

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday February 9, 2012

4:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. ELECTION OF OFFICERS**
- V. A. COA- 02-12**
511 West Third Street Owners: Dan Allen and Theresa Miller
Request to repair and replace elements of limestone steps and brick pillars changing appearance slightly.
- VI. DEMOLITION DELAY**
A. 801 West 9th Street Owner John Englehardt and Lois Lambrecht
Work in violation of ordinance, submission of rehabilitation plan for house
- VII. NEW BUSINESS**
A. Plan Commission case: 9th and College hotel proposal
B. Preservation Plan Strategies.
- VIII. OLD BUSINESS**
A. Preservation Month Activities
- IX. COMMISSIONERS' COMMENTS**
- X. PUBLIC COMMENTS**
- XI. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

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

Posted: February 2, 2012

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall
McCloskey Room
Thursday, December 8, 2011
4:00 PM
MINUTES

I. CALL TO ORDER

The Bloomington Historic Preservation Commission convened at 4:00 PM in the McCloskey Room of Showers City Hall. The meeting was called to order by Sandi Clothier

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell, Jeannine Butler, Sandi Clothier, Bridget Edwards, Marjorie Hudgins, Marlene Newman (arrived at 4:07)

ADVISORY MEMBERS

None

STAFF

Katie Endris, HAND
Nancy Hiestand, HAND
Nate Nickel, Planning
Inge Vandercruysse

GUESTS

Matt Murphy, representative 1025 E. 1st Street
Ernesto Castaneda, representative 1025 E. 1st Street (Elm Heights)
Giles Knox
Sam DeSollar, 630 E. University

III. APPROVAL OF THE MINUTES

There were no minutes to approve

IV. A. COA – 13-11

821 West 6th Street, removal of large tree in the rear yard
Owner: Michael Conner
Staff reports that this is a request from the owner who now lives out of town. He discovered that the Silver Maple in his rear yard is dropping limbs and is

requesting that this tree be removed and not replaced. The owner cannot be here today and this is a minor request, so I ask for a staff approval to remove the tree.

Comments from Commissioner's:

Bridget Edwards – I hate to see this come down unless it's in really bad shape. In the future I'd just like a little more explanation than that the tree is mature because it seems like we are getting more and more of these.

Danielle Bachant- Bell – I understand what Bridget is saying I think this will be a little more frequent because of the Elm Heights District.

Marjorie Hudgins – We have ok'd in the past, the removal of those trees that were infected by some bugs. We didn't want them to take over Bloomington, so we have done that in the past.

The matter was taken up by the commission.

Marjorie Hudgins made the following motion:

"I vote that we move to accept the COA-13-11 to remove the Silver Maple at 821 West 6th Street and to accept the staff recommendation"

Motion passed, 6-0.

B. COA-14-11

1025 East 1st Street, Elm Heights District

Owners: Diane Reilly and Giles Knox

Representative: Ernesto Castaneda

Staff reports that the owners are requesting the addition of a rear sunroom and presented drawings and specifications. The architect, Ernesto Castaneda stated that the idea is to just add a little more room to the back so they can enjoy the backyard and some sunlight.

Questions from Commissioner's:

None

Comments from Commissioner's:

Marlene Newman – I think this will be great! Good job!

Danielle Bachant-Bell- I agree. I think it's a great design.

Marjorie Hudgins – Very nicely done!

Bridget Edwards – And the drawings are great!

Sandy Clothier – I whole heartedly agree! I think it's a great design and it's compatible with the house.

Danielle Bachant-Bell made the following motion:

“Today, according to the plans submitted by the representative, the HPC approves the addition of the sunroom to the property located at 1025 East 1st Street”

Motion passed, 6-0.

V. DEMOLITION DELAY

A. 612 North Walnut (removed from the agenda)

B. 630 East University Partial Demolition

Owner: Samuel DeSollars

Staff reports the plan is rehabilitate the house and property for resale. The work on the front porch will entail removal and reconstruction because of a structural issue. The proposed plan is to remove the top part of the limestone columns and then salvage these and use them in another location. The front porch slab is cracked all the way across and Mr. DeSollars is asking to replace the flooring with wood. The 3rd thing is to take down the garage and rebuilt it using the same materials as much as possible, using new materials that would match the existing. A wooden shed/shelter without walls will also be removed from the property.

Questions from Commissioner's:

Danielle Bachant – Bell- Is the siding on the side porch going away? (Yes). Are these original windows? (Most of them are original and I am keeping all the original except the are glass on the side which is blown out so I will replace that with another custom art glass window and then the window in the bathroom upstairs there is a window that needs replaced.)

Jeannine Butler – Where will the limestone from the font porch be used? (They will be used for internal supports on the side porch)

Bridget Edwards- Why do you want to remove the stone columns? (I'm leery of them structurally and I don't think they are proportional for where they are.)

Sandy Clothier- Are there areas where you are going to have to repair the stucco? (The stucco is going to have to come off throughout the entire house. I plan to replace the old stucco with new stucco.)

Comments from the Commissioner's:

Danielle Bachant-Bell – I have some concerns. This is the limestone capital, whether they are original or not they are historic and that is why I have a problem with removing these columns. I'm concerned with the removal of the stucco as well unless it's a structural issue.

Marjorie Hudgins – I think in listening to Nancy and to you I would like to ensure the house will stand for another hundred years as opposed to piecing the stucco. And I appreciate what Danielle is saying about the columns but if the limestone on the porch is

in bad condition then at least I'm pleased you will be using it in another location of the house.

Bridget Edwards – It matters more to me that you want to take the stone columns out because it takes away the effect of these three similar stucco homes. They all use stone on the porches; they were all designed and built by the same people. Unless I knew it was going to be a structural issue, I would be very reluctant to see them go away.

Danielle Bachant-Bell made the following motion:

“Today, regarding the property located at 630 East University the HPC declares that it: sees no need to review the plans any further and waives the rest of the demolition delay waiting period. The HPC may later recommend this property Historic Preservation to the common council. This motion being made with the understanding that the petitioner has agreed to retain the limestone columns on the front porch.”

Motion passed, 6-0.

VI. NEW BUSINESS

- A. Commission web design revision: Has anyone ever walked through the whole cycle? Emily hasn't done anything different.
- B. Nominating committee 2012 officers: Anybody willing to be a part of that? We need three people. Marjorie Hudgins, Sandy Clothier and Marlene Newman volunteered.
- C. Staff reports, based on the number of signatures we got from Matlock Heights and the fact that the city is obviously not going to start surveying this year and I've been reserving funds for that, I have put out bids for the Matlock Heights surveying, so that will be them on the agenda somewhere after Bryan Park.

VII. OLD BUSINESS

None.

VIII. COMMISSIONERS' COMMENTS

Marjorie Hudgins reports that 5 properties in University Courts have been rezoned during the last .0 zoning in 2007 from Multi-Family Residential to Institutional. Four of these houses are rentals, one is owner occupied. There was no reason to reclassify any of those homes as Institutional because use has not changed in decades.

Something we learned when we went to our last retreat was that if we are not talking to our planning department on a regular basis then we are not doing our job. The HPC needs to be talking to planning! This is very critical and I think we could do a lot better.

We will write a letter supporting the review of these properties in University Courts.

IX. PUBLIC COMMENTS

None

X. ANNOUNCEMENTS

None

XI. ADJOURNMENT

Motion unanimously endorsed to adjourn; 5:45 p.m.

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall
McCloskey Room
Thursday, January 12, 2012
4:05 PM
MINUTES

I. CALL TO ORDER

The Bloomington Historic Preservation Commission convened at 4:05 PM in the McCloskey Room of Showers City Hall. The meeting was called to order by Dave Harstad

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell, Sandi Clothier, Bridget Edwards, Marjorie Hudgins, Marlene Newman (arrived at 4:35), Chris Sturbaum

ADVISORY MEMBERS

Eric Sandweiss
Dave Harstad

STAFF

Katie Endris, HAND
Nancy Hiestand, HAND
Nate Nickel, Planning
Inge VanderCruysse, Legal

GUESTS

William Hansen, representative property on S. Rogers St
Lu Cregar, representative MCHPB
Matthew Reckard
Phil Dorthington, Garden Hill N.A.
Kevin Haggerty, representative Garden Hill
Kerry, representative Garden Hill
Jeff Cookwill, solar
Ashley Skoogland, representative Solar-Monroe Co.
Laura Haley, representative Garden Hill Neighborhood
Mary Beth Hannah Hansen, representative 1334 S. Rogers
Dan Taylor, representative GHNA
Steve Volan, Representative Council

CONFLICTS OF INTEREST

Chris Sturbaum has signed a conflict of interest in regards to COA-01-12; he is the contractor on this case.

III. APPROVAL OF THE MINUTES

**Sandi Clothier made a motion to accept the November 29, 2011 minutes.
Motion passed, 5-0**

IV. ELECTION OF OFFICERS

The nominating committee did not meet so the commission should hold the election in February which requires a motion. Staff calls for a motion.

**Marjorie Hudgins made the motion to move the nominations and election to the hearing in February.
Motion passed, 5-0**

V. A. COA-01-12

334 South Rogers, a request to partially remove the existing clapboard and replace with cement board because of paint failure
Owners: Mary Beth Hannah-Hansen and William Hansen
Staff reports that this property has had a number of COA's including addition to the rear and a new garage but all new construction is masked by a privacy fence. This property has adapted to its family's needs over time. One of the issues here is something seen throughout Bloomington on this kind of gable. It's a concave gable so water collects and hangs in the low portion of the roof. The owner is asking that when they repaint, they be allowed to replace the existing clapboard with flat cement board that will match the existing clapboard. It may not be exact; there is a slight difference in the dimension. There is also warping of the boards because of this moisture which is another reason finding a solution is necessary. I recommend approval of partial replacement and that we very carefully say this is an exceptional case in forming the motion.

Chris Sturbaum, representing the petitioner, stated that this did go to the Prospect Hill Neighborhood Association and they approved this change. They didn't approve a change in the guidelines but they did approve this particular appeal. He stated that his experience with this material is that it really holds paint and it holds up a lot better than the alternatives on the market. The newer wood replacement is not as good as the wood used in these houses originally. This is a practical solution.

Questions from Commissioners:

(Matthew Reckard, Public) – Has the paint always failed within a year of application? And if not, what's different now?

(Sometimes it's that the paint material has changed, maybe it took a long time for the old poplar to fail but it didn't take very long for the new growth poplar to fail.)

Eric Sandweiss – are you proposing to replace the clapboard in it's entirety within those 2 gables?

(Yes)

And you are satisfied that because of the dimensions of the replacement board it's going to fit well with the existing clapboard?

(Yes)

Danielle Bachant-Bell – How many times was the house repainted prior to 2007 and since 2007? Has there been multiple paint jobs prior to the new one?

(That was our first paint job. We saw that there was going to be a problem but weren't sure what to do. When we did the addition we saw the new materials and thought this would be so much better so this wouldn't continue to happen. We bought the house in 1990, the first job was in 1997 and the second was in 2007 so we expected this to hold and when it didn't that's when we noticed the problem was with the structure of the house.)

Bridget Edwards – Is this caused by the design of the gables or is it the material?

(We took the shakes off to repair the siding and when we took the shakes off it had been patched with tin cans and metal and everything else over the years. So when we exposed the old, it had rotten just the same.)

Comments from Commissioners:

Sandi Clothier – I think it would make sense for us to do some research because we are finding some things with cement board. But I don't have an objection to making this replacement

Eric Sandweiss – I favor this petition and I also think staff should convey to future petitioners that the combination of having evidence of support from the community and having comparable homes with similar treatment to show to the commission is a good approach and powerful combination

Danielle Bachant-Bell – I'm really concerned with this petition. The purpose of historic districts is to protect not only the buildings but also the historic materials. I went by the house and I saw paint failure in other areas, I saw split boards. I have serious concerns with letting this in. Wood siding is a historical material and if we continue to allow this to be replacement with something that has lack of history then we are losing part of history

Marjorie Hudgins – If you replace just a small amount with cement board I'm in favor of that. I'd feel a lot better about it though if it wasn't in the guidelines. It may take time to study other homes and situations but if you're going to ask for these kinds of changes I'd feel a lot better about it if you amended your guidelines to reflect it

Dave Harstad – I think this is like what you see with a variance at a BZA. They have a hardship; it's supposed to be a site specific thing that's caused by

hardships that are unique to a property or building. The pictures of it to me, the slopping element to this gable, make it an open and shut case. I think there is a site specific rational for granting this COA.

Marlene Newman made the following motion:

"I would like to make a motion to approve the COA-01-12, to remove the existing clapboard on the North and South gables and replace with cement board including findings by staff that this is an exceptional case because the problem appears to be structural"

Motion passed, 4-1.

VI. NEW BUSINESS

A. Preservation Month Activities

Monroe Co. Historic Preservation Board of Review is planning a whole month of activities in May. They are inviting us to participate in some way. Lu Cregar is here to discuss their ideas.

Lu Cregar – It just makes sense to have the City and County co-sponsor an event in May. I was suggesting a community reception on May 6th but Steve Wyatt suggested it might fit better after the home show/trade show we were proposing. So we are proposing 4 events; 2 displays, a reception and a home show/trade show. The 2 displays are taken care of but we will need some help with the reception. I will put all of you on the email distribution list. This will take some work!

B. Solar Energy Grant

Ashley Skoogland – The whole idea behind this grant was to award it to a community that could offer a high visibility ranking to an energy efficiency projects with the core being energy education. We submitted a project to install a 50 kilowatt solar ray system on the North West wing of the showers building. We are expecting installation start and the roof repair will be complete by February 15th. The city is requiring that the project be complete by April 2nd.

C. Permit Granted for Two Properties

Staff reports that some Garden Hill neighbors have enquired about a new construction project located on Walnut. In the past few days staff was made aware of a permitting violation also on walnut Street within the conservation district. The Commission provided a COA for demolition and approved the design of new construction of a house on 16th street. However, another building came down next to it. This one faced Walnut Street. The owners had mentioned their intention to remove both, but had not gone through the COA process for the second building. The Commission understood that another application for demolition and new construction were to be requested. A building permit was released for demolition and new construction of both properties without staff and commission review. Staff had no knowledge of the release until after the building

came down. It is difficult to call this a violation by the owner because they went through the process and received a valid permit.

Garden Hill neighbors are here to discuss their concerns about potential new construction adjacent to the conservation district and the path of the new construction permit.

Public – We have had long term issues with things not being clarified through Planning. This has been going on for years and years and years. We are here to ask for help so that maybe we can get a handle on this.

Chris Sturbaum – If this is a systematic breakdown in communication, what can we do to help? We've had ongoing issues with this as long as the commission has existed as far as communication.

Julia – The new construction on 15th street affects my house. I live in the bungalow. We as a neighborhood association are meeting with the contractor tomorrow to discuss the project. It is planned as a 3 story commercial unit which will completely block out the light to my house, the roof tops and trees and sunset.

Dave Harstad – I think it's important for us, now that Garden Hill is a conservation district, is for us to not over promise and under deliver. We can't solve every problem at Garden Hill. We have a mission and we want to do that mission effectively. I don't know if this issue is our issue or not but we need to unwind that and get back to you.

Public – One thing I think the Commission should discuss is we have had a problem in the past with being told we will be able to have our concerns, as a neighborhood, be heard at BZA. But then the project never goes to BZA so Planning advises to not have any variances and shuts us completely out of the process. I fail to understand why we can't resolve these issues?

Chris Sturbaum – I think this is more than communication. I think what you are objecting to is when someone builds by right and you have no leverage at all. You are protected up to a line but then whatever happens there's not a transition zoning, you are just going from your zoning to a much higher zoning. I think what we're all talking about is what tool do we have to do anything about that? If that tool isn't there we need to talk about what tool we need to add.

VII. OLD BUSINESS

None

VIII. COMMISSIONERS' COMMENTS

None

IX. PUBLIC COMMENTS

None

X. ANNOUNCEMENTS

Dave Harstad – We distributed a flyer for an event we've been trying to get scheduled. I think it would be fun to make it sort of a HPC Cocktail party. If everyone could bring some food and just hang out and have a good time. Eric will be speaking.

Nancy Hiestand– We will be creating a display in the atrium in conjunction with the Monroe Co. History Center. It would be great if you all could bring some food and have a great time!

Nancy Hiestand – We also have a new brochure. We talked about people that were prominent in saving the neighborhood and the techniques that were used. Jeannine and Sandy successfully revisited the national register district application 10 years later and had it listed.

XI. ADJOURNMENT

6:03 p.m.

COA-2-12

**Petitioner: Dan Allen and Teresa Miller
Address of Property: 511 West Third Street,
Prospect Hill Historic District**

Zoning RC

Request for removal and replacement of limestone stairs and brick sidewalls with new limestone treads that may change the appearance of the staircase.

105-055-66007 C 511 House; California Bungalow/ Arts and Crafts, c.1914 NR, BHD

This property is located in the core of the Prospect Hill local historic district, in which all exterior changes are reviewed. The owners would like to replace damaged and settled limestone



stairs that lead from a landing to the house. This house is an example of a California bungalow which has a front facing porch gable and a front facing principal gable. The house, as you can see from the aerial and the front facade photograph, has two staircases with over a dozen steps from the street to the front door.

Over time the steps directly in front of the house and brick side rails have broken and settled. The plan is to re-lay new steps at this location, replacing treads where necessary, in order to make the approach to the house more code compliant and also accessible to owners who wish to remain in the house as they approach their retirement.



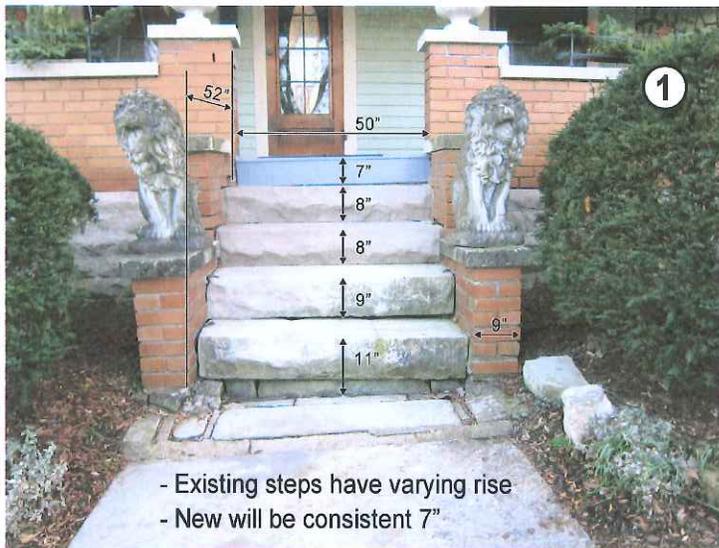
The steps have a rock-faced finish on the risers and are smooth sawn on the treads. This look will be reproduced where new stone is needed. There are seriously cracked and damaged brick balustrades on either side that require replacement at the same time.

Here is the owner's explanation from the application form:

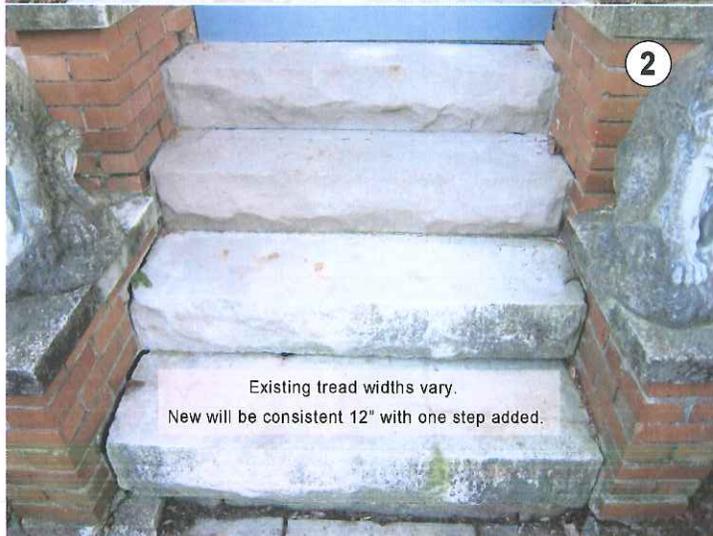
Repair / replace front porch steps

- Sidewall foundations (if any) are failing; need to be replaced/added
 - Existing structure will be removed and concrete foundation poured
 - Existing brick will be disassembled and reused as much as possible
 - If necessary, new, similar brick will be used in rear/lower inconspicuous areas
- Existing limestone steps have varying rise and tread; need to be replaced
 - New split-face limestone steps will be used with 7" rise / 12" tread
 - One step will be added to accommodate new dimensions
- Re-use old brick as much as possible; new, similar brick may be used in some areas
- New split-face limestone steps will be milled to replace existing; one new step added

Existing Conditions:



The owner offers photographs documenting the different rises on the front step leading to the house. There are two sets of steps and a landing, leading from the street level. The request concerns the steps leading directly to the house.

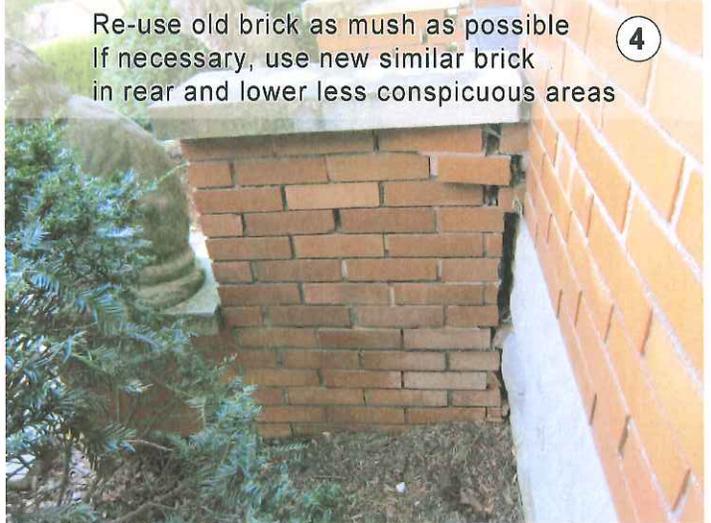


Both heights and widths differ an additional step is need to standardize the approach. For this reason none of the old steps are being reused.

Re-use old brick as much as possible
If necessary, use new similar brick **3**
in rear and lower less conspicuous areas



Re-use old brick as much as possible
If necessary, use new similar brick
in rear and lower less conspicuous areas **4**



From the Prospect Hill Historic District guidelines:

NEIGHBORHOOD CONTEXT

Appropriate

Retain and respect distinctive, character-defining features of the neighborhood or building site, such as tree plots, gardens, fences, benches, walkways, steps, streets, alleys, retaining walls, and building setbacks.

Inappropriate

Avoid changes in paving, lighting, fencing, and pedestrian or vehicular traffic flow that disrupt the relationship between buildings and their environment. Signage should not block or interrupt significant rhythms or architectural features. Do not introduce inappropriately placed or screened lots.

Additionally there is information in the Prospect Hill Guidelines concerning plans for accessibility that would apply to this request:

**SAFETY AND ACCESS:
OBSERVING SAFETY CODES AND THE "AMERICANS
WITH DISABILITIES ACT"**

The BHPC will work with residents in the design of historic building entrance ways that meet special needs, are adapted to local safety codes, or respond to the requirements of the Americans with Disabilities Act. By working together, a common solution can be developed that benefits all, takes into consideration the property owner's desire, and protects the historical integrity of the structure.

When developing a project for handicapped access, consult the specific sections of these guidelines for the areas that will be affected. Develop a plan and consult with the Bloomington BHPC before submitting a formal application for the Committee's consideration.

If auxiliary entrances must be added, they should be placed so that they are not visible from the street. Even when these entrances are located at the rear or the side of a structure, the new access should be in character with the rest of the building in materials and design. Ramps and modern mechanical devices, such as wheelchair lifts, should be screened with landscaping wherever possible. New exterior stairways and fire escapes to second floor living spaces should be parallel to the exterior of the building or broken by landings that fold the stairwell close to the structure.

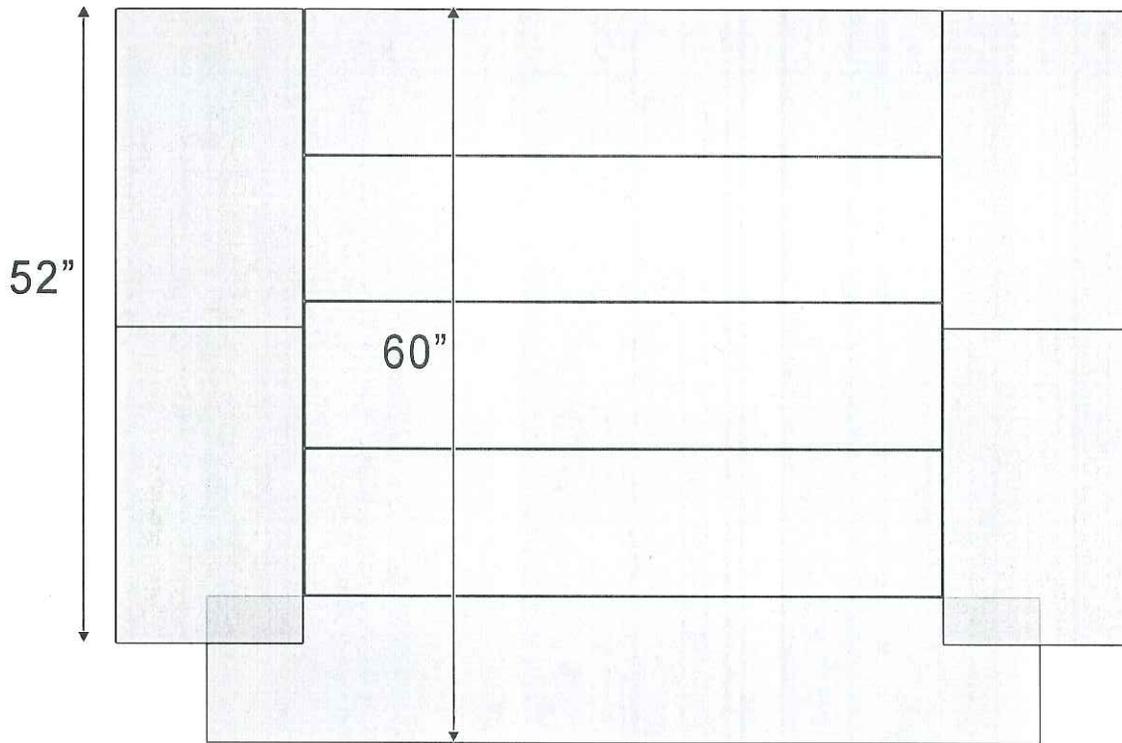
New staircases, fire escapes, or ramps should not disrupt the facade or cover important architectural features, such as a principal entrance stair. Unpainted, pressure-treated lumber should not be used.

This is a decision that involves both contextual and accessibility issues. The owner has made an effort to reuse existing material where feasible. The brick is unique and where it must be replaced, they will try to match as well as possible, keeping the new brick from the more visually accessible areas of the facade. The existing limestone stairs are not regular and cannot be re-laid to meet safety codes. The owner proposes to recreate the look of the steps in limestone so that both goals of safety and retaining historic materials can be met.

Staff recommends approval with the understanding that the historic limestone should be reused somewhere in the neighborhood.

New split-face limestone steps:
rise 7" / tread 12"

5



PARTIAL DEMOLITION

SUMMARY

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

Partial Demolition
801 West 9th Street

2-1-2012
Owner Jon Englehardt and Lois Lambrecht

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

Zoning RC

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



The property is located across from 9th Street Park, now Reverend Butler Park in the Near West Side National Register District. The district was listed in 1997 and protects an area that developed around the Showers Brothers Furniture Factory and other employers, such as the Johnson Creamery and the Shawnee or Oolitic stone works. The district is significant for its illustration of the African American community in a small Indiana town. The property was long owned by Bernard Johnson, who was a laborer on the Monon Railroad.

The house is elevated above the street grade and overlooks the park from a prominent corner location. In this area, on the intersection of Maple and 9th Street, the housing stock is of higher quality than what remains in the blocks west of William Street above 7th Street. This house was severely neglected over several decades. It has been vacant since 2007. A new owner applied for a building permit to do work but failed to describe the extent of work to the house. The work done revealed structural weaknesses. The project was started outside the boundaries of the demolition delay law and work was stopped in November.



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

Existing condition of the property:

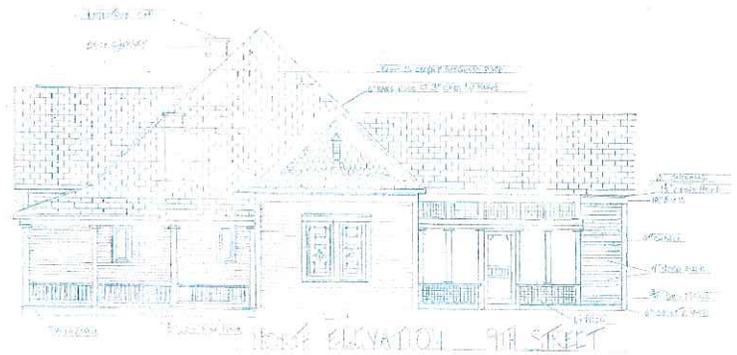
Staff was unable to find a good photograph of the house before work began. All exterior siding has been removed. Porch supports and railings and some windows have been removed, although many windows are intact. The house was formerly covered with clapboard and had roofing shingles in the gable ends. The house contains several additions. It was originally a pyramidal cottage with a porch wrapping two sides. The porch posts (now removed) were plain rectangular supports with slightly shaped capitals. They may not have been original, but were reflective of the simplicity of the architecture. Windows and doors on the two front facades are largely original openings. Portions of the railings and columns remain on site or there are photographs of them.



Proposed:

Primary 9th Street (north) facade

Porch supports and railing will be rebuilt as depicted on plans. Two windows on the 9th street facade will be relocated and downsized with new beveled glass, to fit on either side of a new fireplace. Cement board siding with corner boards, frieze boards, band boards, drip mold and cornice work will replace the former clapboard. The existing pedimented gable is to be sided and shingled with shaped shingles beneath the gable, and the skirted shingled partial roof on the pediment. A single window in the gabled end is to be reconfigured as a paired window with beveled glass. A screened in porch will be built over an existing stone patio in front of the gabled wing. The carpentry details are as depicted.



Proposed Maple Street (east) side

The Maple Street elevation shows the first of two new dormers proposed for this facade. They are created to make use of the roof volume for a third bedroom. A more articulated portico will frame the entrance on Maple. This changes the historic roof line. A facing door will also be removed from the wall next to the portico. The shaped shingle treatment will be echoed in the dormer and the portico gable. The paired windows on this side are original size and sash.

Existing South Elevation

This elevation faces an unimproved alley. A room at the SE corner of the house was taken down after the sills were discovered to be rotted out. This room will be rebuilt over the existing footprint. An addition facing due south will be removed.

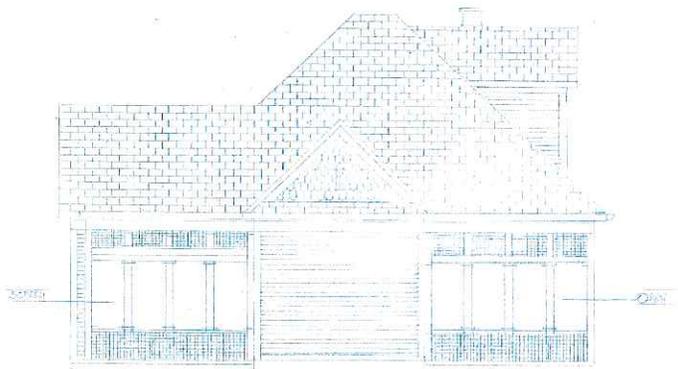
Proposed South Elevation

The fenestration will be changed to accommodate the interior purposes (a bathroom and a bedroom) and a gabled wing facing south will be removed. A large dormer off the rear roof will provide light to the master bedroom on the new second floor. There are two existing windows on this side, which will be changed in size and location. The rear gabled addition will be removed and a second floor dormer placed on the pyramidal roof.

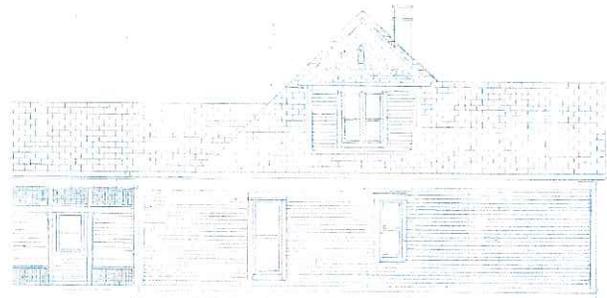


Proposed West Elevation

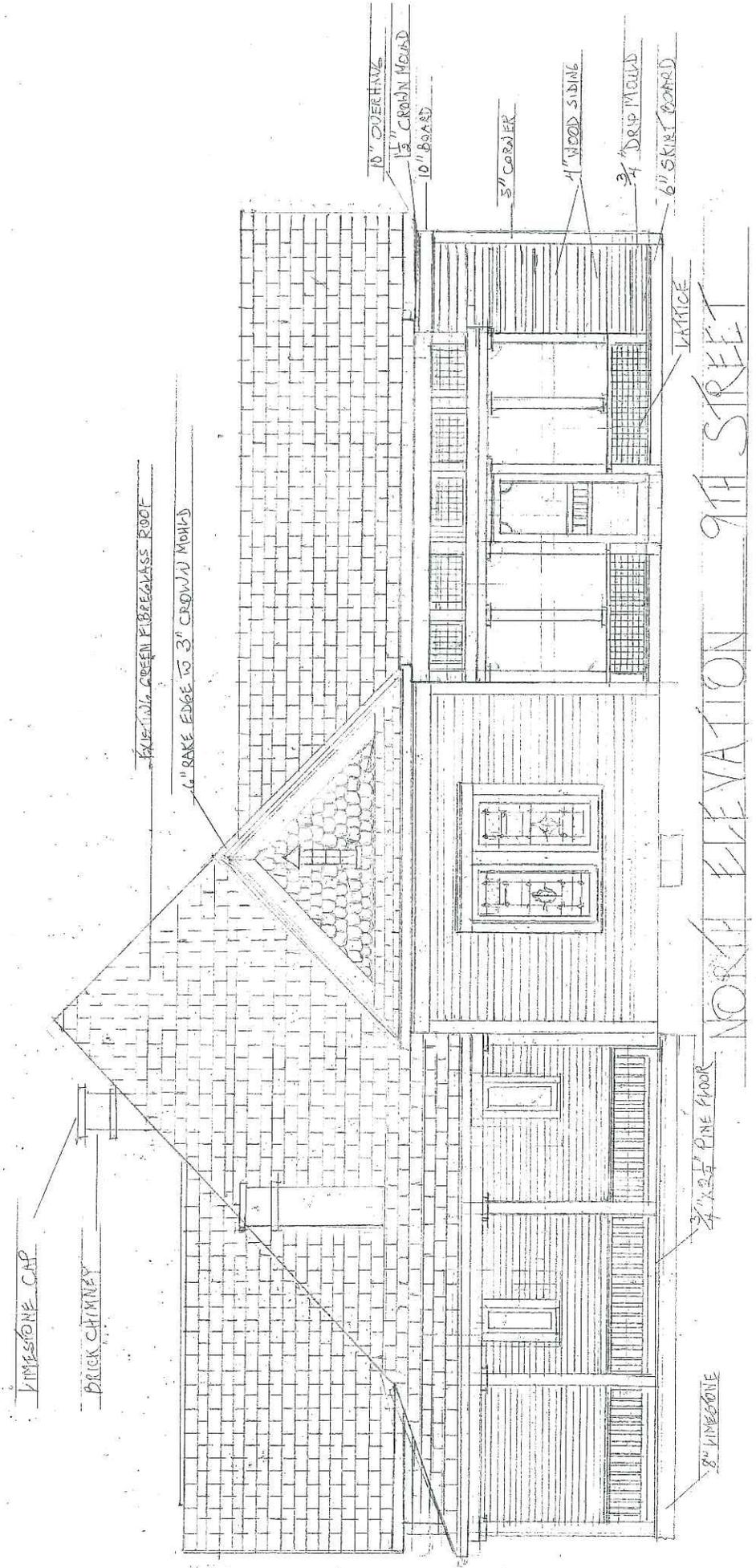
The original west gable wing will be retained and a front and back porch built off of the projection. This will include two doors for access to the porches.



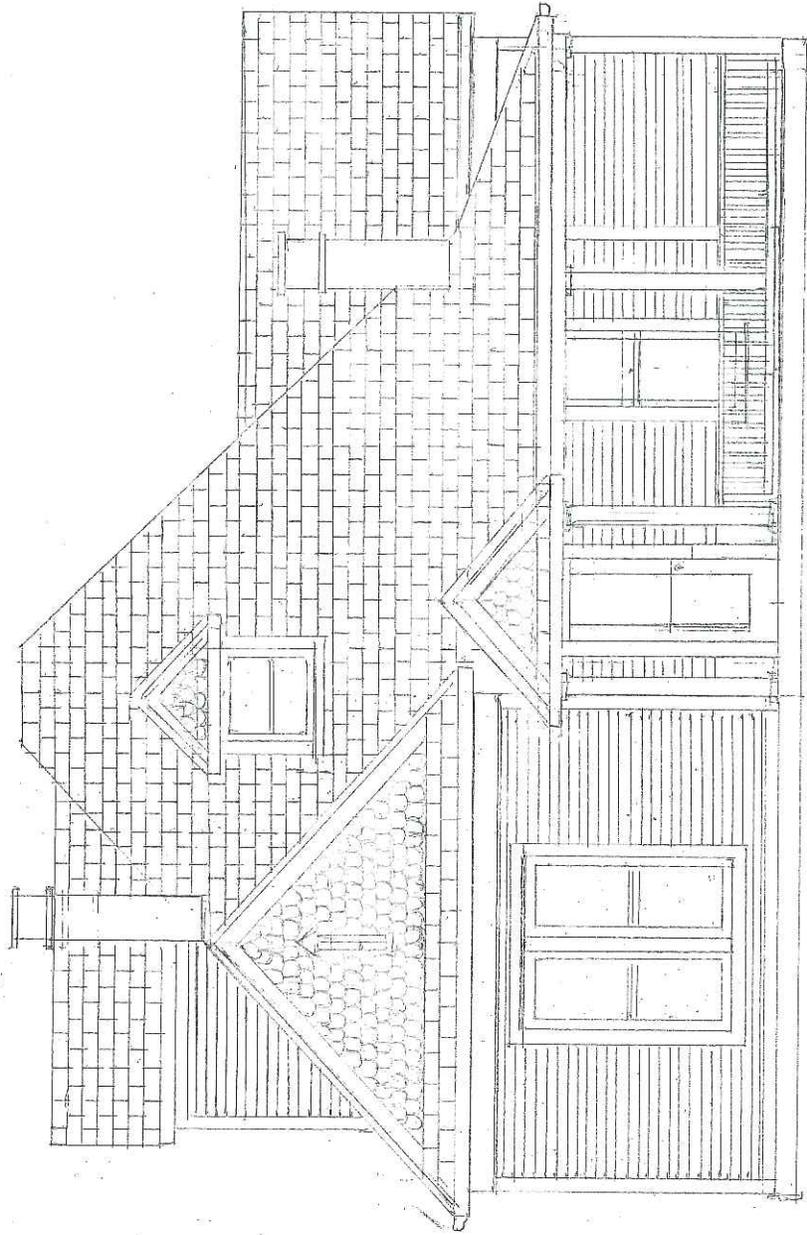
WEST ELEVATION (SIDE NEIGHBOR)



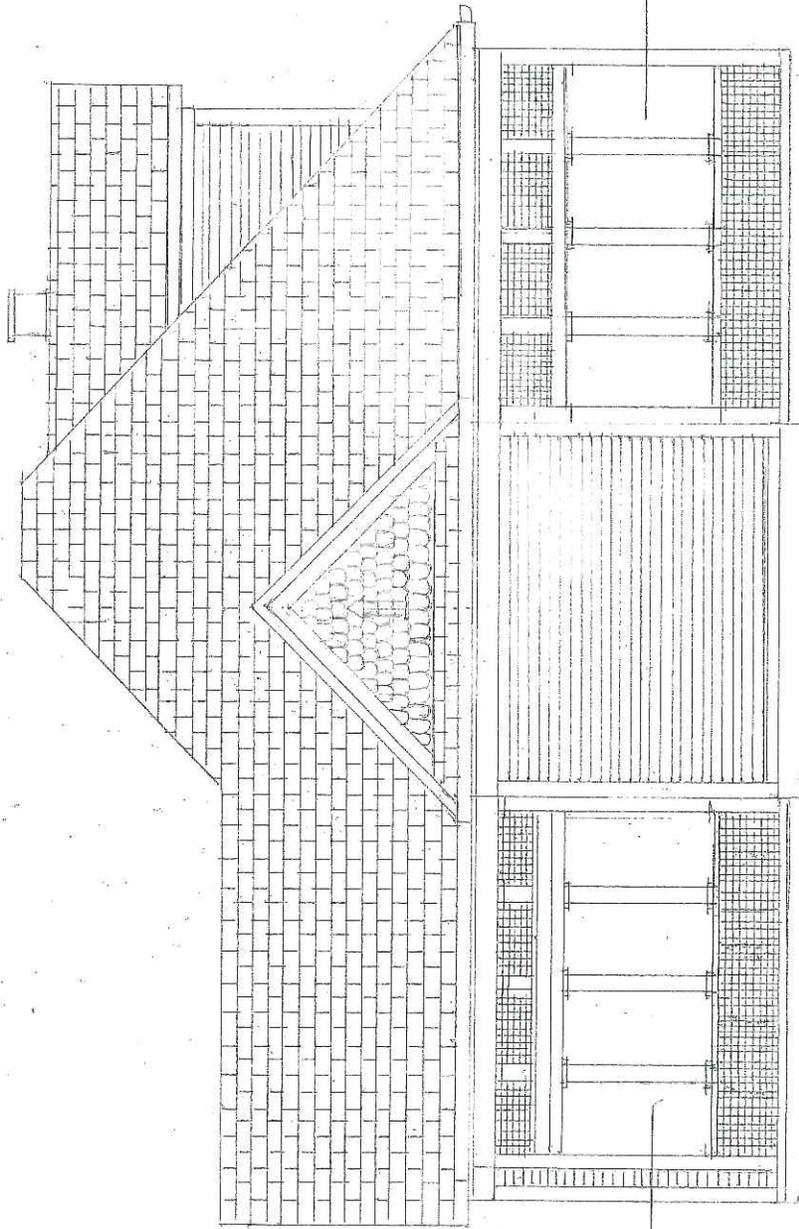
SOUTH ELEVATION (BACKYARD)



NORTH ELEVATION 9TH STREET



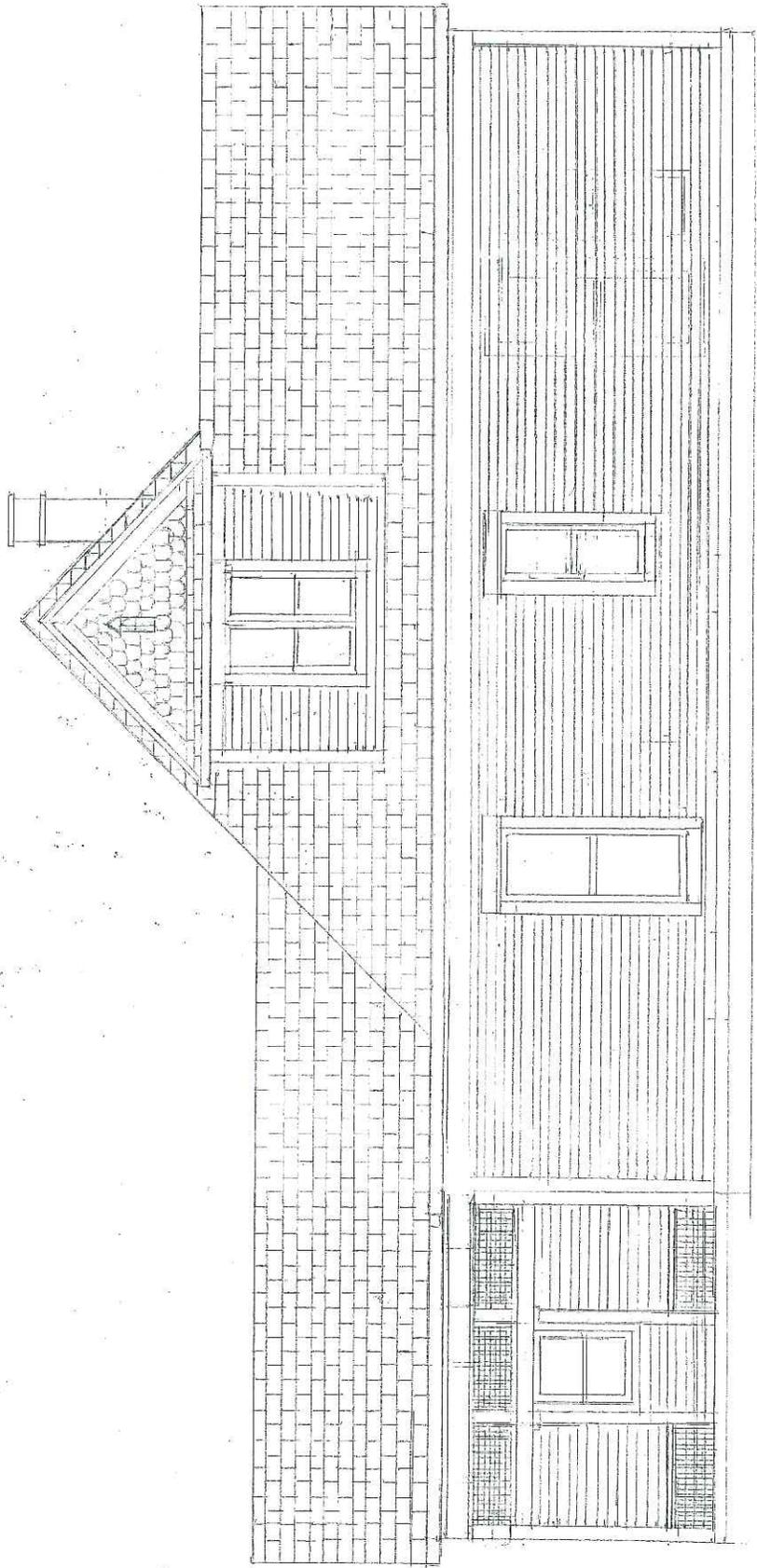
EAST ELEVATION MAPLE STREET



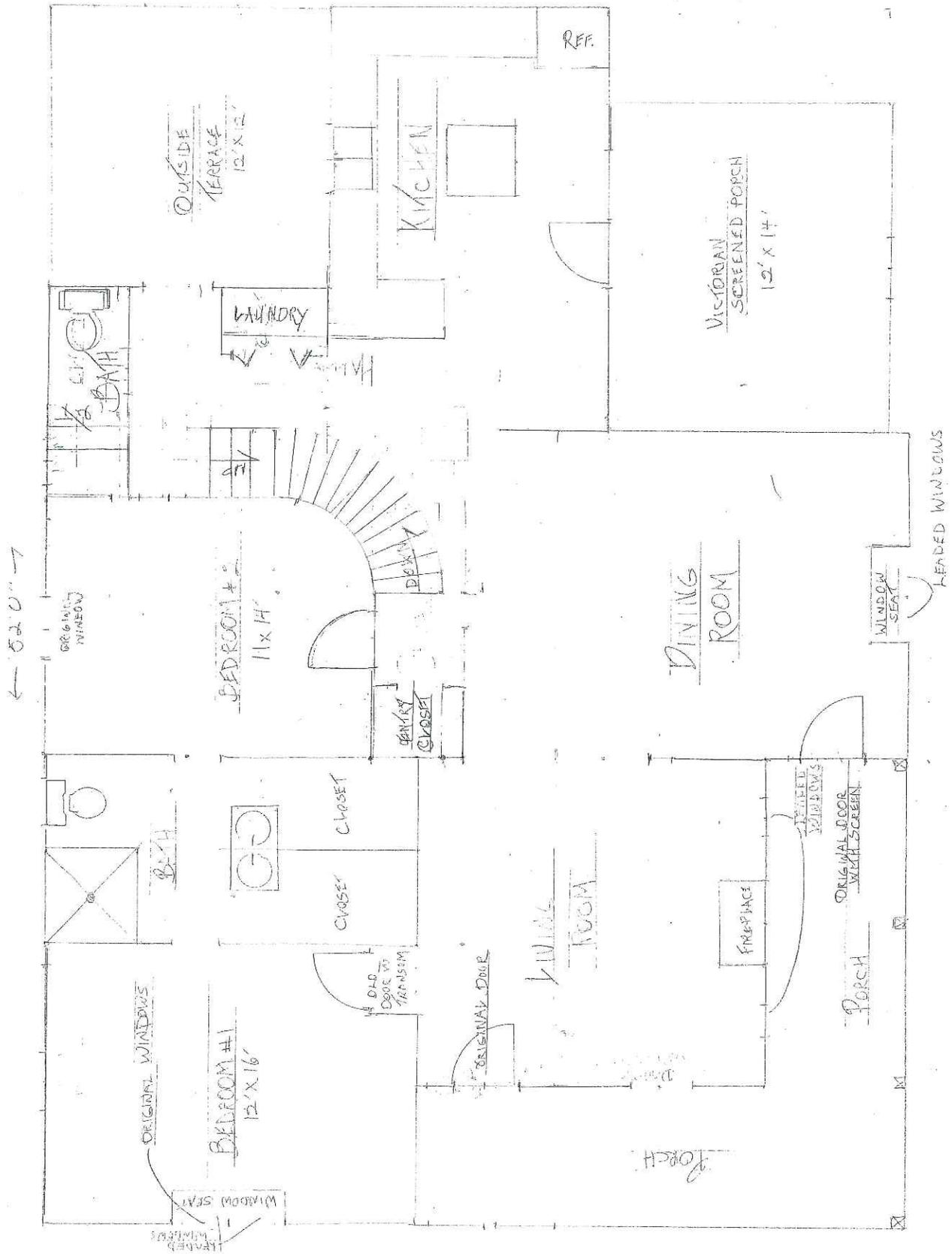
OPEN

SCREEN

WEST ELEVATION (SIDE NEIGHBOR)



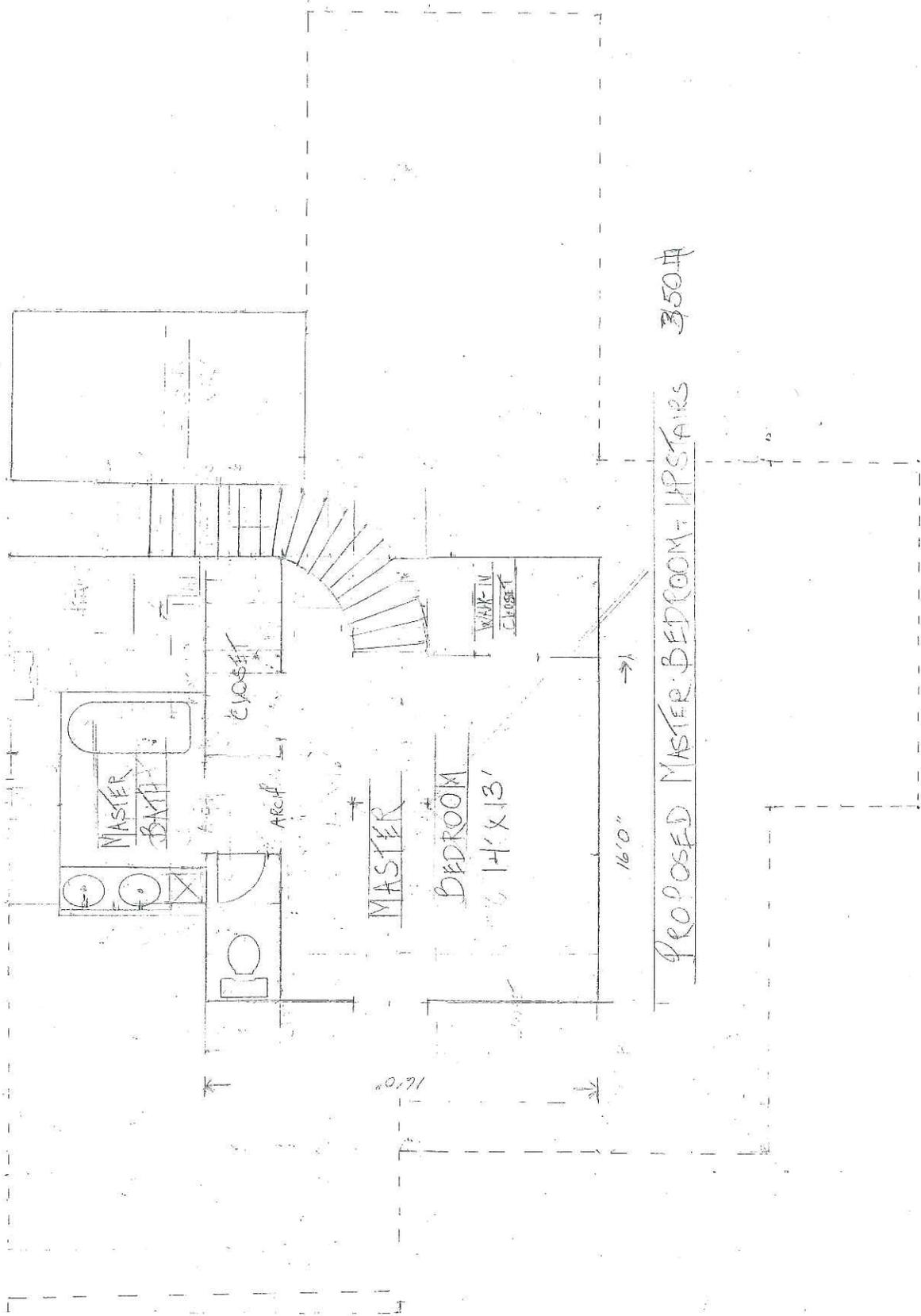
SOUTH ELEVATION (BACKYARD)



← 52'0" →

← 37'0" →

PROPOSED FLOOR PLAN - MAIN LEVEL 1288-JA



350#

PROPOSED MASTER BEDROOM + UPSTAIRS