design peculiarity
 2. The change is limited both in visual impact and the area affected
-

Staff recommends approval of COA-01-12 with the above findings, but invites discussion of this issue generally.



North Elevation 334 SRogers



North Elevation 334 S Rogers



North Elevation 334 S Rogers



South Elevation 334 S Rogers



South Elevation 334 S Rogers



South Elevation 334 S Rogers



South Elevation 334 S Rogers



Vernacular Home



Vernacular Home



Vernacular Home



Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov



January 4, 2012

Iris Kiesling
Monroe County Commissioner
Monroe County Board of Commissioners
100 W. Kirkwood Avenue, Suite 322
Bloomington, IN 47404

Federal Agency: U.S. Department of Energy

Re: Revised project information concerning the installation of photovoltaic solar panels and a white roof at 401 & 501 North Morton using Conservation Challenge Program funds (DHPA #12642)

Dear Ms. Skooglund:

Pursuant to Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f) and 36 C.F.R. Part 800, the staff of the Indiana State Historic Preservation Officer ("Indiana SHPO") has conducted an analysis of the materials received on December 27, 2011, for the above indicated project in Bloomington, Monroe County, Indiana.

In regard to buildings and structures, we have identified the Bloomington Near West Side Historic District (105-055-64001-421), which was listed in the National Register of Historic Places on February 14, 1997, within the probable area of potential effects. The Showers Brothers Furniture Factory Building (105-055-64401) at 401-405 North Morton is an "outstanding" rated building within the listed district.

However, based on the information provided to our office, we do not believe the characteristics that qualify the above identified historic district for inclusion in the National Register will be diminished as a result of this project.

A copy of the revised 36 C.F.R. Part 800 that went into effect on August 5, 2004, may be found on the Internet at www.achp.gov for your reference. If you have questions regarding our comments please contact Ashley Thomas at (317) 234-7034 or asthomas@dnr.IN.gov. Additionally, in all future correspondence regarding the above indicated project, please refer to DHPA #12642.

Very truly yours,

James A. Glass, PhD
Deputy State Historic Preservation Officer

JAG:ADT:adt

emc: Molly Whitehead, Indiana Office of Energy Development
Ashley Skooglund, Grants Administrator