BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday March 8, 2012
4:00 P.M.
AMENDED AGENDA

I. CALL TO ORDER
II. ROLL CALL
III. APPROVAL OF MINUTES
IV. ELECTION OF OFFICERS
V. A. COA- 03-12
1201 East Second Elm Heights
Representative Charles Webb
Request for Demolition of an existing house at 1201 East Second Street, removal of trees

B. COA-04-12
1201 East Second Elm Heights
Representative Charles Webb
Request for new construction of a house at 1201 and landscape plan.

C. COA-05-12
911 West Third Street Prospect Hill Conservation District
Owner Sherry Lifer
Request for a free standing garage in a conservation district

D. COA-06-12
325 South Woodlawn Interim Protection Elm Heights Proposed District
Representative Kane King Artisan Masonry
Owner: John Hamilton
Replacement and redesign of a deteriorated front sidewalk and stairs

E. COA-07-12
1002 East Wylie Interim Protection Elm Heights Proposed District
Representative John Wampler
Request for replacement sash in a mid-century house

F. COA-08-12
301 North Morton Representative Troy Donovan for Macri's
Request for a hanging sign

VI. DEMOLITION DELAY
A. 801 West 9th Street Owner John Englehardt and Lois Lambrecht
Work in violation of ordinance, submission of revised plan for the house

VII. NEW BUSINESS
A. 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 April 12, 2012 at 4:00 p.m. in the McCloskey Room

Posted: March 1, 2012

COA-3-12
COA-4-12

Petitioner: Charles Webb for David Jacobs
Address of Property: 1201 East Second
Proposed Elm Heights Historic District under the authority of Interim Protection 8.08.015

Request for demolition of an existing house and removal of 4 silver maple trees

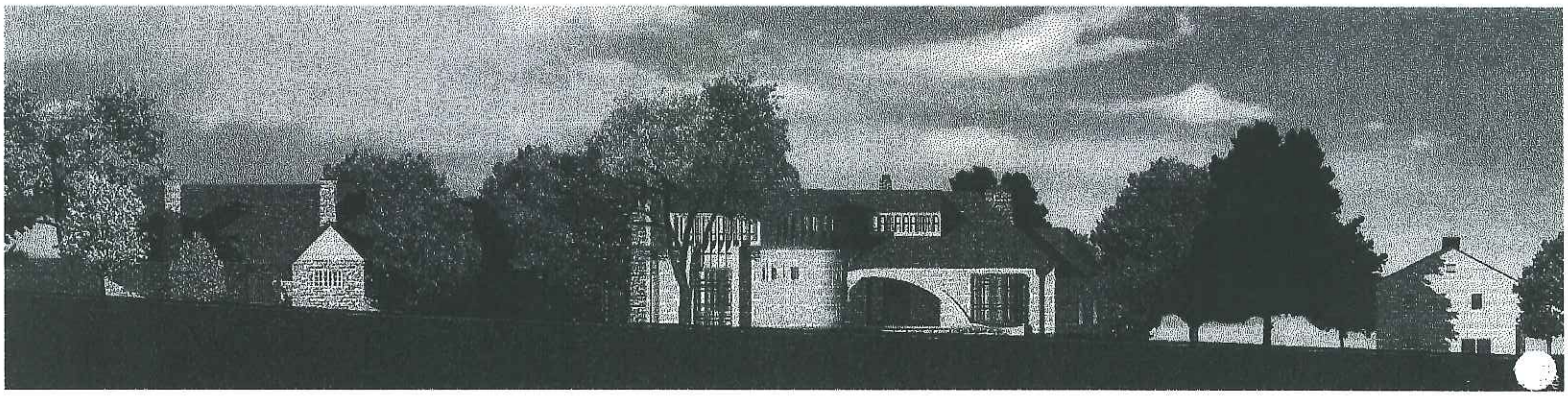
The property proposed for demolition is located on the southeast corner of Ballantine Road and East Second Street

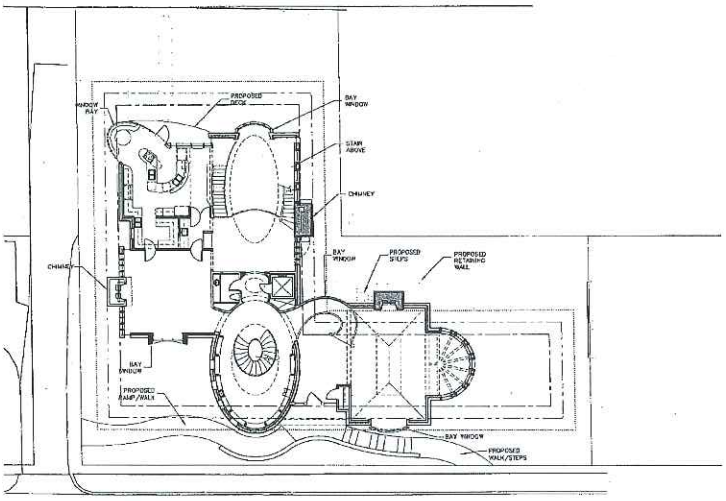
Zoning RC
105-055-76077 C **1201** **House;** Colonial Revival, c.1940

Case Background:

May 2010

This owner has purveyed and tested several versions of this development proposal on adjoining lots before the Historic Commission. In May of 2010, the Commission considered a demolition delay case at 1203 East Second Street, the house just east of the subject property. The Commission received the notice on April 3rd and released the permit by its action on May 13th. The action passed with a vote of 5-1. The house that has been removed was described in the Interim Report as a limestone Colonial Revival structure, built c. 1950. There appeared to be little significant history pertaining directly to the house which was described at the meeting as solid, but neglected and vacant. It was also noted as modified with stone veneer and later additons. The proposed new construction house was a three level modern limestone house with a steeply pitched zinc roof, multiple chimneys and dramatic curvilinear bay windows. The house was arrayed on an ell-shaped lot and a half site. Since the new proposal in this case came about as a result of a full demolition, the Commission did not have jurisdiction over design of the new constructon at that time. Consideration was given to neighborhood feedback, of which there was little and none negative. Discussion before the Commission included the possibility of other structures, but they were assumed to be minor and accessory to the proposed house.



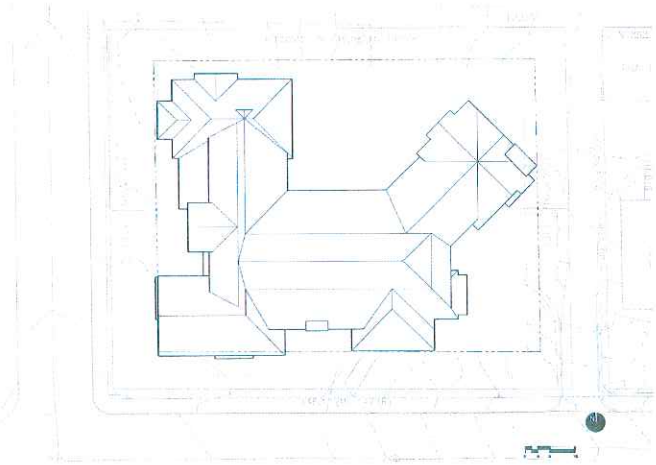


May 2010

The new proposal was larger than houses facing 2nd and Highland, but the constraints of the lot prohibited a scale completely out of keeping with the neighborhood. The street elevation was modulated by addressing the street in multiple ways: a full two story curvilinear tower, an additional set back to another two story bay, and a story and a half wing with dormers. The proposed house featured high quality materials: several varieties of limestone and elaborate fenestration with true divided light windows. In light of the condition of the existing house: vacant and neglected, although admittedly solid, its modifications (a new wing and veneer) the Commission felt that the permit for demolition could be released, acknowledging the high quality of the proposed construction. At this meeting both Jonathon Hess and Charlie Webb represented the owner. Future plans and acquisitions were not discussed specifically, except for the possibility of an accessory structure.

July 7, 2011

Notice came on the date of the deadline for the July agenda. The representatives applied for two (demo) permits to remove the house at 505 South Ballantine to a location on Mitchell and for a partial demolition of the house at 1201 East Second, the same property that pertains to the current COA request for demolition. Treatment of the corner property was described as partial demolition. The part of the house to remain was a chimney and front wall section, all else being demolished. The demolition delay period was continued over nearly three months and an extension of 30 days was added (July 18) when the decision to consider a larger district was proposed.



Plans for the new construction contained three levels totaling over 14,370 square feet. There were three bedrooms on the upper level, two bedrooms on the main level and two more in the

basement. The space included a three bay garage, music room, (35'11" x 20'9") and a family room (21' 6" x 26') on the main level that could be expanded to 37.' A 40' garden room was located on the basement level. No original windows will be reused only new wooden casements in the Tudor style.

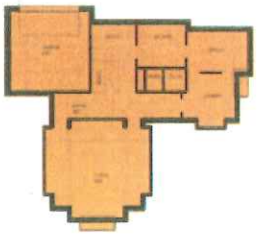
August 2011 Update:

A neighborhood meeting on August 20th announced the plan to pursue district status in Elm Heights, an action that had been contemplated for several years. Plans for a neighborhood meeting with the owner's representative were suspended because he indicated that the owner would be working with the architect to modify the proposal and the architect was out of the country. These plans were to be revised after input at staff meeting with Mr. Webb on Tuesday August 2nd attended by members of Planning and HAND. The owner of the property was notified of the extension of the delay period to 120 days. The demolition delay period ends on November 4th.

Charles Webb met with city staff twice in August to discuss reduction of the size of the new construction proposal presented in July. He later met with adjacent neighbors to assess concerns.

September 2011 Update:

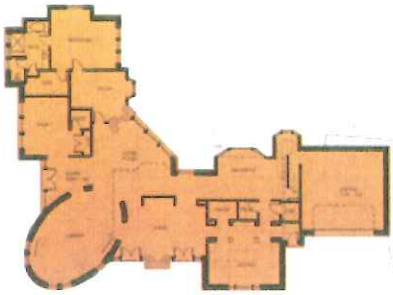
New plans were released in late September. Signs on the site were changed to full demolition. A schematic new plan was presented to a group of neighbors on Thursday September 1st and this is attached to this report. The proposed new house at this location, located on two lots, will be 6755 square feet, a considerable reduction in scale. However, as in the previous application, the Commission does not have a way to bind the applicant to the designs being proposed. Additionally the owner showed construction of another house on the site of 505 North Ballantine, which was still being moved off its historic site. This plan was presented to the Neighborhood at a September 26nd meeting at Harmony School. Concerns about height, setback and the loss of the property at 505 South Ballantine were shared.



North Home

Lot Area	17,118 sf
Lot Coverage	4,255 sf
Entry Level	2,390 sf
Upper Level	2,166 sf
Total Area	4,556 sf

Garage 2-Car with apron and Basement



South Home

Lot Area	17,188 sf
Lot Coverage	5,608 sf
Entry Level	4,277 sf
Upper Level	2,478 sf
Total Area	6,755 sf

Garage 2-Car with apron and Basement

2ND STREET

The neighborhood petition for historic desingation moved ahead, Three required public information meeting were conducted in September (6, 15, and 22) and a subcommitte that met weekly was convened to address design guidelines.

In September the design of the new house on East Second Street and the one proposed on Ballentine were only schematic, but it was clear that the two would be very different in style and in massing.

October 2011 Update

The neighborhood's application for historic district status was noticed and heard at the October regular meeting. The Commission recommended support and placed interim protection on preperties within the district. Because it would now require a certificate of appropriateness and more defined plans, no further discussion occurred on the Jacob's proposal. The house at 1203 East Second was demolished on a previously approved permit.

Since then

Throughout the months of October, November, December, January and February the design guildelines subcommittee met. In February they held two workshops and will hold two more in March, the final one on March 25th. This was considered necessary for the full airing of the draft of the guidelines. A draft is not complete for adoption at this time.

This is a request for a COA for demolition of an existing Colonial Revival style, Cape Cod

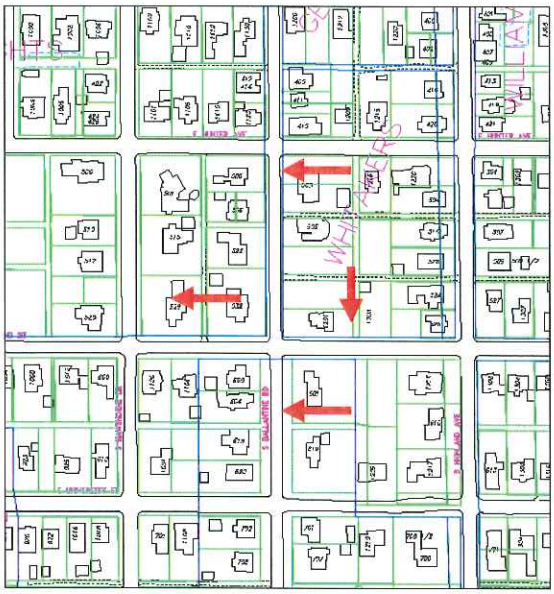
house. The house is on the corner of Second and Ballantine and occupies two lots, although the footprint is not placed across the lots lines and the current house uses the lot as a back yard.

According to city directory records, the first owner of the existing limestone veneer home was Ted Dobson, a contractor by profession. It appears in 1945. The corridor along East 2nd Street was developed two decades after the streets running north and south in this area. Both 1201 and 1203 (the demolition permit for which was released by the Commission) were built in the 1940's and do represent a distinctive style of home of this era through the 1950's. There are many examples of Colonial Revival style homes in Elm Heights, it is, in fact, the most prevalent style, and they range in age from 1920 to the 1970s. This is a Cape Cod variant of the style representing a later era, popular from the 40s through the 50s. Of the 346 properties in the Elm Heights survey district, there are less than a half dozen houses identified as Cape Cod style in the district although they are found in other neighborhoods in town. McAlester in *A Field Guide to American Houses,* identifies this form as a variant of the Colonial Revival style, usually a story and a half with a steep roof and prominent front dormers. This house is most similar to the houses that were demolished along the north side of Third Street earlier this year. All were limestone, but the house on Second Street is of a grander design with more customized wooden casement window treatments. The limestone is irregular coursed with the stones worked to resemble a rustic hand tooled appearance. It is also in good condition with no apparent later additions.

The following criteria for a COA for demolition are directly from the Municipal Code Title 08.

Criteria for the commission to consider in the case of a proposed demolition include the following:

1. Effect of the demolition on the character of the historic district;
This house is associated with two lots and is located at the juncture of three subdivisions in Elm Heights. It is an area in which there are many large homes placed across two lots. It occupies, however only one lot. The house at 1201 is at the boundary of an area where large footprint houses prevail, however it is not situated across lot lines in the same disposition as the other two-lot sites. The nearby area (and Elm Heights generally) is characterized by many different styles of housing including sprawling footprints associated with French Norman Revival and Tudor Revival style homes. This house represents, as a Cape Cod style home, an era later than houses to the west and south.



Analysis

If you analyze the block face in the area, along Hawthorne, Ballantine and Highland, you will see a distinctive form for large houses on several block faces. The house at 1203 has its length along 2nd Street. You can see a pattern along these Hawthorne and Ballantine of street of both frontages on the north/south streets.

The pattern is two fold:
1. some houses spread over two lots with their length to the north-south streets
2. There are houses of this size in the Elm Heights Subdivision, in the Outlook Subdivision and in the Whitaker Subdivision (all are represented in the red squares)_
The house at 1201 East Second faced 2nd and has its length on Second Street which breaks the pattern on Hawthorne and Ballantine.

As such it is less consistent with the pattern than most houses.

2. State of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition;
The house is not seriously neglected and was recently occupied. It is fundamentally sound.

3. Balance of the public interest in preserving the structure or the integrity of the district with the interest of the owner of the building or structure in the use and utilization of the property; and
The owner of the house has attempted, since May of 2010, to find a workable plan for building in the neighborhood. In response to input from the neighborhood, he has tried several different site plans and house plans. His plans now leave the house at 505 N. Ballantine in place, responding to neighborhood concerns about moving it to Mitchell Street or to the half lot on Second Street. He has purveyed several site plans for this site and there have been multiple adjustments to neighborhood input. Relatively modest for Elm Heights, the existing house is small for the nearby area. According to Planning and Zoning regulations the owner could build a 14,000 square foot home without variance on this site. It was only the demolition delay section of the UDO that stayed the demolition when a historic district was proposed.

4. Possible alternatives to demolition.
The owner does not find the house useable for his purposes. If demolition is pursued, then the house materials should be salvaged for use elsewhere.

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The guidelines committee has considered the following criteria which has been used in other Bloomington neighborhoods, but is in the draft not that is not yet adopted.

The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.

This is a reiteration of the public interest criteria.

Staff sees the response to this request as complex. One might justify denial on simply historic criteria, although the house itself probably does not elevate to more than contributing status. The existing house also breaks a two-lot pattern that new construction might correct. The house is now in a "pending" historic district. In weighing public benefit criteria and preservation of the "district," however it would be better to maintain flexibility in acknowledging the petitioner's time invested both before and after the district recommendation and willingness to compromise over what will be 9 months in March. The petitioner has filed plans and modified them based on input. In terms of the "preservation of the district," it may be time to show cooperation as we approach the council vote. The several designs presented have been in keeping with quality if

not the scale of the historic neighborhood.

Staff invites commissioner comment and is prepared to recommend approval of the demolition of 1201 West 2nd.

As a part of the demolition and new construction plan, the petitioner wants to remove 4 mature silver maples along 2nd Street and replace them with red oak trees (these are listed in the Bloomington tree manual for placement along streets). These are hardy urban trees with a high dense canopy.
The Commission has acknowledged problems with mature silver maples before. The owner has had limbs falling across the sidewalk and fears that the trees might cause injury

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Staff recommends approval.

1201 E 2ND

COA-4-12

Petitioner: Charles Webb for David Jacobs
Address of Property: 1201 East Second
Proposed Elm Heights Historic District under the authority of Interim Protection 8.08.015

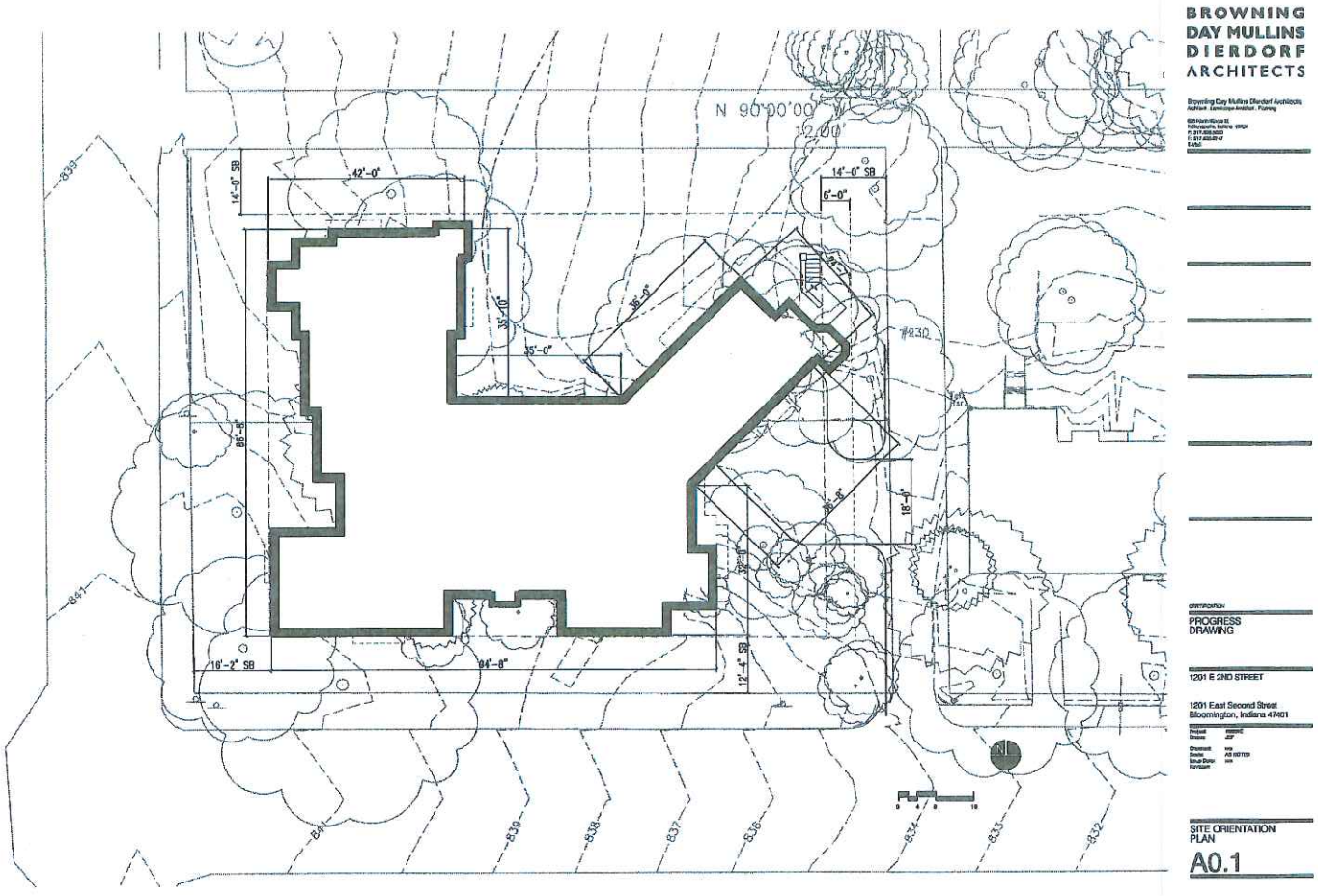
Request for construction of a single family house.

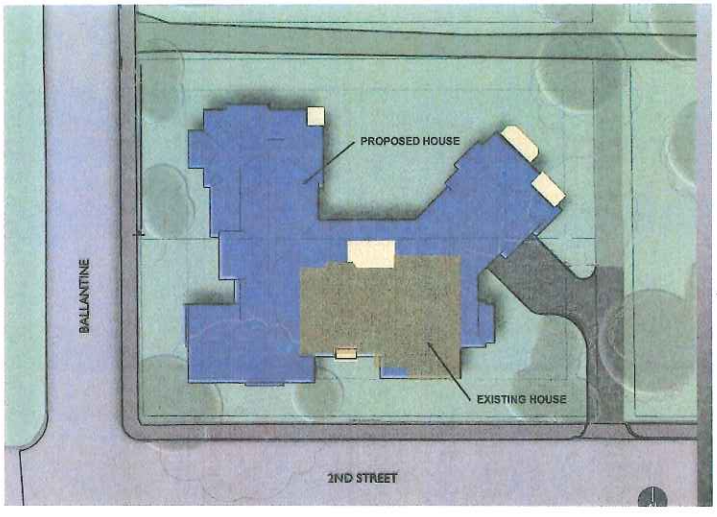
The request is for a two story three level limestone Tudor house with a footprint that crosses two lots. The two facades spread equally along the Ballantine and Second Street frontage. The formal entry is on Ballantine Street. The stone is random coursed limestone with two different finishes. The windows are leaded casements and true divided light. Stucco parts of the facade are framed with rustic timbering which is also used in the spandrels beneath the windows. The roofing is made of either zinc or slate panels.

Unlike the previous proposals, this house is more rectangular and builds up in modules of a story and a half to two story heights towards the center of the building away from the street sides. The height of the house at the highest point is 35 feet and this is masked behind the front facing gables on Ballantine and the hipped roofs on Second Street. The house is most dramatic in scale on the north side facing the alley where it is built into the grade allowing a three level bay window.

This site plan shows the sprawling floor plan of the house, probably patterned in homage to the Vonderschmitt residence a block away. The footprint of the Vonderschmitt residence is smaller (3451 according to GIS) but occupies its site in a similar way. The dramatic curved towers in previous drawings probably derived from the Vonderschmitt grammar as well but they have been removed.

Ballantine Elevation





Setback has been defined as a concern. The house is 16'2" from Ballantine and 12' 4" from Second Street. The Second Street setback mirrors that of the existing house. This places the house on the lot so that it requires no variance but does not reflect traditional setbacks for the larger houses in the neighborhood. These distances vary from 30 to 45 feet on Hawthorne and Ballantine.

The petitioner has shown a willingness to draw the house back from Ballantine to as much as 24' 11" and from Second Street 19' 8" but this would require a variance and would need support from Planning. Turning the garage slightly north also might gain that footage.

The following statistics were submitted with the application

Lot Area 17,179 SF

The footprint is 6081 SF

Basement 346 SF
First floor 5570
Second Level 1941

Total is 7,857

Since this plan was submitted the petitioner has requested additional improved space in the basement as access to a patio, making the full useable space 8608.

Staff is prepared to recommend approval with an increase in setbacks of the house or reduction of the footprint to gain those setbacks.

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. ____**015-46520-00 WHITAKER LOT 8**_____

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

Owner intends to remove existing 1940's limestone home located on single lot #8 of Whitaker addition and replace with a larger residence utilizing Whitaker lot #8 as well as the empty lot to the north which is Whitaker Lot #7 .
House is approx 7800 sqft plus 2 car garage, on 2 levels over a partial basement. The footprint of the house is 6081 sqft and the second story rooms are all enclosed within the roofline of the house.
The style is a modern interpretation of an English Tudor revival.

The official numbers are as follows

Lot Area – 17,179sf

The footprint is 6081sf

Basement 346 + 1097 ✓
First floor is 5570
Second Level 1941

Total 7,857sf = 8608 ✓

Bedrooms – 3

Garage - (2) car w/ apron

3. A description of the materials used.

Owner proposes the following materials be used in the exterior construction. Limestone, timber, slate, glass, copper, lead, wood. The Limestone would be in various finishes including rough cut as well as smooth cut with cut limestone surrounds around most of the windows. Several bay windows would be in rough hewn timber with multi-pane casement style windows. Roof material would be slate or zinc.

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

Ballantine Elevation

LEADERSHIP + DESIGN

BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS

2nd Street Perspective – Looking NW

LEADERSHIP + DESIGN

BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS

Ballantine Perspective – Looking SE

LEADERSHIP + DESIGN

BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS

2nd Street Perspective – Looking NW

LEADERSHIP + DESIGN

BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS

House across Balantine from empty Whitaker lot 7.

House to the North, Also owned by petitioner.

Photos from of adjacent properties to 1201 E. 2nd St.

1201 E. 2nd St. taken looking NE from corner of 2nd and Balantine.

House across Balantine to the west.

House across 2nd Street to the South.

House cattycorner to the SW.