

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday June 14, 2012

4:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATES OF APPROPRIATENESS**
 - A. COA- 15-12
817 East 2nd Street Elm Heights Proposed District under Interim Protection
Owner William Itter
Request for an accessory building to house studio space
 - B. COA-16-12
1014 East Wylie Elm Heights Proposed Historic District under Interim Protection
Owner: Colin and Lynn Allen Representative Golden Hands
Replacement of a non original infill door with a fiberglass replacement and construction of a deck
 - C. COA-17-12 University Courts Brick Streets
Owner City of Bloomington
Representative Justin Wykoff
Request to purchase replica brick from a brick manufacturer, in anticipation of the transportation fund improvements in University Courts
- V. DEMOLITION DELAY**
 - A. 912 North Madison full demolition
Owner Chris Sim
 - B. 601 North Morton Showers Brother Furniture Administration Building partial demolition
Owner: City of Bloomington Representative Barry Collins
Partial Demolition: Removal and reconstruction of parapet walls during roof repair and replacement.
- VI. NEW BUSINESS**
 - A. National Register Nomination of the Millen Chase McCalla House
403-07 North Walnut Street –introduction
 - B. 108 West 6th Street Consulting Grant
Max's Place
- VII. OLD BUSINESS**
 - A. Subcommittee Reports : GPP and Designation
 - B. Preservation Month Activities
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday July 12, 2012 at 4:00 p.m. in the McCloskey Room

Posted: June 7, 2012

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION
MINUTES
Thursday April 12, 2012**

- I. CALL TO ORDER**
- II. ROLL CALL**

COMMISSION MEMBERS

Doug Bruce
Jeannine Butler
Sandi Clothier
Marjorie Hudgins,
Chris Sturbaum

ADVISORY MEMBERS

Dave Harstad

STAFF

Nancy Hiestand – HAND
Amanda Cosby – HAND
Nate Nickel – PLANNING

GUESTS

Barbara E. McKinney
Jenny Southern
Tim Mueller
Sam DeSollar

III. APPROVAL OF MINUTES

None to approve.

IV. ELECTION OF OFFICERS

The nominating committee had no report.

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.

WITHDRAWN.

B. COA-04-12

1201 East Second Elm Heights
Representative Charles Webb

Request for new construction of a house at 1201 and landscape plan.

WITHDRAWN.

C. COA- 09-12

623 South Woodlawn Avenue

Elm Heights Proposed Elm Heights Historic District

Representative Kevin Spicer for Spicer Rentals

Violation resulting in the Request for construction of a garage, Removal of asbestos siding and replacement with cement board on a four-square house,

Request for reconstruction of a mudroom at the rear of the property

WITHDRAWN.

D. COA-10-12

522 West 3rd Prospect Hill Historic District

Representative Barbara E. McKinney

Request for a color change on a house

Dave said that we had proposed to have this request on the consent agenda. Jeannine asked when did we discussed the consent agenda as a commission. Dave said maybe a year ago. Marjorie and Chris agreed that they did not remember the discussion. Dave said that no decision was made.

Nancy gave her report. She said this case of a simple exterior color change would be a good candidate for the consent agenda and then recommended approval. She said Barbara worked with her looking through different paint schemes in reference books. Barbara said Nancy was very helpful.

Marjorie moved for approval of paint colors for Barbara McKinney's house as submitted, Chris Sturbaum seconded. During discussion Chris said he was curious as to what color the railing was. Barbara said it was white now but will be the cream color she's requesting Everyone agreed that it will look nice. Motion passed 5/0.

E. COA-11-12

910 East Second Elm Heights Proposed Historic District

Owners Tim Mueller and Jenny Southern

Removal of a mature tree, extension of a rear porch, extension of a bathroom on the east side of the house.

Nancy gave her report. Tim spoke about the reconstruction of the existing enclosed back porch, they don't believe the back porch was original to the house, certainly not the enclosure. He said it is not built up to standards, has a low ceiling and slanted floors. Sits on un-mortared rock piles and simply want to reconstruct it.

The proposed porch will be built in the open area behind the house and won't involve anything except the existing pergola. They would like to take the opportunity to create a new rear roof line to extend the porch, making the entry a little more friendly. He said currently there are steps that

rise rather steeply right up to the back door. So when you open the back door you are couple steps down from the actual threshold. Jenny and he have noticed as they age this is becoming more awkward, and they had n elderly visitor who found it impossible. Tim said they need to add a meaningful stoop, so the dimension would be about 7' x 12' and will take advantage of the new roofing to extend out over it.

Tim said the open porch would have the trim configuration up at the top but open to the porch area and they would use 6" x 6" post with brackets that would echo the brackets on the front of the house. The porch supports themselves would be 6" wide columns with brackets at the top. They would like to have about 2' eve overhangs all the way around with exposed toe rafters. They would hope to do cement board siding that has the same exposure as the current wood lap siding on the house. There is an existing window in that wall, but they would like that window to be an option because they are not sure if they want that wall to have cabinets.

Marjorie asked whether the depicted window is in the addition or the bathroom? Tim said that is the addition that is adjacent to the kitchen and they would like to extend the kitchen to accommodate cabinets. They currently use it as a supplement kitchen space.

Tim said the east side of the house facing the neighbor shows a bathroom window that has been replaced inappropriately. At one time there was a window over the bathtub which someone filled with a shutter for privacy.

The bathroom is the most ridiculously small bathroom he said he's ever seen. There is a closet in the adjacent bedroom that intrudes into the bathroom, and the adjacent bedroom is only 9 1/2' wide so they do not have the option of taking the closet out and relocating it. He said there is only 18" between the corner of that closet and the bathroom sink or the lip of the toilet and the bathtub. So when his mother who is 97 years old visited them for several months they found that she could not use any of her walker to get into the bathroom. Certainly not her wheelchair and that sensitized them to the deficiency of the house.

So their solution is to add a 6' x 11' addition to the house to fit between those two existing east side windows and use it as a bathtub and shower area with sufficient width to allow maneuvering to use handicap equipment. Tim said there are no windows proposed because of this rooms intended function. Jenny said they could do a fake window or something in the front side but its going to be a wet room where the whole floor will be tile with a drain in the middle so someone can drive wheel chair right in, turn and shower. Jenny said without any enclosures it makes it difficult to put in a window.

Jenny said they could put a small window in the back there will be a small bathtub on that side but you wouldn't be able to see it anyways. Tim said they would probably put a high clerestory window that opens on the back side for ventilation, perhaps a fixed skylight on the surface of the back. Jenny said any venting they will put on the back elevation and you won't be able to see any of it at all. Tim said they will match the paint shingles and trim configuration of the rest of the house. Initially they drew the drawing with a gable roof, but when they looked at the drawings they seemed too high and narrow. But with the advice of Nancy and their next door neighbor we reduced it to a hip configuration to bring it down its apparent height. Tim said they would like to

do a limestone foundation as well, not solid limestone. Might face it with salvage block, or might purchase cut face facing limestone. They do not want it to be cement block, split or otherwise.

Nancy said their 3rd request is the removal of the silver maple. In order to protect the house it's been drastically pruned, but it is leaning out into the limestone embankment lining the alley. The tree is pretty much at the end of its utility. They are asking for it to be removed, also per guidelines of Elm Heights. Tim said they did the trim job the summer before last hoping to save the tree. But now it's dying and is a hazard as well as its damaging effects on the wall. Jenny said you can't really see it in the pictures but it's moved the wall out about 8" as you look out. She said everything is moved out of place.

Nancy recommended approval, Marge asked about the optional possibilities for the porch design? Nancy said the designs would be selected based upon on variance approvals by the BZA. Tim said they asked for variance for both the reconstruction of the existing room with a slightly different wall configuration and have asked for them to extend that out to a 7' porch. Staff is recommending for both. He said we think the reconstruction of the existing room is a slam-dunk, not much reason to deny it. However, on the chance that they approve the room but not the porch because the porch is all new stuff they would like to be cleared with this committee and the alternative. Marge said she just wanted to clear it up since she heard two requests.

Sandi asked about the design for the three 3 windows on the porch. Tim said they have offset windows a little to the right because they may put cabinets on that wall. They have not committed themselves to putting cabinets on that wall but they would like the alternative of stretching the 3 windows and the door to the fill the whole façade, to be an acceptable alternative. Sandi asked if they wouldn't get rid of the door, Tim said no they would only stretch to fill the space. By getting the windows an inch or two wider or maybe the trim wider.

Chris wanted to look at the blank wall and ask if its 11' wide, Tim confirmed. Chris then asked if they considered a false window up high with false to break that up, Tim said no. Chris said we've done this before and then you just use a traditional window and you put a glass that is not transparent in the window and it will give you the appearance of a window, but will not get in your way on the inside. Jenny said did they consider that but the one thing with the view on the picture is you cannot even see this wall unless you go halfway up the neighbors drive, so the false window would be for him and no one else.

Chris asked if you can see it from the street, Tim and Jenny both said that you cannot. Tim said you cannot see it because of a big pine tree and evergreen shrubs that are blocking that entire view. Chris mentioned that the design includes a 6' blank wall, and Tim confirmed stating that if you face the house from the street, there are bays on both sides of the front porch with 6' blank walls with no windows. Jenny said so they are echoing an existing condition on the other side. Sandi did confirm that she drove by today and could not see anything because of all the green vegetation and closeness of the neighbor.

Sandi asked if they had implemented the changes as part of the demolition delay request that was heard a year ago and if they were just redesigning the previous request. Tim said no. Tim said that at the time they did not know Planning Department would require variances for existing

space, but they did. Tim said that they support the stringent application of regulations to nonconforming uses because they are neighborhood advocates. He said that since they have to go through the process of use variances, then they decided to be a little more ambitious in their plans.

Doug Bruce motioned for approval of COA 11-12 908-910 E. 2nd Street as submitted with the options as described: an extension of the porch on the back or rebuilding of the existing room without the porch with the design options on the rear windows. Jeannine Butler seconded. Motion passed 5-0-0.

Chris commented that they should consider including a fake window when they start construction and see the true massing of the addition, because he believes it would look better and give a traditional look to a pretty big wall. Tim said that he has an extra original window to use. Jeannine said that she could understand not having a window in that type of bathroom for privacy.

Jenny Southern said they originally thought of putting a window there that was an awning window so it would be openable. Jeannine said that we are not saying that it is required and Chris agreed., Jeannine said that's not part of our motion. Dave said that he likes the character with the open rafter tails and the limestone foundation and to keep it at that level would be desirable but it does disturb him to not have that window. Chris said this was just free advice to take it for what its worth.

Dave mentioned the tree, if they were not doing the additions he would feel bad spending all our time on a dying silver maple. He asked if we could clean it up, so we don't have to deal with it. Dave said that we do not need to be trying to save a silver maple. Nancy agreed and added that Bridget was previously concerned about a silver maple on a rearview property that Michael Connor owned and had commented that we were not giving it enough consideration.

Sandi said Elm Heights themselves are interested in saving trees so looking at the guidelines themselves, that's one of the things we've seen that the neighborhood wants us to review. Dave said maybe he should back off the species thing, he said that if a silver maple is a good tree may still be open to debate when it's dying. Jenny Southern said that in the guidelines they actually have if its dead, dying or invasive they do not use COA's. Part of the reason she thinks that they are reviewing for her is because she is writing the guidelines and are holding her to a pretty high standard.

Jeannine said that she didn't know if that could be staff approval as opposed to coming to this commission, especially if it's within the requirements of the guidelines committee. She said she didn't understand why they couldn't just say Nancy could decide that.

VI. DEMOLITION DELAY

- A. 731 East University Partial Demolition
Owner Samuel DeSollar
Removal of a rear wall to make an addition of a powder room off an existing mudroom

Nancy proposed a consent agenda for this 731 East University Partial Demo. Jeannine mentioned if we are doing consent agenda she was wondering if they come with a statement of consent agenda and you list the things in the consent agenda and then you vote on it, and asked if that's the way it works? Dave said he thinks it should say consent agenda so you read very carefully through it. Chris said the Plan commission did this and they listed here are the three things on the consent agenda, does anyone have an objection to these placements. Jeannine said and if you do then you have to make a motion to move them out of the agenda, Dave said yes, Chris said if the consent agenda passes then all three things are done.

Jeannine said she has no problems with it she just wants to make sure they do it the way they are suppose to, Chris said they can call it practice consent agenda this time since they don't have the same pressure they thought they were going to be under. Nancy said yeah because a lot of this was because they thought they were going to have Jacobs plus a violation. And she also said there are ways she thought that this should not even be on our agenda. Jeannine Butler moved to accept the consent agenda as proposed. Chris Sturbaum seconded. Motion passed 5/0.

VII. NEW BUSINESS

Consulting Grant 105 N. College

Nancy said this building is managed by Abodes. Tom Gallagher contacted new tenant which is Oliver Winery and they have requested assistance with the design. There are no clear archival photographs for this building, but Nancy said they are willing to do a new design based upon the art deco style, late 20s store front. Nancy said they will have to do discovery during the demolition phase to determine what might have been there. Dave said that he would vote for double funds for that one because that building is just an eye sore.

Jeannine Butler motioned to approve the consulting grant of \$400.00, Doug Bruce seconded.

Sandi asked how much more could we make the grant, Chris agreed stating that it seems like it could be more. Nancy mentioned \$600.00, and Jeannine asked how much do we have. Nancy said that we always have \$1,200 for consulting grant, but we have also funded designs for the Owlery. Dave said that we have the option of upping the amount to \$600. Jeannine asked if we have \$1,200 or had, Nancy said we had it minus the \$400 so \$800. Jeannine said if we do a \$600 then we will only have \$200 for any other consulting grants that might come along. Nancy said that we are not fixed in stone, we could take the money from something else like printing. Dave asked if the \$400 would be enough, Nancy said no, it's just an incentive to get them to start.

Jeannine withdrew her motion, Doug Withdrew his second. Dave said this would be a good thing for the square so if we can help out however we can let's do it. Doug motioned to approve consulting grant of \$600.00, Jeannine Butler seconded. Motion passed 5/0.

Nancy said the mayor called several staff members together and asked them to put together two grant applications. One fell to her, for the B-Line Trail historic walking tours. The group came up with the idea to be able to use cell phones to pick up QR codes. She said that you would be able to get audio and pictures on cell phones, which would direct people out into the community.

She said they have picked five. They will do African American History, McDoel, Prospect Hill, Showers Complex, and the courthouse square. She wants to intersperse oral history in the narrative that would gather interviews with long time residents about their memories of the area. Nancy thinks that using this technology would get younger people interested in learning the history.

Sandi motioned to support the grant application with letter of support. Jeannine seconded. Motion passed 5/0.

- A. Meeting of the Designation Subcommittee
- B. Meeting of the GPP Subcommittee

VIII. OLD BUSINESS

- A. Preservation Month Activities

IX. COMMISSIONERS' COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

Summary: Request to build a large studio structure behind an existing house in Elm Heights.

COA-15-12

817 East Second Street

Owners: William Itter

Elm Heights Historic District Under Interim Protection

Request to build a studio in the rear yard .

105-055-76074 N 817 House; Queen Anne, c.1900

RC



This is another early clapboard home in Elm Heights with interesting Queen Anne massing and Free Classic details. The house is classified as notable and the owner specifically requested inclusion in the district because of this. The house was noted for its age and integrity.

The lot is significantly larger than the average lot in Elm Heights. It is 68 feet wide and over 228 feet long and bounded on the west and north by alleys. A stone retaining wall runs about 60 feet along the west alley towards the rear of the

lot. There is an existing concrete block garage along the alley located west of the house. The house is located in a part of the neighborhood, near campus, that is densely populated with investment property. In fact there is only a single owner occupied home that is contiguous to this lot. This request for studio space must also go the BZA for a variance from the maximum size for an accessory structure (580 sq. ft.).

The owner has submitted a full staked survey showing the location of the house, garage, significant vegetation, and the proposed new building in the rear yard. The new building is 27' X 37' making it slightly larger than the existing house footprint. It is approximately 1000 square feet in area. The period of the house's construction, however and the size of the lot, would not make an accessory structure that unusual on this site. Rustic outbuildings would still be associated with houses of this vintage in Elm Heights. Evidence suggests that the existing concrete garage was apparently built later, probably because the house predates the era when auto storage was common..

The owner, William Itter, is an artist who would like to continue his work in retirement and no longer has access to academic facilities. His medium is paint and his canvases are large, so his need very much directs the size of the building proposed. He will submit interior plans to show how the interior storage requirements direct some exterior details.



The principal structure on the lot is a transitional style between the cross gabling and chamfered bays associated with Queen Anne and the plainer Free Classic lines that became more frequent after the turn of the century.

The design problem for the owner is the requirement for a large one story space with little fenestration because of interior storage requirements. To be compatible with the existing house, it needs to utilize a frame exterior. The petitioner has elected cement board with wood trim. Placement of the building is directed by the location of a large oak tree at the center of the lot. Tree removal will take place at the rear but will impact only a stand of volunteer trees that have grown up at the location which is noted on the survey. The petitioner has described replanting the area with new conifers and deciduous trees to produce a more aesthetic screen.

The studio structure has a simple gabled roof with the ridge running north and south through the site. A double leaf door with transom faces west towards the alley. The petitioner has elected to break up the massing with siding changes in width separated by asymmetrically placed vertical board. A subtle change in the depth of the overhang that transitions near the door, also adds to visual interest and breaks up the façade. Traditional corner boards and wide sill plate covers with drip caps repeat the dimensions on the house. Most of the siding will be identical in width to the clapboard on the house, but some will be wider to interrupt the consistency of the necessary blank walls. The fenestration echoes the principal structure's ribbon windows and bays, in an abstract fashion. The high horizontal windows on the alley side echo the transom pattern above the double doors. The two double hung windows on the south and east sides match the height of the typical window on the house. The house, however, has several window shapes and designs. The large front window has a divided transom from which pattern the rectangular shapes on the studio are drawn. The colors of the shingled roof and framing will match the house detailing.

The petitioner has submitted interior plans to show how the wall space will be utilized, because it pertains to the functionality of the building and directs some external constraints. Staff is impressed with the nontraditional design response that is based upon the house but does not directly imitate a historical pattern.

The petitioner has submitted a statement a supporting photographs and drawings.

Since the Elm Heights Guidelines are not yet approved, staff advocates an approval based upon:

- compatibility of materials, proportion of framing patterns, and fenestration.
- The era of the historic building also suggests that a large scale accessory building is not inappropriate in this setting.
- The larger size of the lot will carry additional construction.
- The rear location and screening add to the support.

Staff recommends approval

("Application" – continued, William Itter, Poling Lot 5)

2. I am an artist and Professor Emeritus of Fine Arts. I taught at Indiana University for 38 years until my retirement in 2006. I was provided an IU studio work area until 2011. I now seek to build a detached studio building having a 26' x 36' footprint (936 sq.ft.) on my 817 E 2nd Street Residential Core zoned property that is separate from my house and a single accessory detached roofed garage (14' x 24' - 336 sq.ft.). My property is 66 feet by 225.5 feet (14883 sq.ft.). The north end behind the garage provides an open area approximately 65.ft. x 72.4 ft. (4763.92 sq.ft.), the location of my proposed studio structure. It is bounded on the west and north by east-west and north-south alleys. My property is surrounded on all sides by eight multi-family rental residences and one owner occupied property; all have backyards adjacent to my property boundaries.

The studio I propose presents a creative work area having a single interior space. The interior function is comprised of uninterrupted wall areas and shelving, tables, storage spaces for painting and drawing art works and for tools, wood, canvas, art books and paper supplies used for the creation of artistic works. I have designed the building exterior to include various neighborhood architectural characteristics consistent to the historic qualities of my 1912 Queen Ann style house. This includes clapboard siding variations and proportions of window and trim items that match and/or reflect both Queen Ann and bungalow construction details prevalent in the Elm Heights neighborhood to add stylistic interest to outside wall surfaces. The goal of my design is to have a structure consistent to the architectural style of my home. Located at the north end of my property, I would like it to create an enclosing space between it and the north face of my home that outlines an existing garden area centered by a 12 ft. circumference specimen red oak tree. The value of the oak tree, by its size and location, prevents me from building an addition onto my house. Also, given the aesthetic whole of the design of my house as built, I believe it is important to respect and maintain its historic presence.

Along the west and north boundaries which define the rear of my property are various volunteer trees and incidental shrubbery that have been left to grow with minimum care to hide surrounding apartments and parking lots. This area has not been developed although I have thought of doing so for years. To build in this location would best require the removal of all trees during the construction phase with landscaping following. I plan to plant a variety of coniferous and deciduous trees, perhaps on a constructed knoll bordering along the alley line with natural rock surround and descending south to the north side of the proposed studio. Grass and perennial plants will articulate the developed garden surrounding the studio and act to buffer the eyesore parking lot and dumpster areas of the strip apartments and multi-dwelling houses between my property and E Hunter Avenue and S Park Avenue.

3. The structure will be supported on a typical concrete block foundation (about 3' deep and 1 ½' above ground level), capped, and raised to floor level by "I" beam joists. Standard types of wood framing and lumber supplies are to be used for interior structure and surface areas with various dimensions of sheet plywood for floor and interior/exterior wall surfaces. Windows will match design proportions of house style and be thermal-pane energy-efficient steel frame custom constructed. Roof support will be by scissor trusses that span wall to wall to create a single unobstructed interior space. The exterior surfaces are to be finished with concrete clapboard and wood trims that detail windows, baseboards, and corner moldings in various dimensions. The roof will be an asphalt shingle material in the color and relief style of the current roof of my home. The exterior will be painted white with gray beige trim to match the house.

Sincerely,

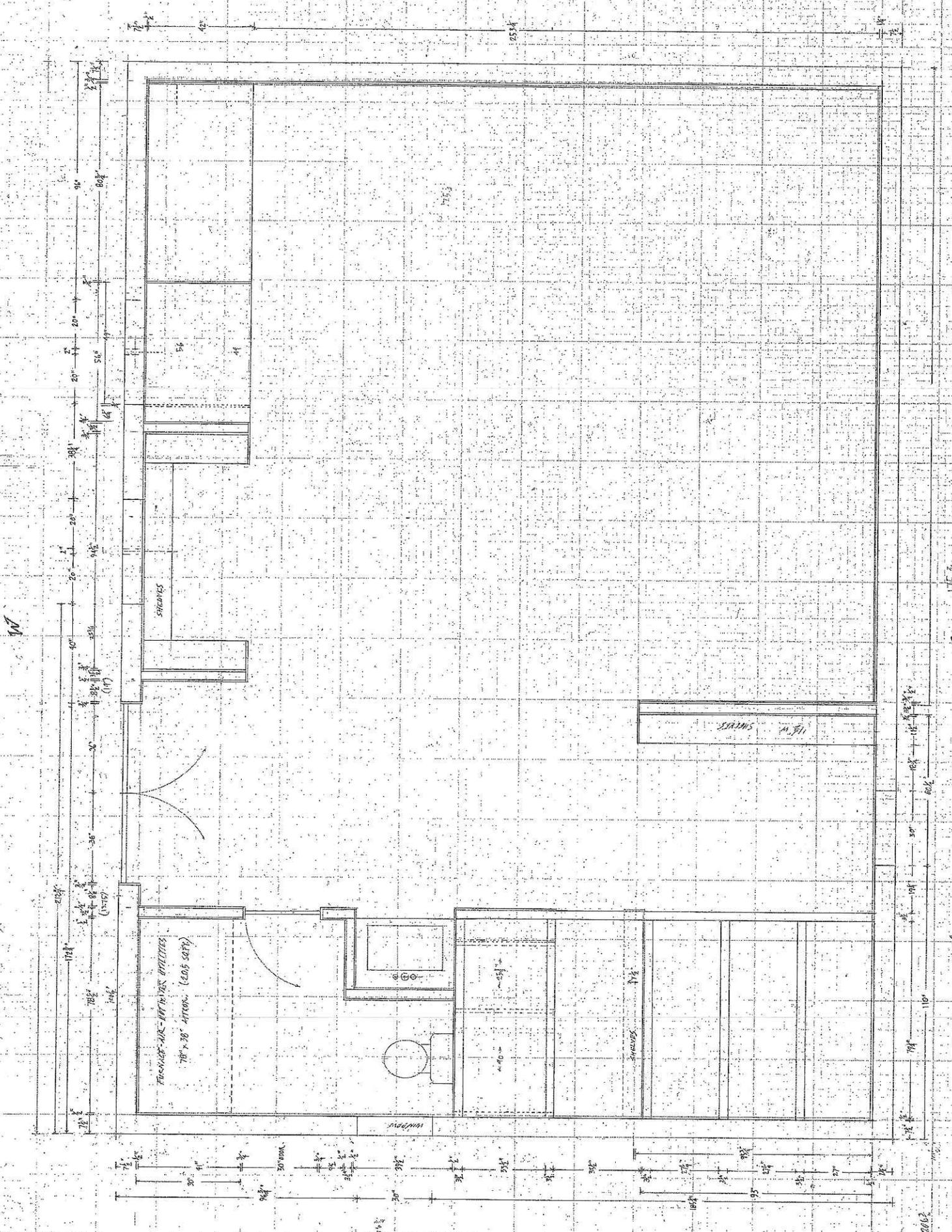

William M. Itter

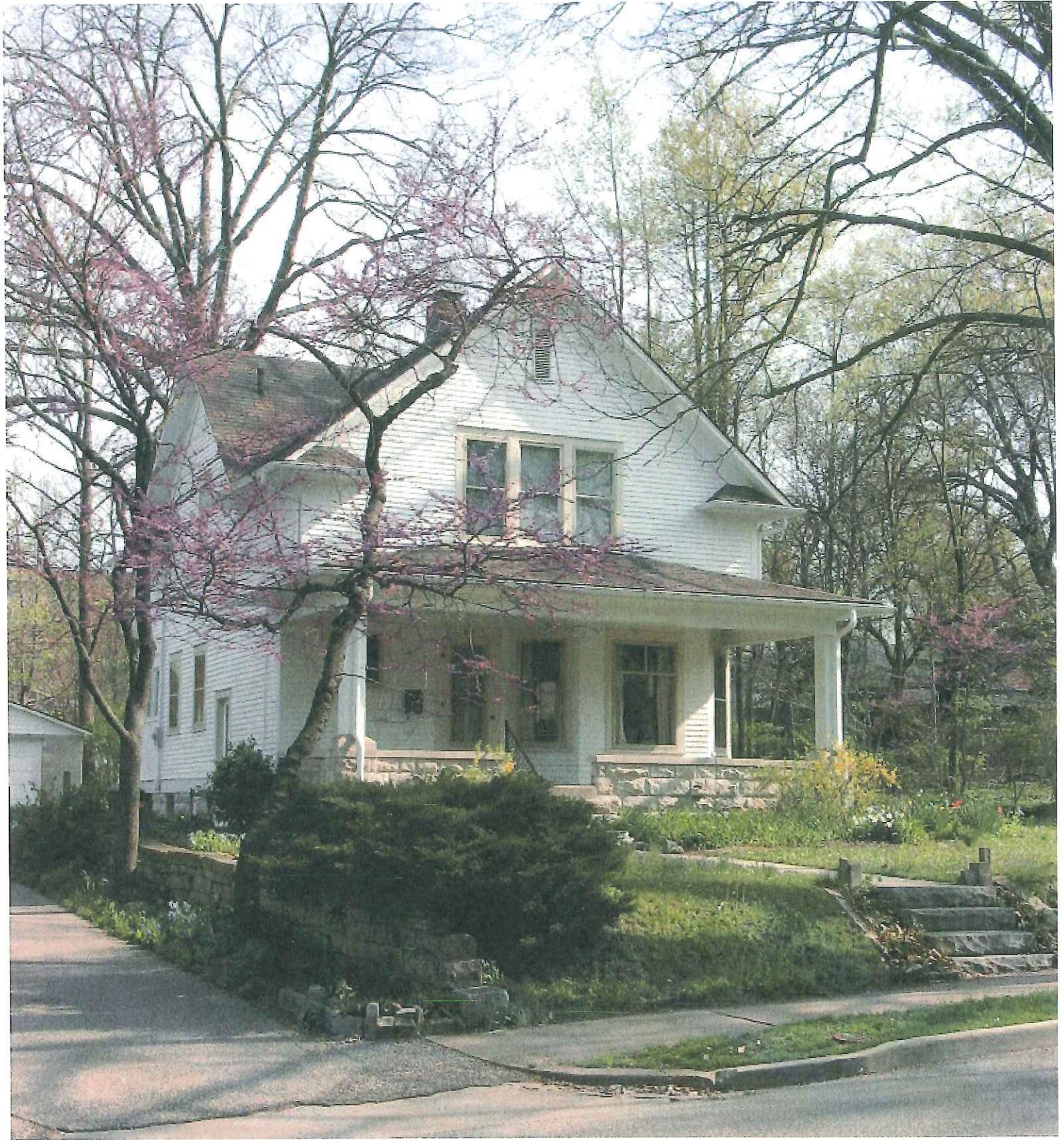
817 E 2ND Street

MILLMAN ENGINEERING B17 E. 2ND ST. BLOOMINGTON, IN 47403-9922

SCALE: 1/4" = 1 FT.

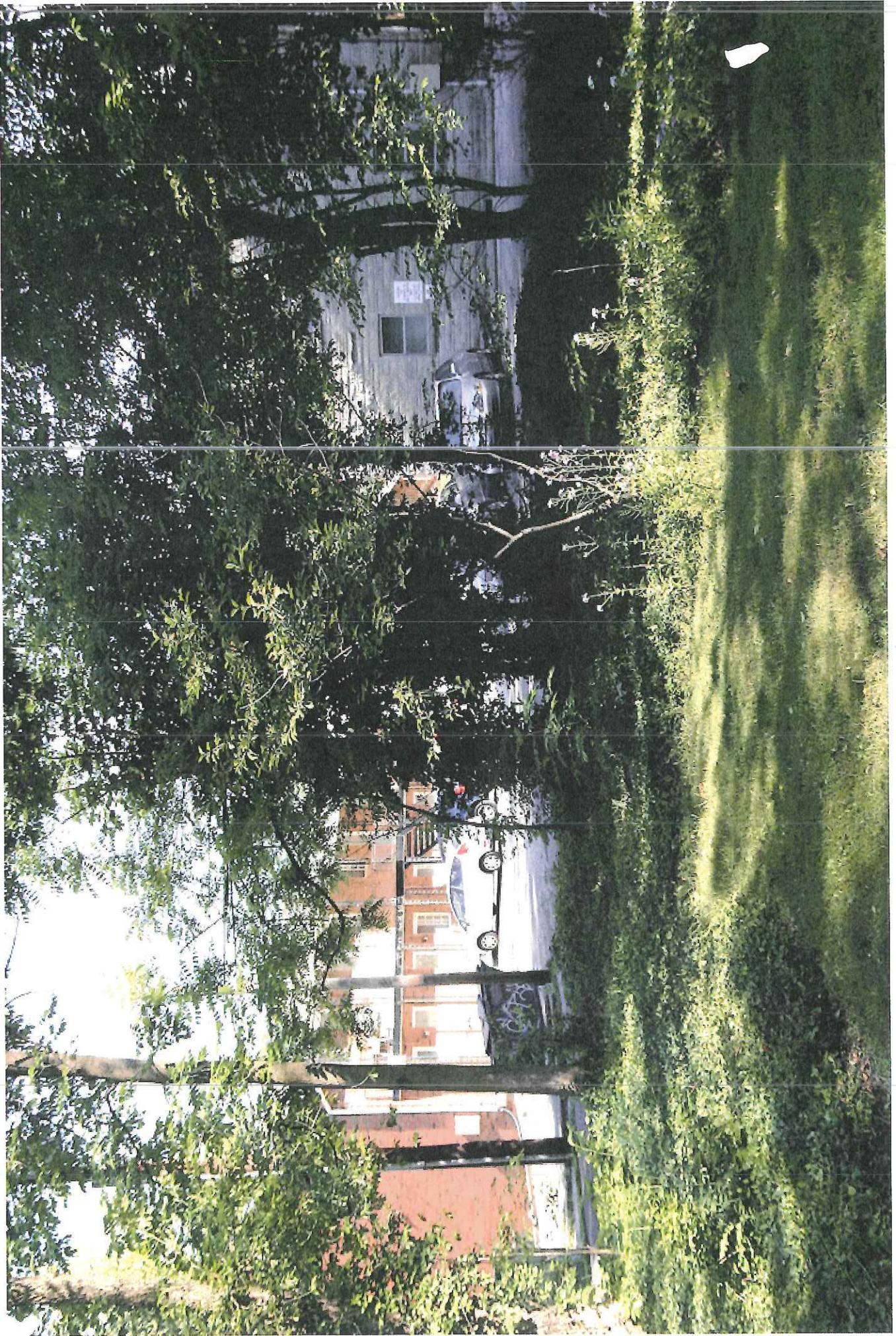
OVERHEAD - 416" (34 FT.) X 280" (23 FT.)
EXTERNAL FOOTPRINT 312" (26 FT.) X 452" (38 FT.)



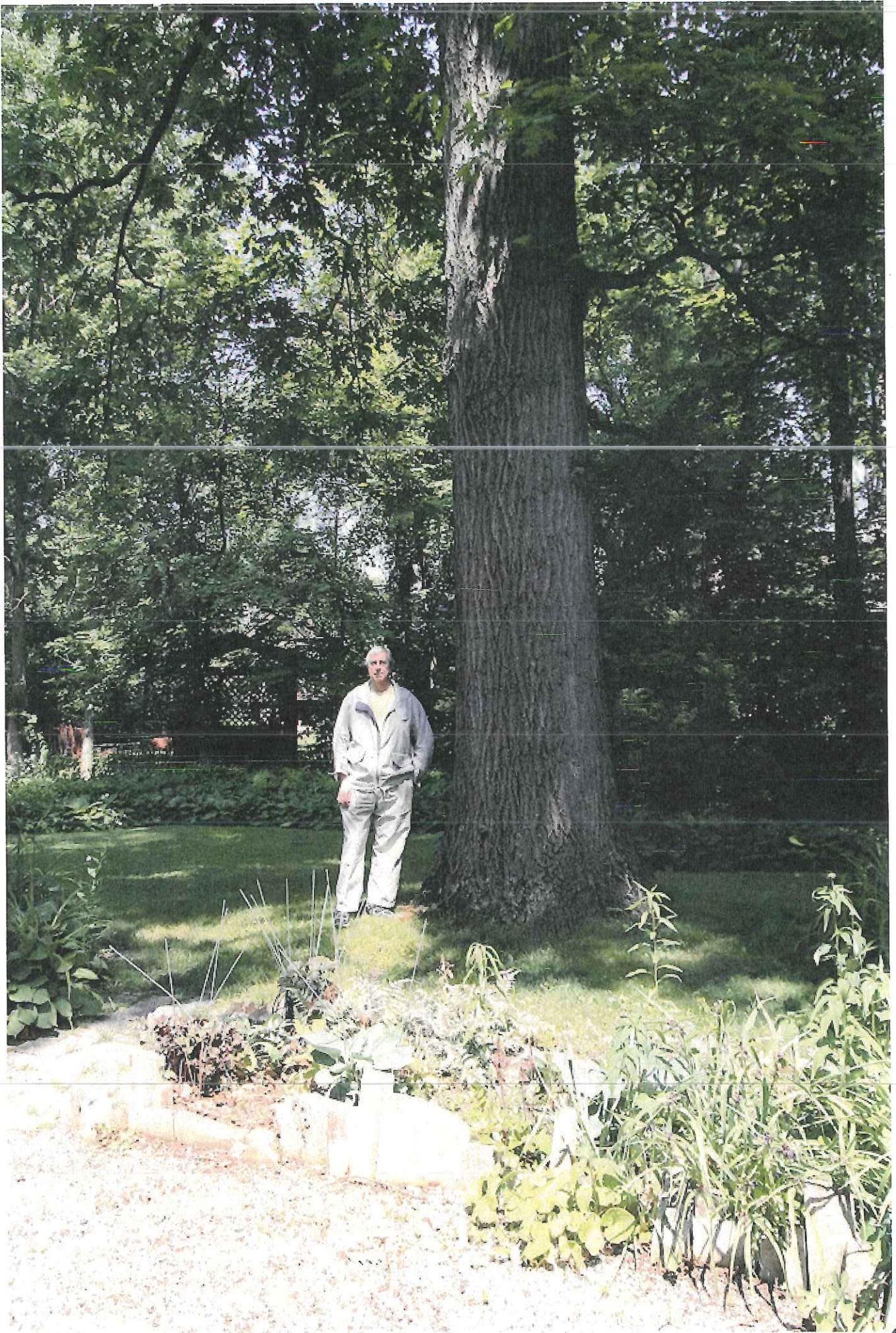












Summary: Request to replace a door on the west side of a house and build a deck to the rear of a property in Elm Heights.

COA-16-12

**1014 East Wylie Street
Owners: Colin and Lynn Allen
Representative: Chris Sturbaum
Elm Heights Historic District Under Interim Protection**

Request to replace a non original side door with fiberglass, and to build a deck at the rear southwest corner of the property

105-055-76153 C 1014 House; Prairie/ Four-square, c.1930
RC



The house sits on an average size lot on the south side of Wylie Street. It is an excellent example of a limestone foursquare with a pyramidal roof. It contains stylistic elements like the wide plain eaves, ribbon windows, paired windows, plain cornice detail that illustrate the Prairie Style. The proximity of the housing, vegetation and grade restricts visual access to the rear of the house where there is a large addition.



The driveway on the west side of the house connects a pedestrian side door with pent roof portico and farther south and below grade, a garage built into the foundation that has been infilled with another pedestrian door. There is also a freestanding

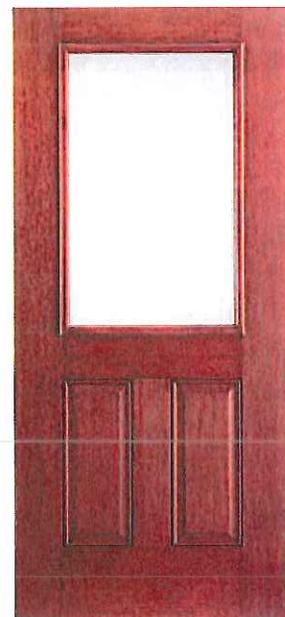
garage in the rear yard. In the photograph on the right, one can see that exceedingly close driveways and a grade change obscures the rear of the property where the proposed work will take place.



Area where deck is to be constructed and door replaced.

The owner is replacing an existing non-original door that was used to reconfigure a garage door opening when the interior space was repurposed. This below grade attached early garage configuration is familiar in the Elm Heights neighborhood. The owners propose that the existing door be replaced with fiberglass, because it is more durable and this particular area is conducive to moisture damage. There is a grade change (this door is at the level of the driveway). The door will be painted to match the existing color scheme.

A photograph of the proposed deck design is included. The deck will be located along the curvilinear stone embankment that links the house and a later rear addition (see site drawing and images). The materials are treated lumber, but the finish work is well detailed and proportioned: for example the hand rail is a shaped curvilinear board that



cantilevers over the structure of the rails. The sizing of the balusters is not standard and they are set into the bottom rail rather than applied to the outside. The design will be customized to the site, following the curved embankment that slopes to the driveway as below.



Detail of fence that is the template for the railing. The owners wish to pattern the deck balustrade on an existing fence. The newels will have finished and shaped tops, as well as the handrails. The balusters will be wide slats fit into the bottom rail.

Since the Elm Heights guidelines are not yet adopted, staff suggests the following comparison. There has been a hesitance to include treated lumber decking as an appropriate entertainment space in Elm Heights. Staff includes the following examples of inappropriate “treated lumber” finish work that cannot be considered historically compatible. These recently constructed porches and decks are inappropriately finished for the (in one case) era and style of the house to which they are attached.





Rail applied to a large front porch in the North Indiana Historic District survey area.



New construction infill

Elements of Compatibility:

Door

- Visual access is very restricted. It is screened by a stone wall and the grade change

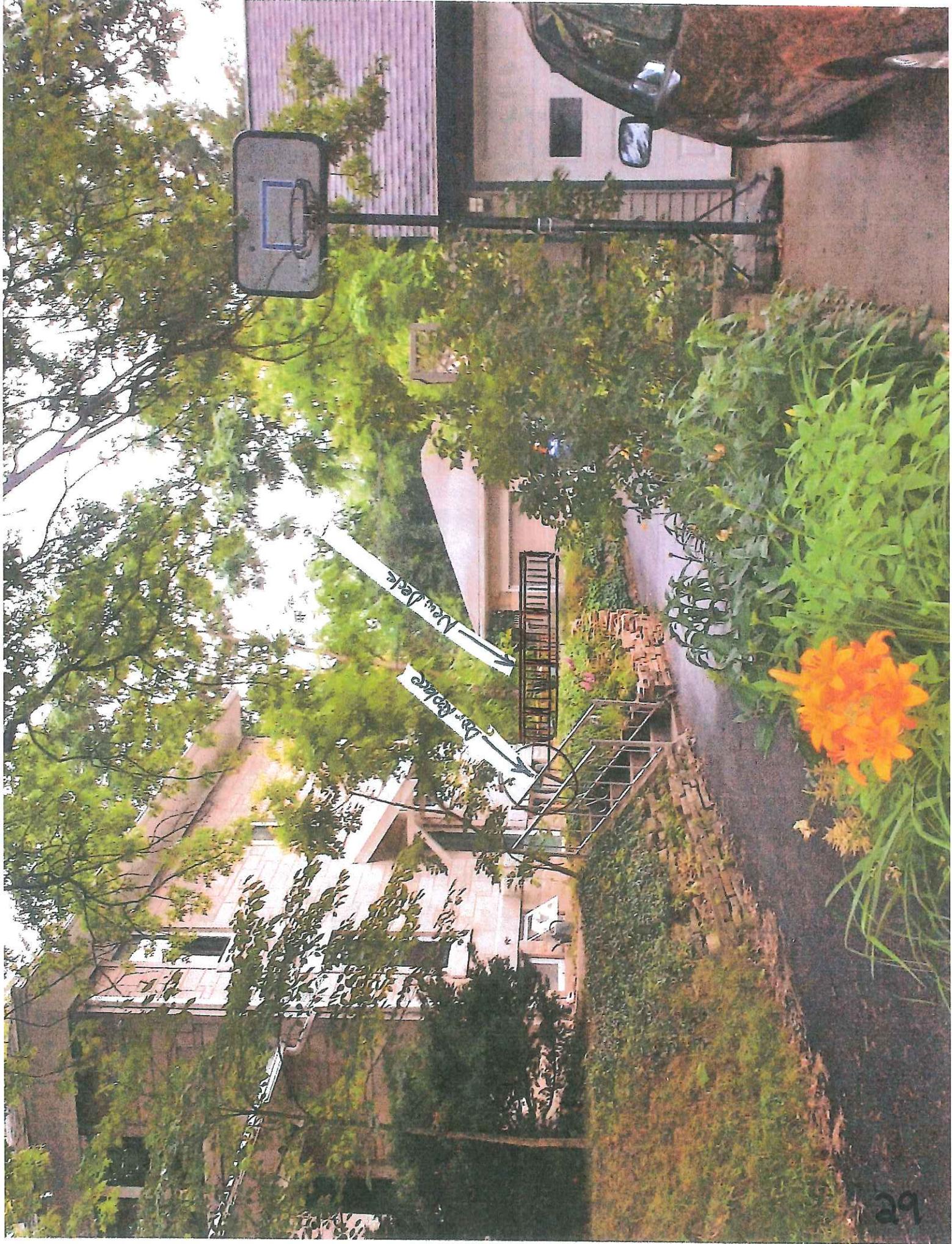
- The new door will be a correct form for the property: half light, paneled below
- The fiberglass material which would not be compatible in another location will be painted so that the material is not readable as fiberglass

Deck

- Visual access is restricted by the placement on the southeast corner of the house and addition.
- The deck is an unusual shape that enhances the existing stone wall
- The treated wood is finished by shaping, weight and details that are more compatible with this substantial and well built limestone house.

Staff recommends approval of the door and the deck based upon the submitted design and the restricted visual access to the modifications.





Summary: Request to order new brick instead of salvaged brick to repair the street in University Courts.

COA-17-12

**University Courts Brick Street Repair
Park between 7th and 9th
Owners: City of Bloomington
Representative: Justin Wykoff**

Request to use new brick for construction in the streets of University Courts National Register District

In 2009 the Public Works Department applied for Transportation Enhancement funds to assist in the ongoing restoration of the brick streets in University Courts. The district was listed on the National Register in 2007. The streets were locally designated in 2004 and as early as 2005, the city had initiated a \$10,000 a year investment in replacing patched and buckling areas. The city also passed a local ordinance that controlled a preferred method of repairing the streets in the 1980s. However, over the years private utility



companies had removed original brick and tarred over different repair sites, so that the streets were a mishmash of materials (see photograph taken on Fess in 2008). Heretofore, the brick used for repair has been salvaged brick purchased to match the existing as closely as possible.

In 1997 BHPC staff applied for and failed to obtain an ISTEA grant. Staff assisted Public Works with part of the narrative in the 2009 application. The scope of the work is limited (see attached map) But Public Works would like to request a change in repair methodology since this is a larger tract than has been attempted before



Public Works reports that the salvaged brick has had several problems: a certain percentage of each shipment arrives broken and unusable and the sizes of the salvaged brick are never exact.

Public Works would like to work with brick makers to order new brick that will have exact specifications as replicas so that there is less waste. The photograph below shows the brick patterns in University Courts that require an exacting dimensions in order to be replicated. They have located a brick maker who uses traditional methods common at the time of the original firings. The Public Works Department will continue to salvage existing brick for reuse on the site.



The area of construction for this phase will be located on Park Avenue between 7th and 8th Streets.

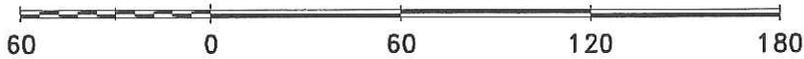
Staff has included pages of the TE application in order to illustrate how different entities both governmental and civic and over many years succeeded in preserving the brick streets in University Courts.

Staff recommends approval



Beginning 86 deg 31 min 28 sec West 39 deg 10 min 6 sec North
 Middle 86 deg 31 min 28 sec West 39 deg 10 min 8 sec North
 End 86 deg 31 min 28 sec West 39 deg 10 min 10 sec North

By: wykoffj
 25 Nov 09



For reference only; map information NOT warranted.

City of Bloomington
 Engineering

Scale: 1" = 60'

Construction Engineering and Inspection Activities.	
Other. (Describe)	
TOTAL:	\$264,354.20

How will the project be funded?

Transportation Enhancement Funds \$130,000 (Is this a request for additional funds? Yes No)

Local Funds \$134,354.20

TOTAL \$264,354.20

PLEASE RESPOND TO ALL OF THE FOLLOWING ITEMS. ATTACHMENTS ARE O.K.

GENERAL DESCRIPTION OF PROJECT – Insert a clear and concise description of the project. If the project involves construction or other activities that will be in done phases, explain the phases and include timelines. Please be clear as to which phase(s) is involved in this funding request. If there is some urgency due to imminent danger to the project/facility/land, please explain.

If the project involves land acquisition, be specific about the amount of land, its location, and the intended use of the land once it is acquired. Does the project currently have interest or ownership in real property within the project area? If so, what interest or rights are owned in all sections/phases of the projects and what are the terms of those interests? Please attach copies of the instruments documenting the interest.

This project involves the phased restoration of the brick streets in the University Courts Historic District, Bloomington, Indiana. The project encompasses approximately 11 blocks and is located adjacent to the campus of Indiana University. In 2007, University Courts was added to the National Register of Historic Places. For the most part the streets are in extremely poor condition, posing a hazard to drivers and bicyclists. In the past the road surface has been inappropriately patched with asphalt, mismatched brick and concrete. In 1987 the City of Bloomington passed an ordinance protecting the nature of these historic streets, and provided specifications on their care.

The City of Bloomington has committed funding for the rehabilitation and reconstruction of the streets in University Courts, and has over the past 3 years committed funding at a rate of \$30,000 per year, with 2010 funding budgeted at \$65,000 in a continued commitment to retain the historic heritage of these streets.

As a part of this project, a feasibility study will be done to assess how much of the original brick surface is salvageable and what the percentage of new pavers would be used. Decisions regarding the use and placement of new brick to maximize public views of original fabric will be planned based upon the percentage of original brick salvageable. The inventory of historic and useable brick will be analyzed and a supplier of a matching historic brick has been working with us over the past three years. Approximately 15% of the existing surface is inappropriately patched with asphalt. As a part of this project, a stock pile of reusable brick, matching the historic fabric as closely as possible, will be maintained to facilitate future repairs.

Areas containing the most damage, as well as areas necessary to begin stormwater improvements (downstream of other areas) have been targeted for the first phase. On the enclosed map, phase 1 includes Park Avenue (7th Street to 8th Street) including the intersection of 8th Street and Park Avenue. This block of Park Avenue contains the most deteriorated area either by traffic damage (buckling and rutting) or utility repairs. This phase will be constructed in 2013, after the coordination of all necessary utility repairs, relocations and replacements have occurred.

The City of Bloomington will replace sidewalks and curbing adjacent to the brick streets as a part of their match. At each intersection, the names of the streets will be placed on cross street tiles and affixed to the sidewalks. This design is based upon an original design of the same era (c.1920) which exists on North College in the city.

An area map of the brick streets in University Courts is included with this application, with phasing expected to be completed in block sections based on conditions and stormwater requirements (downstream to upstream) of each respective block.

The project will be directed with the assistance of the Division of Historic Preservation and Archaeology, as there is no precedent at the state level for the review of the restoration of historic brick streets, this needed criteria will be established with this project.

Contact has been made with the Winter Park, Florida streets department manager Vern Weatherholz who has jurisdiction over 22 miles of historic brick streets, and his expert advice has been solicited.

3. PUBLIC PARTICIPATION AND PROJECT SUPPORT – Describe what has been done on the project to date in terms of the extent of public participation, community/organizational support, local government support and/or the formation of special groups.

Describe any work and/or activities that have been done to date such as planning, design, and/or coordination and consultation with State or local government partners. Describe what remains to be done on the project before it is ready to be funded. Include any unresolved issues, which may cause delays. If the project is connected to a previously approved TE project, provide a status report on the previously approved project.

The City of Bloomington has actively been involved in the restoration and rehabilitation of the historic streets in University Commons, and was detrimental in working with area and local individuals to include this district on the National Register of Historic Places in 2007.

For many years the City of Bloomington Department of Public Works has supported additional funding requests for the restoration and rehabilitation of the 11 blocks in this historic district. In 2010, the City of Bloomington has committed \$65,000 for continued work to improve these streets while maintaining their historic nature, and will continue to do so through these difficult economic times as our preservation of local history is held in high regard in what is an outstanding community of individuals with shared goals and ideas.

The City of Bloomington City Council has enacted ordinances specifically for the preservation of these streets, and in an attempt to preserve our heritage, shown unwavering support for continuing to provide local funding for this project.

Through the adoption of the Growth Policies Plan, the Plan Commission has emphasized the fact that these streets as they remain the only brick surfaced streets, are in fact irreplaceable resources which must be maintained in their historical context and architectural character.

In 1990, the Old Northeast Neighborhood Association was formed around the core belief that preservation of the University Commons was essential to the very fabric of community origins and that the brick streets should be restored and preserved for future generations to enjoy and promote better understandings of our local and national history.

Bloomington Restorations (local non-profit) which promotes historic preservation formed a committee in the early months of 1995, with the intentions of assisting the City of Bloomington and area residents with solutions on how preservation could be accomplished, which helped lead the way to the historic designation of this district.

5. **PLAN SUPPORT** – Describe how the project fits within the adopted plans and specific goals of other organizations and the local units of government. These plans could include local comprehensive land use plans, strategic plans, state or local trail plans, historic or tourism development plans, neighborhood development plans, parks and recreation plans, transportation plans, etc.

The entire project is encompassed by the University Courts Historic District, an area added to the National Register of Historic Places in 2007. It is surrounded by other residential districts either eligible or listed on the National Register. The University Courts District is located in the blocks adjacent to the Indiana University campus, and is prominently placed in the neighborhood closest to the Indiana Memorial Union Building, one of the most famous of Indiana's landmarks. The area is visited annually by thousands of Hoosiers. The University Courts neighborhood and its brick streets contribute to the scenic character of the campus and immediately adjacent areas of the city of Bloomington. The buildings of University Courts neighborhood express the growth of Bloomington during era when Indiana University was achieving national prominence. Its substantial brick and limestone apartments and duplexes, some designed by architects, were intermingled with the homes of prominent families like the owners of Hoadley Quarries, the Johnson Creamery, and the Nurre Mirror Factory. It was also the home of many Indiana University professors. Paul McNutt was perhaps the most famous, being both Dean of the Law School and Governor of Indiana (1933-1937).

Campus buildings such as Glenn A. Black Laboratories, Mathers Museum of World Culture, the Folklore Institute and the Collins Quadrangle are all located within the boundaries of the proposed project.

This project is strongly supported by the Growth Policy Plan. It proposes the enhancement of one of Bloomington's older established residential areas. The Master Plan provided for the protection of such areas, some of which might not include any individually significant landmarks but would preserve the association of buildings, spaces and landscapes that gives Bloomington its distinction as a small college town. University Courts, in particular is the earliest collection of apartment and attached style housing in Bloomington. Duplexes, "flats," and apartments are constructed in Revival styles during a period of significance from 1906-1938. The brick streets which remain are cited in the National Register nomination. The historic environment is described this way:

"The wealth of architectural styles, rich variety of building materials, brick and limestone retaining walls, and Bloomington's only remaining brick streets, streets, create a charming and unique environment, a synthesis of "town and gown."

The atmosphere of the district is described further:

"Most of the houses in the district are sited high above the street with limestone and brick retaining walls or grassy banks at the perimeter of the yards and abutting the sidewalks. All of the streets within the district's boundaries are paved with bricks. Markings on the bricks read "Poston Block," Poston's Knobstone Block' and "Brazil" (Brazil Indiana)."

The Growth Policy Plan also acknowledges the university's interest in the University Courts area, but encourages the preservation of historic character. Indiana University is a substantial landowner in the area..

Generally the comprehensive plan supports the enhancement of older neighborhoods and their unique but aging amenities. By capitalizing on the aesthetic qualities of these historic neighborhoods including limestone retaining walls, street lamps and brick and limestone sidewalks, Bloomington presents a distinct identity as a community. The following plan policies relate to the upgrading of public spaces and "urban" landscapes. They directly support the purposes of this proposal:

***Enliven enrich, and enhance public spaces, and the public faces of buildings, grounds, and roadways; improve the aesthetic quality of Bloomington's varied landscapes.
Expand the range, the diversity and the magnitude of green spaces passive natural areas and urban landscapes in Bloomington***

The idea of conserving community character was a driving force behind the 1990 Growth Policy Plan and its consequent adoption as a zoning ordinance in 1995. Opposition to the steady erosion of Bloomington's historic homes and

established neighborhoods by residential conversions and new apartment construction was the catalyst for the following policies. The proposal to restore University Courts historic streets is consistent with the preservation of historic context and the incentive to use public investment strategically in the community.

Recognize older core neighborhoods as central to Bloomington's character and an irreplaceable resource in terms of locational choice and relative affordability. Foster the continued vitality of these neighborhoods through targeted public investments, regulatory support and incentives.

Maintain the residential fabric, historic context and architectural character of older core neighborhoods; discourage the conversion and/or redevelopment of existing household units for high density housing and other uses inappropriate, incompatible, and invasive of the residential character of these neighborhoods.

In relation to transportation plans for the area, it is also relevant to note that the streets in their current state of deterioration pose a hazard to bicycle traffic. This proposal would restore safe use of the streets by a mode of transportation preferred by many of the residents in the area and encouraged by Indiana University which has severely restricted on-campus parking policies.

In addition, the long term plans of the Board of Public Works is to construct new curbs, sidewalks and ADA ramps would be installed at the time of the brick street improvements. These projects would be financed locally as they have been over the past several years.

6. PROJECT IMPACT/COMMUNITY BENEFIT & NEED – In addition to transportation enhancement, explain what the project's broader value is as an economic, tourism, recreational, historic, or cultural development tool. Please quantify where possible – i.e., number of annual users of/visitors to the project, percent of community/region using/visiting the project, additional revenues produced, etc.

Bloomington as a whole is known for its diversity and charm which originates in part by Indiana University and strong feeling of pride and preservation of its historical roots as the City of Bloomington and Indiana University have been working together for nearly 200 years. For nearly two centuries, the community and university have collaborated and cooperated with each others growth and success in separate and shared ideas. University Commons is one of those shared ideas, with both entities realizing the importance and value in the preservation of each others shared history. The community promotes and benefits from it's ideals through increased tourism and appeal from the preservation and rehabilitation of our buildings, structures and streets.

Each year thousands of students attend and visit our City and University, commenting on its beautiful scenery, varying architecture and historical ideals of preservation which can be seen throughout the core neighborhoods and community. Many visitors choose to call Bloomington home because of these endearing qualities that cannot be found elsewhere.

These streets in University Commons allow for a direct connection between the historic downtown, and Indiana University and according to a 1999 study, approximately 291,635 trips per year have been documented to occur on Park Avenue. This figure is estimated to be at least 20 percent higher at the present date based on established vehicular adjustment factors over the past 10 years.

Historic Preservation Category Application

1. Is the structure/object/facility listed in or eligible for listing in the National Register of Historic Places (NRHP)? Provide date of either NRHP listing or eligibility determination by the Indiana Department of Natural Resources, Division of Historic Preservation, and Archaeology (IDNR-DHPA). **Applicant assertions that the resource "must be eligible because" are not sufficient.**

University Courts was listed in the National Register of Historic Places on Dec. 26th, 2007 and in the Indiana State Register January 29th 1993.

2. Is the project an important part of a community/local historic preservation initiative that also meets with the IDNR-DHPA's goals and priorities?

As early as 1982 correspondence from President Ryan at Indiana University and Sybil Eakin of the Historic Building and District Study Committee, show that community concern for the restoration of the brick streets was a priority. In 1982, a local ordinance was implemented to control the method of repairing Bloomington's historic brick streets. Since that time only the University Courts Streets survive.

The national register listing for University Courts has been pursued since the early 1990's and it was only by the action of a majority of private owners, investors and the University that the district was formally listed in 2007. These are the last brick streets extant in the city limits, and there are enough contiguous running feet to provide a good illustration of how the historic streetscape looked. The first ISTE A application for funding to repair them was made in 1997-98. At this time the job of repairing just the intersections was projected to cost \$800,000 and the application was not successful.

In 2004, after the streets themselves were designated by local ordinance, a modest incremental approach to the repair was initiated by Public Works. No more than 100 square feet or repair or \$10,000 worth of work were budgeted annually.

The 2005-2011 Cultural Resources Management Plan adopted by the Indiana State Department of Natural Resources. cites "Transportation and Infrastructure" as one of the major areas of interest with the following related issue of concern: "Recognition of formally designed urban landscapes." As noted in the nomination University Courts is a comprehensively planned neighborhood with brick and limestone embankments, thematic steps and walkways, and a palette of Revival Style homes and apartments buildings. The brick streets are an intended element of urban design that remain to illustrate the developer's vision.

3. Is the project currently supported as part of a current or future heritage/cultural tourism project?

This project is supported locally by multiple entities (Historic Preservation, City Council, City of Bloomington, Old Northeast Neighborhood Association) in a continuing effort to provide awareness and understanding in the preservation of our heritage and historical resources.

4. Is the structure/object/facility in a seriously deteriorated condition or threatened by demolition? Please explain.

There are many locations where the bricks have buckled, and created situation where the streets are nearly impassable for bicycles and pedestrians, Over time, inappropriate repairs and patches have damaged the appearance of the roadway. The inability to complete a substantial rehabilitation of the streets further undermines weakened areas.

5. Is the structure/object/facility one of the last of its type remaining in Indiana? Please explain.

It is undoubtedly one of the last remaining neighborhoods that expresses completely the intention of its developers. As such, it is similar to Woodruff Place in Indianapolis, where semi public and public spaces interact to provide a "window in time" perspective. Very few of these historic places survive with University Courts' level of integrity.

6. Does the proposed project comply with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties? Please explain.

While the Secretary of Interior's Standards for Rehabilitation of Historic Properties generally is applicable to buildings and

storefronts, we believe in adhering to the 10 standards as they relate to all of our historic resources and those will be applied to this project as well.

7. How will the project improve the ability of the public to appreciate the historic significance of the structure/object/facility involved?

This rehabilitation project will allow the public to witness and understand the historic concepts of construction and ideals of our past through direct usage and visitation of these key elements of the University Courts Historic District.

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." (source: <http://www.nps.gov/history/hps/tps/tax/rhb/stand.htm>)

SUMMARY

This is a full demolition of a contributing house in the Maple Heights Neighborhood.

910 North Madison

5-4-12

Owner: Richard Dunbar

Representative: Chris Sim

RC

105-055-90050 C

House, 910 North Madison Street; Carpenter-Builder, c.1900;

Architecture



This house is located in Maple Heights Neighborhood on the east side of North Madison. It is located north of a modern realignment with Rogers Street and the Indiana Railroad over-pass. The site is contiguous with the now closed Sims Poultry facility. Madison is a high speed corridor at this point and the house sits below the grade of the sidewalk. (see picture). City Directories confirm that the site has been vacant since 2003. The address is located far enough from the core of downtown that it was never included in any Sanborn information. City Directories include the address for the first time in 1916, however, prior directories do not include address information north of 8th Street. The earliest documentation includes the following occupants: a Showers Machine

Hand, Nurre Glass laborer, a farmer and A Sarkes Tarzian worker.

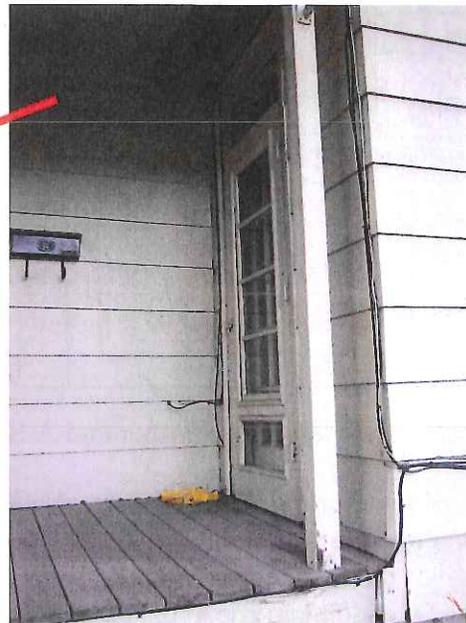
The form of the house is a vernacular gabled-ell with a modified porch and hardboard (pressed composite wood) siding. There is a significant rear addition off the main front gable. One of the front doors has been removed and may have been sided over. There is evidence of a wide plain frieze beneath the gables.

Curiously, although the porch is on a stone foundation, the house sits on concrete block. In 2001, when the property was last surveyed, the house had original windows (two over two) and a transomed door that reflects its relatively early era of construction.



The new owner wishes to demolish the house and build a rental property of better quality. He states that the interior is in poor shape and that individuals who might have been interested in purchasing the house could not

get loans to cover the cost of repair. He contacted the Maple Heights Neighborhood Association through its president Jane Goodman and at the time of this writing, the comments received from neighbors were supportive. He may provide copies of these comments at the meeting. Staff will notify MHNA of the meeting.



SUMMARY

This is a partial demolition taking place in association with a roof replacement and correcting some structural weaknesses.

601 North Morton

5-7-12

Owner: City of Bloomington

Representative: Barry Collins

105-055-64351 O Showers Brothers Administration Building Commercial; Industrial, 1916 NR

The building currently occupied by IU Press is now owned by the City of Bloomington. It



requires roof repair because of an active leak. The city proposes a comprehensive repair which also involves the removal of brick parapets to anchor flashing and stabilize other structural issues.

The exterior of the property is in poor condition with much deferred maintenance. The City took possession of the property in 2011 and there are tenants who remain under

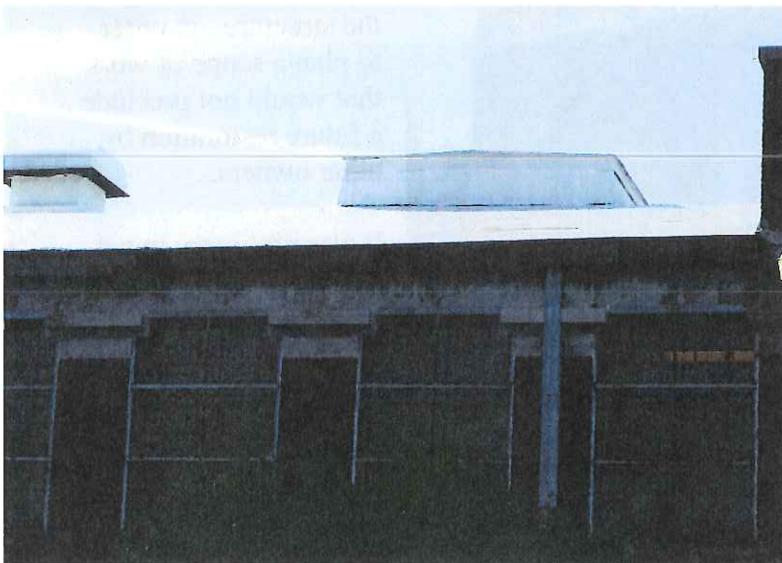
lease. City staff met with Dave Duvall of the SHPO office in early April to ask questions and identify the character-defining features in the design of the structure., in order to plan a scope of work that would not preclude a future restoration by other owners.



It was necessary to get into the copper flashing which was anchored in the brick parapet walls.

The plan is to take down the parapet walls to the limestone belt course and then reconstruct them as designed. Though this is technically a repair in-kind, staff believes that the condition of the building during construction may be alarming to the public and wants the discussion and scope of work to be on record, so there is no appearance that the Commission is not being arbitrary in its review.

The customized copper guttering was missing on the north side and in poor condition on the south.



The scope of work (included) shows 4 different roof surfaces and also features a light monitor or skylight which has been covered.

It will also involve the repointing the brick columns on the front entrance.



Exhibit A – Scope of Work
Roof Replacement
I.U. Press Building
601 North Morton Street
Bloomington In. 47404

Roof Replacement:

1. Contractor shall inspect the site and thoroughly inform themselves of all conditions, measurements, dimensions, safety procedures (road closing, sidewalk closings, proper caution signage, etc.) to properly complete the work as described in this Scope of Work. Should the contractor find any discrepancies or omissions from the Scope of Work the contractor shall notify the Operations and Facility Director immediately in writing. Contractor shall take all steps necessary to protect property, pedestrians and vehicular traffic during the construction process, this includes street/sidewalk closings if needed. Contractor shall also secure any permits as required, at his expense, by local, county or state agencies prior to the start of the project.
2. There are four (4) areas or levels of roof to be completed under this Scope of Work, they are as follows: (contractors shall break down costs as it applies to each level)
 - a. Northwest Lower Level
 - b. Southwest 2nd Level
 - c. West 3rd Level
 - d. Main (upper) Level
3. Completely remove all layers of existing roofing materials to the roof decking and properly dispose.
4. Completely remove all existing flashings, pipe flanges, nails, fasteners and other materials that may cause damage to new roofing materials and properly dispose.
5. Inspect all decking and structural components of the roof area for damage, deterioration and ensure that all decking is properly secured to the structural members of the roof. (re-nail or properly secure decking if needed)
6. Contractor may include a figure, (for the purpose of bidding) materials and labor to replace 10% of the roof decking on each level. (This amount will only be paid if the work is completed, otherwise it will be deducted from the total contract price at the time of final billing).

7. After decking is ready to accept new roofing materials, properly apply and attach 2 layers of two (2) inch ISO insulation board over the entire roof area. The ISO materials shall be tapered as to not extend above the existing height of the roof at the gutter line.
8. Contractor shall take all steps necessary to protect property, pedestrians and vehicular traffic during the construction process.
9. Apply and properly attach ¼" Dens decking recovery board over the ISO insulation to provide a total R-value of 30.
10. Fully adhere (glue down) White 60 mil. Thermoplastic Olefin roofing material, (TPO) over the entire roof area. (minimum of 20yr warranty/guarantee)
11. Using 20oz raw copper properly flash at all walls, chimneys and penetrations to make roof water tight.
12. Fabricate, using 20oz raw copper and install new thru-wall flashings under all coping stones and install new counter flashings.
13. Remove and properly dispose of existing gutters and downspouts.
14. Fabricate, using 20oz raw copper and install new 8" gutters matching the profile (including the dental work on the south side only) of the old or existing gutters as closely as possible all joints and seams to be soldered.
15. Fabricate, using 20oz raw copper and install new 6" X 6" downspouts matching the profile of the old or existing downspouts as closely as possible, all joints and seams to be soldered.
16. At project completion contractor shall remove all construction debris, rake and broom clean all areas affected by any construction process. To include, grassy areas, parking areas, sidewalks, alleys and streets.

Masonry Scope of Work:

1. All masonry from the top cap down to the belt course.
2. Remove all loose mortar and tuck point using matching mortar color and texture, using methods consistent with Historic considerations.
3. Remove all limestone coping and limestone caps to allow roofer to install thru-wall flashings and reinstall using restoration anchors, (minimum of 2-Hohmann & Barnard Inc. stainless steel, #521AB) approx 200 or as needed to properly secure all masonry.
4. Replace all limestone coping and limestone caps.
5. Install stone anchors (Hohmann & Barnard Inc. stainless steel Anchors #431 and ½" stainless steel pins #407) as needed to properly secure all brick masonry.
6. Assist roofer to properly install all flashings.

7. Properly fill any holes, cracks or voids in the limestone coping/caps.
8. Contractor shall take all steps necessary to protect property, pedestrians and vehicular traffic during the construction process.
9. Repair the east (front entry) brick columns (below the limestone arch), matching brick as closely as possible and tuck point all brick columns with matching mortar color and texture, using methods consistent with Historic considerations.

SUMMARY

This is a request for the Consulting Grant in order to produce drawings for a BUEA façade grant application.

108 West Sixth Street

Owner: Fruit

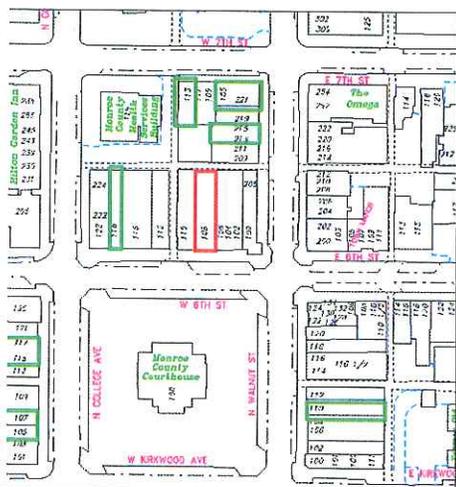
Representative Russ Herndon

105-055-67005 C

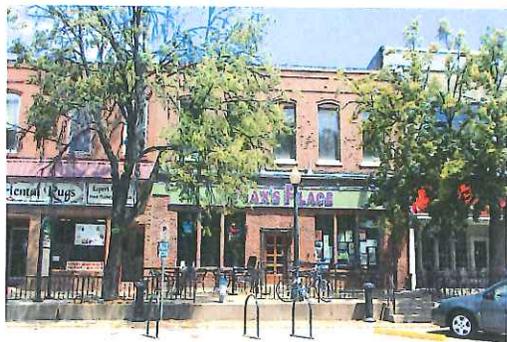
108

Commercial, Smith Tuley Hall; Italianate, c.1860 NR

The proposed façade rehabilitation project is located on the north side of the square next to Quasar Rugs. The contemporary photograph below shows the level of remodeling that has been done on this building. The double hung windows have been replaced with plexi-glass panels, the historic storefront height has been infilled with brick and resized windows.



This building was located next to the Waldron Block, a building that has been so changed that it is considered non-contributing.



Two historic photographs have been located to show interesting detail some of which survive on the current façade. The store lintel, with its wooden corbels, still exists on the current storefront. The \$400 consulting grant will be used to produce drawings for the BUEA application. This building was involved in a pedestrian injury incident two years ago. At that time the wooden store lintel was uncovered, but the building was not restored. The owner wants to restore the proportions of the transoms and retail windows.

Dear ImagineBloomington Steering Committee:

I am writing to you on behalf of the Bloomington Commissions listed at the bottom of this letter. We want to express our collective concern that all Bloomington citizens have options for quality housing. Specifically, we are interested in ensuring that housing is available in the all the following categories.

- affordable (including for those with low-incomes)
- accessible (including for those with any disability)
- fully integrated (socioeconomically as well as ethnically)
- mixed purpose (complete neighborhoods with housing and retail)
- multigenerational
- community oriented (not geared specifically towards students to the exclusion of families)
- near public transportation

The undersigned Bloomington Commissions want to ensure that the Vision Statement you are preparing for adoption/approval by the City Council includes language that makes it possible for all citizens of Bloomington to have access to quality housing. As we understand it, this is the first step towards making a difference in this much-needed area.

To that end, we encourage you to keep all citizens of Bloomington in mind as you craft the Vision Statement. Bloomington is a unique, forward-looking place as its Vision Statement should be.

We are interested in staying involved in the process of developing the Growth Policy Plan as well as in the implementing instruments. Please keep us apprised of the schedule and let us know if you would like to meet with us. You may contact Cathi Crabtree, Chair, Bloomington Commission on the Status of Women at cathic9@gmail.com or (812) 272-1600.

Thanks for your consideration!

Commission on Status of Women

Commission on Hispanic and Latino Affairs

Historic Preservation Commission

Commission on Status of Black Males

Human Rights Commission

Community and Family Resources Commission

Commission on Aging

Council for Community Accessibility

Examples listed. (We will list all who sign on and only those who respond in agreement.)