

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday August 9, 2012

4:00 P.M.

Tentative AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES May 12, 2011, June 9, 2011, July 14, 2011, August 11, 2011, September 8, 2011

IV. CONSENT AGENDA CERTIFICATES OF APPROPRIATENESS

A. COA-19-12

918 West Third Street

Owners: Sherry Lifer and Margaret Emmert

Demolition of a structure

B. COA-20-12

918 West 3rd Street

Owners: Sherry Lifer and Margaret Emmert

Construction of a house

C. COA-21-12

1201 East Second

Demolition of the existing house

Owner: David Jacobs Representative: Charlie Webb

D. COA-22-12

1201 East Second Street (or 507 South Ballantine)

Owner: David Jacobs Representative: Charlie Webb

Construction of a new house

E. COA-23-12

507 South Ballantine

Owner: David Jacobs Representative Charlie Webb

Construction of a new house

F. COA-24-12

1113 E. 1st ST

Owner: Tom Black Representative Emily Black

Painting of the house exterior, and replacement of five windows

V. DEMOLITION DELAY

VI. NEW BUSINESS

A. Consulting Grant- The Armory 311 South Lincoln

B. Matlock Heights Survey – Bloomington Restorations, Inc. Representative: Steve Wyatt

VII. OLD BUSINESS

A. Notice of Rule change and Designation Subcommittee Report: preparation for September meeting

- VIII. COMMISSIONERS' COMMENTS
- IX. PUBLIC COMMENTS
- XI. ANNOUNCEMENTS
- XII. ADJOURNMENT

Next meeting date is Thursday September 13, 2012 at 4:00 p.m. in the McCloskey Room

Posted: August 2, 2012

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall
McCloskey Room 135
May 12, 2011, 4:00 PM

MINUTES

I. CALL TO ORDER

The Bloomington Historic Preservation Commission convened at 4:02 PM in the McCloskey Room of Showers City Hall. The meeting was called to order by Chair David Harstad.

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell, Doug Bruce, Jeannine Butler, Sandi Clothier (arrived 4:04 PM), Marjorie Hudgins, Doug Wissing (left 4:55 PM)

ADVISORY MEMBERS

David Harstad
Eric Sandweiss

STAFF

Daniel Bixler, HAND
John Hewett, HAND
Nancy Hiestand, HAND
Nate Nickel, Planning
Inge van der Cruysse, Legal

GUESTS

John Byers, representative 317 S. Rogers Street
Kerry Slough, representative Garden Hill Neighborhood Association
Steve Wyatt, BRI

Doug Bruce notified Commission of conflict of interest in COA-4-11 & COA-5-11.

III. APPROVAL OF THE MINUTES

No minutes to approve.

IV. CERTIFICATE OF APPROPRIATENESS

- A. COA-3-11 317 South Rogers Street
Petitioner: Lee and Carol Williams; representative: John Byers
Request for a rear screened-in porch addition.

Staff report made. The new request is for a screened in porch to addition made from COA-1-11 approved in March. Staff recommendation is for approval. Sandweiss recommended language about lattice treatment be added to COA since it was not in the packet.

Jeannine Butler made motion to approve COA-3-11 for 317 South Rogers Street. Sandi Clothier (second) made friendly amendment to use lattice in place of solid plywood to COA.

Motion passed, 6-0.

- B. COA-4-11 103 E. 16th Street
Petitioner: Robert & Mary Friedman; representative: Doug Bruce
Request for demolition.

Staff report made. This request is made under interim protection. Garden Hill goes before the City Council at the end of May. Staff recommendation is for approval. Doug Bruce represents the petitioner and abstains from vote. Kerry Slough, representative from Garden Hill design sub-committee was present to say the committee supports both COAs.

Jeannine Butler made motion to approve COA-4-11 for demolition of structure at 103 E. 16th Street.

Motion passed, 4-0-1 (Bachant-Bell abstained).

- C. COA-5-11 103 E. 16th Street
Petitioner: Robert & Mary Friedman; representative: Doug Bruce
Request for a new building.

Staff report made. The new request is made under interim protection. Owner and representative have met with ad hoc design subcommittee of Garden Hill Neighborhood Association. Staff recommendation is for approval. Doug Bruce represents the petitioner and abstains from vote.

Jeannine Butler made motion to approve COA-5-11 for new construction at 103 E. 16th Street.

Motion passed, 4-0-1 (Bachant-Bell abstained).

V. DEMOLITION DELAY

- A. 1309 E. 2nd Street (partial)
Owner: Ruth & John Simon; representative: Chad Vencel
Rear addition: removal of walls and roof.

Owner and representative not present. No plan has been created that fulfills the goals set out from previous discussions. This matter will be heard in June.

Doug Wissing left at 4:55 PM.

V. NEW BUSINESS

A. Conservation Districts: Garden Hill Design Guidelines vote

The district goes before the City Council May 25 and, for final vote, June 1. Discussion was on the general nature of the guidelines. This was seen as deliberate on the part of the Neighborhood Association.

**Danielle Bachant-Bell made motion to adopt Garden Hill Design Guidelines.
Motion passed, 5-0.**

B. Lecture series: Fall Showers topic

David Harstad suggested this as an opportunity to connect with Monroe County Historic Preservation. A panel of speakers can address, in both an educational and advocacy capacity, the building in its 100th anniversary.

C. HAND Neighborhood Leadership series – June 9

The topic of the June 9th lecture is historic preservation.

VI. OLD BUSINESS

A. Web site: Paint Discussion

A draft was sent in the packet. Commissioners were asked to review the draft and submit comments.

B. Discussion of Drafts: Meeting Process (Tutorial)

A script was devised to be read at each meeting before the demolition delay section.
**Jeannine Butler made motion to adopt demolition delay brochure language.
Motion passed, 5-0.**

C. Downtown Plan Revision update

The Subcommittee continues to make progress on the revision.

IX. COMMISSIONERS' COMMENTS

None.

X. PUBLIC COMMENTS

None.

XI. ANNOUNCEMENTS

None.

XII. ADJOURNMENT

**Motion unanimously endorsed to adjourn. Motion passed.
Meeting adjourned at 6:05 PM.**

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall
McCloskey Room 135
June 9, 2011, 4:00 PM

MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell, Jeannine Butler, Sandi Clothier, Bridget Edwards, Chris Sturbaum

ADVISORY MEMBERS

David Harstad

STAFF

Nancy Hiestand, HAND
Nate Nickel, PLANNING
Inge Van der Cruysse, LEGAL

GUESTS

Eve Mansdorf, 714 W. 7th Street
Chad Vencel, 700 N. Walnut Street representing Chris Bomba
Travis Vencel, 1309 E. 2nd Street representing Ruth and John Simon
Steve Wyatt, Bloomington Restorations, Inc.

III. CERTIFICATES OF APPROPRIATENESS

- A. Preliminary meeting 714 West 7th Street
Owner: Eve Mansdorf
Discussion about the repair and reconstruction of a stone embankment wall

Preliminary discussion made by an owner seeking a COA for external changes in a full historic district before applying formally. The rule provides for informal discussion of potentially confusing, complex or controversial applications.

The owner provided information about a deteriorating retaining wall in her front yard.

She had spoken with an engineer, assessed the damage and potential methods of repair. The plan for the wall repair will change its look. The wall is mortared dressed limestone in a deteriorated condition. An item of significance for this wall is the partial row of vertical teeth used on the capstone. Staff makes no recommendation until after formal application is complete. The matter was taken up by the commission. It was generally thought best if the wall's material be reused in the reconstruction, including the vertical teeth on the capstone. Height issues were addressed.

IV. DEMOLITION DELAY

- A. 1309 East 2nd Street (partial), owners: Ruth and John Simon
representative: Chad Vencel
Rear addition: removal of walls and roof

Staff report presented. The owner attended the March 2011 meeting to discuss plans for a large addition. A couple of proposals for the addition were discussed in a preliminary way at the meeting. These proposals directly impacted the front façade, either by a second floor or a side addition. The design has been modified and the new plan adds square footage to the rear of the building, but preserves the symmetry of the front. The plan may require several small variances, and the owners are awaiting the response from Planning to go ahead with these. This ruling: to pursue variance with staff support or not, will not be known until Wednesday. In any case, the owners will construct a free standing garage on the site and this is beyond the purview of the Commission during the demolition delay process. The need for variance may ultimately produce a change in these plans.

At the April meeting, the commission asked for additional information to ascertain the dimensions of the trim. Chad Vencel, representative for the owner, submitted scaled plans for the addition. The cement board headers will be 8 inches and the window trim 4". The number of windows has been reduced on either side elevation. They have selected double hung aluminum clad windows. The scaled drawing shows a shed dormer in good proportion to the porch and the entry.

The design reflects the Commission's suggested modification of building the addition to the rear, offsetting the brick main body 4 inches and slightly lowering the shed roof on the winged dormers. The cement board siding will have a 7 ½" reveal.

Chad Vencel, representative for the owners John and Ruth Simon, was present. The matter was taken up by the commission.

Jeannine Butler made the following motion:

"Today, regarding the property located at 1309 East 2nd Street, the Historic Preservation Commission (HPC) declares that it: got notice of proposed partial demolition, and after today's discussion, sees no need to review the plans any further, and, waives the rest of the demolition delay waiting period with the conditions as stated and agreed to by the owner and his representative. The HPC may later recommend the property for historic designation to the Common Council."

Motion passed, 5-0.

- B. Preliminary discussion of 700 N. Walnut Street
Owner: Bomba family, Joseph Christine, LLC, etal, representative: Travis Vencel

This is a preliminary discussion of the possibility of moving the house at 700 N. Walnut Street to another location. The owner intends to sell these parcels for redevelopment of the High Point site and wants to propose removal of this house to another location as a part of that project.

Staff report presented. The house is in fair to good condition. The material is tapestry brick which is less common in Bloomington and more prevalent south of Grimes except on the commercial buildings built by the Mitchell Brothers. The owner has not formally applied for a permit. This case would fall under demolition delay. Travis Vencel, representative, was present to provide a power point presentation in support of the proposal. No plan has been forward for development of this property. No site has been secured to which this house would be moved. This was strictly a preliminary discussion for input. He wanted specifically to know if the Commission was open to moving the house and if so what conditions might they require.

Consensus of the Commission was that they would need to have more specifics for more concrete suggestions.

V. OLD BUSINESS

- A. Renewal of Consulting Grant for 424 South Walnut Street (Boxman's Player's Pub)

Chris Sturbaum made the motion to renew the consulting grant for 424 South Walnut Street (Boxman's Player's Pub).

Motion passed, 4-0-1 (Bachant-Bell abstained).

Chris Sturbaum left at 5:36 PM.

Meeting no longer had a quorum at 5:36 PM.

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall
McCloskey Room 135
July 14, 2011, 4:00 PM
MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell, Doug Bruce, Jeannine Butler, Sandi Clothier, Bridget Edwards, Marjorie Hudgins, Chris Sturbaum, Doug Wissing (arrived late)

ADVISORY MEMBERS

David Harstad

STAFF

Lisa Abbott, HAND
Mary Endris, HAND
Nancy Hiestand, HAND
Nate Nickel, PLANNING
Pat Shay, PLANNING
Inge van der Cruysse, LEGAL

GUESTS

Amy Applegate, Elm Heights
Doriet Berkowitz, Elm Heights
Robert Brookshire, Elm Heights
Geoffrey Brown, Elm Heights
Tim Byers, Elm Heights
Wendy Calman, Elm Heights
Ernesto Castenada, representing Hauserman/Arnholt
Mary Catherine Carmichael, Elm Heights
Janice Clevenger, Elm Heights
Sarah Clevenger, Elm Heights
Blaise Cronin, Elm Heights
Susan Fernandez, Elm Heights
Howard Fick, Elm Heights
Wendy Gamber, Elm Heights

Martha Harsanyi, Elm Heights
Sophia Hauserman, owner 625 W. 7th Street
Debby Herbenick, Elm Heights
Homer Hogle, Elm Heights
Kaye Johnston, Elm Heights
Mark Kaplan, Elm Heights
Dawn Lukas, Elm Heights
Betty Mintz, Elm Heights
Elinor Okada, Elm Heights
Cappi Phillips, Elm Heights
Carole Polsgrove, Elm Heights
Jim Rosenbarger, Elm Heights
Ruth Simon, Elm Heights
Betsy Stirralt, Elm Heights
Lynn Struve, Elm Heights Neighborhood Association Board
Mi Wako Tamor, Elm Heights
Bill Thompson, Cook Group Engineer and Architect
William Timberlake, Elm Heights
Charles Trzcinka, Elm Heights
Steve Volan, Common Council
Paul Wagoner, CFC/Grant Street Inn
Charles Webb, representing David Jacobs
Joan Weiner, Elm Heights
Jenni Wilkinson, Elm Heights
Jody Wintsch, Elm Heights
Robert Wintsch, Elm Heights
Mark Wroblewski, Elm Heights
Nancy Wroblewski, Elm Heights
Steve Wyatt, Bloomington Restorations, Inc.

III. MINUTES FOR APPROVAL

Jeannine Butler made a motion to accept the March 10, 2011 and April 5, 2011 Special Meeting minutes.

Motion passed, 5-0-2. (Bruce, Butler abstained. Wissing not present.)

Marjorie Hudgins made a motion to move 403-407 North Walnut Street to the end of the demolition delay agenda.

Motion passed, 7-0. (Wissing not present.)

IV. CERTIFICATES OF APPROPRIATENESS

- A. COA-6-11 625 W. 7th Street
Owner: Sophia Hauserman and Gene Arnolt; representative: Ernesto Castenada

Request for a rear covered porch

Staff report presented. The back porch will extend over an existing deck off the rear door. The roof will be visible from the alley (Fairview). From some angles the roof of this addition will be visible so the project falls under to Commission's review.

The southeast corner of the house will be most impacted by the addition. The existing deck will be removed and replaced by a 13' 4" x 14' screened addition with an 8' deck and staircase on its west side. The new walls of the addition will be fiber cement board with double hung aluminum clad ribbon windows enclosing the structure. The replacement roof will be a clipped gable to match the ends of the principal roof. The project will enclose 186 square feet. A door and window will be removed to create French patio doors leading to the porch. Those doors will be a wood divided light double leaf design to match doors on the interior of the house. Staff recommends approval. Sophia Hauserman, owner, and Ernesto Castenada, representative, were present to answer any questions.

The matter was taken up by the commission.

Jeannine Butler made a motion to approve COA-6-11 for 625 West 7th Street as per staff recommendation.

The motion passed, 7-0. (Wissing not present.)

V. DEMOLITION DELAY

- A. 505 N. Ballantine Road; David Jacobs, owner; Charles Webb, representative
Removal of a house from the lot at 505 N. Ballantine Road and relocation to 512 S. Mitchell Street

Staff report presented. Moving a building from its original site is considered demolition by zoning code, therefore this plan comes to the BHPC for review under demolition delay. The current proposal is part of the larger proposal involving demolition of 1203 E. 2nd Street, reviewed and released last year, and enlargement of the house at 1201 E. 2nd Street.

The plan is to move this house to 512 S. Mitchell Street where existing building heights are considerably lower. The house will be moved after demolition of the carport, music room and one story kitchen. All are later additions. Limestone veneer from the house at 1203 may be used to create a limestone foundation on the new site. The porch will be rebuilt and limestone steps preserved. Alternative siding is being considered.

The developer is clearing lots to couch the project in formal landscaping in an attempt to mitigate the scale.

Staff spoke with the Elm Heights Neighborhood Association to insure community awareness of the impact of these projects. Plans were provided to staff and noticed July 6. Staff disseminated plans to the neighborhood association president July 8. Staff has not had adequate time to assess the impact of this proposal.

Break was taken to add more chairs to room for overflow of attendees in the hallway. Charles Webb, representative, spoke on behalf of the proposal.

Bob Wintsch, Elm Heights, stated that the loss of this house would be detrimental to the neighborhood.

Joan Weiner, Elm Heights, said this proposal could not be considered in isolation from the next proposal. She said she would be sorry to see this structure gone from the neighborhood.

Jenny Southern, Elm Heights, she agreed that the two proposals cannot be considered in isolation. This proposal would be a loss to the historic character of the neighborhood. She recognized the investment Mr. Jacobs has made in the house, and that all the neighbors in Elm Heights have invested in their homes and have a stake in the character of the neighborhood.

Debby Herbenick, Elm Heights, agreed that she would be sorry to see this house go. She'd be interested in buying it.

Betty Mintz, Elm Heights, asked if the new home was for Mr. Jacobs or for Indiana University.

Charles Trzcinka, Elm Heights, asked if this proposal was denied would the owner continue with the other proposal.

Susan Fernandez, Elm Heights, noted that many properties in the neighborhood have been restored. She asked if we were giving up on this house.

Bill Timberlake, Elm Heights, questioned the order in which the proposals were being considered.

Amy Applegate, Elm Heights, expressed the same confusion as her neighbors on the order. She didn't think anyone should impose on property owners' rights to their property. She thought the proposal would benefit the neighborhood.

Nancy Hiestand said several emails were received concerning the two proposals and she would read them into the record during the next case.

Jenny Southern read a letter from the previous owners of the house, Thomas Dupuis, which they sold the property because they were concerned that the residential character of the neighborhood was being jeopardized.

The matter was taken up by the commission.

Jeannine Butler made a motion to request that Lisa Abbott, director of HAND, extend the delay period for the proposal for 505 North Ballantine Road from 90 days to 120 days to better allow staff research time on this property.

Motion passed, 8-0.

- B. 1201 E. 2nd Street (partial); David Jacobs, owner; Charles Webb, representative
Enlargement of an existing house by removing all walls except for a portion of a front wall facing 2nd Street

Lisa Abbott, HAND, said she would grant the request just passed. She also said that Planning & HAND will hold a neighborhood meeting to discuss this matter and provide another opportunity for input.

Staff report presented. This request was for substantial remodel of an existing Colonial Revival style house. The developers plan to rebuild the existing house, adding size and changing the style from Colonial Cape Cod to Tudor. A part of the front wall, without windows, would be reused in the plans.

The lot construction will take place on is bound by two public alleys which will not be vacated according to Planning staff. A vacant lot, to the back of the existing structure, will be largely filled with new construction. The new house is significantly larger than anything in Elm Heights.

The existing house is 1 to 1½ stories; plans for new construction contain three levels totaling over 14,370 square feet. No original windows will be reused.

The developer wants additional gardens and landscaping to mitigate the scale of the property. The 505 N. Ballantine and 1203 E. 2nd lots will be a buffer to size change. Notice for demolition delay was posted on July 7. Some contact was made with the neighborhood on July 7, the plans themselves were provided on the July 8. There was confusion over this being a phased project or both properties simultaneously being noticed. Staff considers this review to be incomplete.

Plans for a neighborhood meeting were suspended because the owner's representative for both 505 North Ballantine and 1201 East Second Street indicated that he would be working with the architect to modify the current proposal. The architect is currently out of the country. These plans should be revised after a meeting with Mr. Webb on Tuesday August 2.

Charles Webb, representative, said it was a cost effective decision to make this one structure instead of two. The owner wanted to place a pipe organ in the house, hence the need for larger space. No discussions with Indiana University have been had about donating this property. This would likely be 20 to 40 years from now, if at all.

Ruth Simon, Elm Heights, had questions about private parking for this property.

Geoffrey Brown, Elm Heights, thought two structures rather than one large one would be more in keeping with the neighborhood.

Debbie Herbenick, Elm Heights, noted that she had been approached about selling her home by the Jacobs' and their representative.

Mary Catherine Carmichael, Elm Heights, chose her home to live in a neighborhood that did not have McMansions. She expressed concern that the HPC decision would set a precedent for future projects.

Lynn Struve, Elm Heights, asked about occupancy of the property since it is to have seven bedrooms.

Jim Rosenbarger, Elm Heights, concerned about how this house will be maintained and will be used in the future.

Mark Wroblewski, Elm Heights, said this was not a home, this was a hotel.

William Timberlake, Elm Heights, said that if he owned this house he would be inclined to fence people out. He was concerned that this would turn into a compound.

Janice Clevenger, Elm Heights, said these plans make no sense.

Steve Volan, Common Council, expressed concerns about the scale of the structure and that the HPC consider the historic character of the neighborhood and not just the building.

Susan Fernandes, Elm Heights, questioned how this project fits with the fabric of the neighborhood and who would tend this property.

Bob Wintsch, Elm Heights, suggested the alley issue be resolved before the HPC act.

Jenny Southern, Elm Heights, asked about the chimney position and the remaining wall placement. They could not see how it would fit. She sits on the BZA. She expressed regret over their decision to allow the house to be built.

Charles Trzcinka, Elm Heights, said he is a property rights advocate, but that can affect others and that this project should not go forward.

Nancy Hiestand read a selection of numerous letters, all expressing grave concern over the proposal.

Jeannine Butler had to leave the meeting.

The matter was taken up by the commission.

Bridget Edwards made a motion to request that Lisa Abbott, director of HAND, extend the delay period for the proposal for 1201 East 2nd Street from 90 days to 120 days to better allow staff research time on this property.

Motion passed, 7-0 (Butler not present).

Lisa Abbott, HAND, said she would grant the request just passed. She also said that Planning & HAND will hold a neighborhood meeting to discuss this matter and provide another opportunity for input. She would be in contact with the Elm Heights Neighborhood Association to keep the neighborhood abreast of developments and information.

- C. 403-407 N. Walnut Street; James Topoligus, owner
Removal of an addition on the north side of the building

Danielle Bachant-Bell declared a conflict of interest with this issue.

Staff report presented. This demo delay came to the HPC in July 2010 and revised in August 2010. Owner is working with DHPA to receive a tax credit. In order to do so, revised plans would retain more of the single story addition to the north of the principal building. The modifications will be largely confined to the rear. Concern was expressed last year about reconstruction of an addition to the house, the new kitchen, accessible bathrooms and a ramp. Plans were released. After discussion with the state, the plan is to retain the front on the addition with current fenestration and doors, and confine modifications to the west side of the addition along the alley. No sketches were presented. Cindy Brubaker is working on the project. She is out of state at present. The plan should have less impact on the building front than the earlier plan. This is a stop work issue. Plans are different from what were approved. The matter was taken up by the commission.

Marjorie Hudgins made a motion to see new plans in two weeks or construction will stop subject to staff approval of 403-407 North Walnut Street drawings.

Motion passed, 5-0-1 (Bruce, Butler not present, Bachant-Bell abstained).

VI. NEW BUSINESS

- A. 315 N. Grant Street Proposal for infill development: Patrick Shay

Pat Shay, Planning, presented before the Commission. This issue is a courtesy review. No action is required. The proposal is being advanced by CFC Incorporated. The structure to the north of the area is 323 N. Grant Street, an historic property and a rental. This project must go to the Plan Commission for a use variance. The proposal must also go before the

BZA for a number of variances. Old Northeast Neighborhood Association gave their approval to the project. The owner of 323 N. Grant Street has expressed some concern. The matter was taken up by the commission.

B. Commission web design revision: Emily Brown

This matter will be taken up at next month's regular meeting.

C. Lecture series: fall Showers topic

David Harstad said plans are moving forward. Jim Madison and Carrol Krause are interested. This would possibly be at the end of September.

VII. OLD BUSINESS

None.

VIII. COMMISSIONERS' COMMENTS

None.

IX. PUBLIC COMMENTS

None.

X. ANNOUNCEMENTS

None.

XI. ADJOURNMENT

**Motion unanimously endorsed to adjourn. Motion passed.
Meeting adjourned at 7:30 PM.**

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall
Common Council Chambers
August 11, 2011
4:00 PM
MINUTES

I. CALL TO ORDER

The Bloomington Historic Preservation Commission convened at 4:08 PM in the Common Council Chambers of Showers City Hall. The meeting was called to order by Chair David Harstad.

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell, Doug Bruce, Jeannine Butler, Sandi Clothier, Bridget Edwards, Marjorie Hudgins, Chris Sturbaum, Doug Wissing (arrived 4:13 PM)

ADVISORY MEMBERS

David Harstad

STAFF

Lisa Abbott, HAND
Daniel Bixler, HAND
Emily Brown, ITS
Eric Geurlach, PLANNING
Nancy Hiestand, HAND
Nate Nickel, PLANNING
Inge van der Cruysse, LEGAL

GUESTS

Margaret Contompasis,
Olga Diamonds, Elm Heights
Jordan Falcone, Elm Heights Neighborhood Association
Carolyn Geduld, Elm Heights Neighborhood Association
Kathi Holland, Elm Heights
Barre Klapper, Elm Heights Neighborhood Association
Julie Lawson, Elm Heights Neighborhood Association
Tim Mueller, Elm Heights Neighborhood Association
George Ridgway, architect for CFC Properties
Jenny Southern, Elm Heights Neighborhood Association
Bill Thompson, project manager for CFC Properties
Paul Wagoner, CFC Properties
Charles Webb, representing David Jacobs

Jody Wintsch, Elm Heights Neighborhood Association

Sandi Clothier disclosed she was a member of the Bloomington Arts Commission and as such received tickets to an event at the Jacobs Musical Arts Center.

**Chris Sturbaum made a motion to alter the agenda to allow the demolition delays for 714 W. 8th Street and 401 E. 7th Street to go first on the agenda. .
Motion passed, 7-0.**

Doug Wissing arrived at 4:13 PM.

III. DEMOLITION DELAY

- A. 714 W. 8th Street (partial)
Owner: Margaret Contompasis
Request for removal of an east wall to allow a small addition

Staff report was presented. The owner is attempting to create more useable living space for closets and baths. Partial demolition is proposed on the east side of the house to permit a small bump-out addition. The owner proposes to reuse the two existing (replacement) windows and move the side wall of the house space approximately 4 feet beneath a shed roof and behind the principal gable of the main building. The alley along the east side permits some visual access, but the addition will be virtually invisible because of a front garden. The plan is to match the existing vinyl siding. The side roof line will extend beneath the existing cross gable in a continuous shed.

Nancy Contompasis, the owner, was present to speak on behalf of the request. The matter was taken up by the commission.

Jeannine Butler made the following motion:

"Today, regarding the property located at 714 West 8th Street, the Historic Preservation Commission (HPC) declares that it: got notice of proposed partial demolition, and after today's discussion, sees no need to review the plans any further, and, waives the rest of the demolition delay waiting period with the conditions as stated and agreed to by the owner and his representative. The HPC may later recommend the property for historic designation to the Common Council and that this is with the condition that the homeowner can decide whether to attach the shed roof to the existing roof or to have it separate underneath the roof."

Motion passed, 8-0.

- B. 401 E. 7th Street (partial)
Owner: CFC Properties, Inc.
Representatives: George Ridgway (architect), Will Thompson (project manager), Paul Wagoner
Request for removal of a rear wall to create an addition

Staff report presented. The proposal is part of an expansion of the Grant Street Inn presented to the HPC at the July 2011 meeting. CFC provided plans for an informal review of new construction for a site across the street from the current site. The current proposal will extend a room in the addition used for dining. The room itself is part of a newer addition that conjoins two historic properties. The dining room will accommodate needed new tables for the expansion of the Grant Street Inn across the street. Since this is literally an extension of an existing room, materials will match existing materials.

CFC representatives were present to speak on behalf of the request and answer questions. They spoke with Pat Shay, Planning, and are revising the plans from a 12 foot addition down to a 7'7" foot addition.

The matter was taken up by the commission.

Danielle Bachant-Bell made the following motion:

"Today, regarding the property located at 401 East 7th Street, the Historic Preservation Commission (HPC) declares that it: got notice of proposed partial demolition, and after today's discussion, sees no need to review the plans any further, and, waives the rest of the demolition delay waiting period with the conditions as stated and agreed to by the owner and his representative. The HPC may later recommend the property for historic designation to the Common Council."

Motion passed, 8-0.

C: 505 S. Ballantine Road (demolition)
Owner: David Jacobs; representative: Charles Webb
Removal of a house from the lot at 505 N. Ballantine Road and relocation to 512 South Mitchell Street

Staff report presented. Since moving a building from its original site is considered demolition by the zoning code, this plan came to the Bloomington Historic Preservation Commission for review under demolition delay. This proposal was part of a larger one involving the demolition of 1203 East Second (previously reviewed and released) and the enlargement of the house at 1201 East Second heard in the following case.

The plan is to move the house to 512 South Mitchell in a neighborhood that was developed considerably later. The height of the existing buildings will be considerably lower. The house will be moved after demolition of the carport, music room and a one story kitchen. Alternative siding is being considered.

Staff is communicating with the Elm Heights neighborhood association to insure that the community is aware of the project which now impacts three surveyed properties.

There has no formal change in plans for this property from those proposed at the July meeting. Mr. Webb has not been able to meet with the architect involved, and this would be required if design changes are contemplated. For this reason, the neighborhood meeting was cancelled pending possible changes to the plans. A letter to notify the owners to extend the delay period to 120 days was sent on July 18. The demolition delay period would terminate on November 3.

Once new plans are proposed the neighborhood will meet. No action taken by the commission.

- D: 1201 E. 2nd Street (partial)
Owner: David Jacobs; representative: Charles Webb
Enlargement of an existing house by removing all walls except for a portion of a front wall facing 2nd Street

Staff report presented. This is a request for substantial remodel of a structure. The developers are to rebuild the existing house adding several thousand square feet to the floor plan as well as changing the style from Colonial Cape Cod to split timbered Tudor. A portion of the front wall (without windows) will be reused in the plans. The lot on which construction would take place is bound by 2 public alleys which, according to planning staff, will not be vacated. The right-of-ways may be paved with pervious pavers and retained. A vacant lot that was the backyard of the existing structure will be largely filled with new construction. Although beautifully articulated in limestone, and split timbered stucco, the new house is significantly larger than anything in the Elm Heights neighborhood. Plans for the new construction contain 3 levels totaling over 14,370 square feet. There are 3 bedrooms on the upper level, 2 bedrooms on the main level and 2 more in the basement. The space includes a three bay garage, music room, (35'11" x 20'9") and a family room (21' 6" x 26') on the main level that can be expanded to 37.' There is a 40' garden room on the basement level. No original windows will be reused, a new wooden casement in the Tudor style is planned. The developer expressed the opinion that additional gardens and landscaping serve to mitigate the scale of the property and the lots at 505 N. Ballantine Road and 1203 E. 2nd Street will be a buffer to the change in size. These plans may be revised after input at a staff meeting with Mr. Webb on Tuesday August 2nd attended by members of Planning and HAND. The owners of the property were notified of the 120 day extension of the delay period. The demolition delay period for this property ends on November 4th. Once new plans are proposed the neighborhood will be notified and a meeting between the neighborhood and the owners and/or their representatives will be arranged. Members of the Elm Heights Neighborhood Association, as well as members of the community, were present to express their reservations over the two projects, particularly with reference to the massing question of the proposed structure. They expressed serious concern over the lack of information about new plans and this concern was a key factor in the neighborhood's exploration of historic designation for the neighborhood. No action taken by the commission.

IV. NEW BUSINESS

- A. Elm Heights letter of request to consider historic designation

Elm Heights Neighborhood Association presented a letter requesting consideration of Elm Heights for historic designation. Lisa Abbott, HAND, made a brief presentation of what is involved in the process of historic designation. Notice will be made of an

informational meeting to be held August 20, 2011 at 1:30 PM in the Monroe County Public Library Room 1B. Abbott will attend.

This item required appointing members of a subcommittee. Council member Dave Rollo will be on subcommittee. Chair David Harstad appointed Danielle Bachant-Bell, Sandi Clothier and Doug Bruce to serve on the subcommittee.

Two announcements were made. (1) On Friday, August 26, 2011 at 1:00 PM will be a state marker dedication for the Indiana campus founded at Seminary Square. The dedication will be at the Wylie House. (2) On Friday, September 23, 2011 at 7:00 PM the BHPC will sponsor a lecture on the Showers Building at City Hall in celebration of the 101st anniversary of the building. Herald Times reporter and former Historic Preservation Commission member Carrol Krause will speak and preview her new book on the Showers Building.

B. Calendar change for 2012 (Wednesdays instead of Thursdays)

Lisa Abbott asked the Commission to consider changing the meeting day of the BHPC from the second Thursday of the month to the second Wednesday of the month. This move was being proposed to lessen the burden on support staff which another Commission with equal demand for support makes on the Housing and Neighborhood Development Department.

The matter was taken up by the commission. No objections were made to the change. If the move is to go forward it will be presented at the next regular meeting of the BHPC.

C. Commission web design revisions: Emily Brown

Emily Brown made a brief presentation of the revisions she is making to the BHPC website. She requested further review and input from Commission members.

D. 700 North Walnut Street

Preliminary discussion of this matter occurred at the June meeting. Notice was posted Friday prior to meeting. Once notice is posted the demo delay period begins. The HAND director can extend the review period to 120 days but only for specific reasons. The demolition delay was not properly noticed initially due to confusion on ownership of the property. That has been remedied.

Marjorie Hudgins made a motion to hold a special meeting with date and time to be determined for the purpose of hearing the demolition delay case of 700 North Walnut Street in time prior to expiration of the delay period.

Motion passed, 7-1. (Edwards abstained.)

V. OLD BUSINESS

A. Downtown Plan revision update

Staff is in the process of synthesizing changes and new material for the Plan. The subcommittee is continuing work on completing the revision.

IX. COMMISSIONERS' COMMENTS

None.

X. PUBLIC COMMENTS

None.

XI. ANNOUNCEMENTS

The Buffalo National Trust Conference will be held October 19-22. A handout was provided to members to gauge interest in attending the conference.

XII. ADJOURNMENT

**Motion unanimously endorsed to adjourn. Motion passed.
Meeting adjourned at 6:22 PM.**

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall
McCloskey Room 135
September 08, 2011
4:00 PM
MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell, Doug Bruce, Jeannine Butler, Sandi Clothier, Marjorie Hudgins, Marleen Newman, Chris Sturbaum (left 5:40 PM), Doug Wissing (arrived 4:10 PM)

ADVISORY MEMBERS

David Harstad

STAFF

Lisa Abbott, HAND
Nancy Hiestand, HAND
Tom Micuda, PLANNING
Nate Nickel, PLANNING
Margie Rice, LEGAL

GUESTS

Chris Clark, neighbor of 700 N. Walnut Street
Shehira Davezac, 915 E. 1st Street
Fred S. Dunn
David Ferguson, neighbor of 700 N. Walnut Street
Jonathan Hess, representative for David Jacobs
Sherry Holliday, 808 N. Washington Street
Jill Lesh, 500 N. Walnut Street Unit 401
Eve Mansdorf, 714 W. 7th Street
Bill Milroy, Old Northeast Downtown Neighborhood Association
Tim Mueller, Elm Heights
Rod Spaw, Herald-Times
Ben Swanson, 1321 E. Hunter Ave.
Chad Vencel, 714 W. 7th Street
Travis Vencel, 700 N. Walnut Street

Caroline Watkins, BHSN
Charles Webb, representative for David Jacobs
Jodi Wintsch, Elm Heights
Laura Wisen, 520 S. Highland Avenue

Chris Sturbaum disclosed that he has a professional relationship with Chad Vencel and would therefore be abstaining from that item on the agenda.

III. CERTIFICATES OF APPROPRIATENESS

- A. COA-7-11 714 W. 7th Street
Petitioner: Eve Mansdorf; Representative: Chad Vencel
Request to reconstruct an historic limestone embankment, reducing the size and restoring, recreating and relocating the saw tooth cap stones.

The Staff report was presented. The owner approached the BHPC for a preliminary review of the proposal in June. The plan is to take down the deteriorating wall and rebuild it at a lower height (approximately 18 inches), also restoring the distinctive saw toothed cap stones, many of which were missing. This is one of the few locally designated walls. The owner is requesting the change due to existing drainage conditions on her lot and the expense of reconstruction. The intent is to reuse existing stone if possible. Some capstones may need to be fabricated. A flat capstone will lie along the stairs and alley wall. Vegetation will mask some of the alley wall. The owner and her representative were present. Staff recommended approval. The matter was taken up by the commission.

Jeannine Butler made a motion to approve COA-7-11 for 714 West 7th Street as proposed.

The motion passed, 7-0-1 (Sturbaum abstained).

IV. DEMOLITION DELAY

- A. 505 South Ballantine Road (demolition)
Owner: David Jacobs; representative: Charles Webb
Removal of a house from the lot at 505 North Ballantine Road and relocation to 512 South Mitchell Street

Staff report presented. A summary was provided. The case came under review in early July. The delay period will terminate on November 3rd. The owner proposes to move this house, minus additions to a lot on South Mitchell Street. This action is considered full demolition under the definition of demolition in the Unified Development Ordinance. Because the request is for full demolition, the Commission does not have the legal ability to strike an "agreement" or consideration beyond the demolition of the property itself. Therefore the Commission's only possible actions are to release the demolition permit or to make a motion to designate the building on its current site.

The current proposal is part of a larger one involving the demolition of 1203 East Second (previously reviewed and released in May 2010) and what is now the full demolition of the house at 1201 East Second. This is a second case under separate consideration, reflecting the two permit applications received by planning.

A general history of the property was provided.

Another consideration is the existing site. Within a block of this location are two homes situated on double lots, including two in the block just south of this site. The developer is clearing lots in order to couch this project in formal landscaping and to try to mitigate the scale.

The proposal is to remove the carport, a music room, a rear kitchen and deck which are later additions. The remainder will be moved to 512 South Mitchell Street in a neighborhood that was developed considerably later. Many houses there are minimal traditional ranches built in the late 50s and early 60s or smaller frame Cape Cods. The height of the existing buildings will be considerably lower.

After receiving input from city staff, and attending both the July and August BHPC meetings, the owner has submitted new plans for the site, which is to include two smaller houses instead of a single large house in the project. Both will be single family houses that are sited on two lots. Plans were presented to a small group of owners on September 1st. Plans are at a schematic stage but they show a two story house of 4556 square feet at this location that sits on two lots north of the alley. The construction plans still require removal of this house. Details of the design are still being produced. There is no legal way for the BHPC to bind the owner to the plans currently before them.

- B. 1201 East Second Street (demolition)
Owner: David Jacobs; representative: Charles Webb
Change of proposal from partial to full demolition

Staff report presented. A summary was provided. The application, paired with the permit application for 505 South Ballantine Road, was first reviewed in early July. The delay period will terminate on November 4th. In late August the owner decided to request full demolition rather than partial. It was observed at a public meeting that very little of the house was being preserved (a partial chimney) and this action was determined to make the request more in keeping with the reality of the situation. In moving from partial to full demolition, the BHPC is placed in a different position regarding the proposal. Because the request is for full demolition, the Commission does not have the legal ability to strike an "agreement" or consideration beyond the demolition of the property itself. Therefore, the Commission's actions are to release the demolition permit or to make a motion to designate the building on its current site.

Signs on the site have been changed to full demolition. These plans were revised after input at staff meeting with Mr. Webb in August attended by members of Planning and HAND. The proposed new house at this location will be 6755 square feet, a considerable reduction in scale. The design of this proposed structure is not within the Commission's purview since it is not legally binding. The owner of the property was notified of the extension of the delay period to 120 days.

The representatives were present to answer questions and speak on behalf of the request. The matter was taken up by the commission.

Tim Mueller said a meeting of the neighborhood association will be scheduled soon to discuss the new plans. Comments from four members of the neighborhood expressed disapproval with the demolitions.

The Commission opted for further discussion on these matters, including more

- C. 700 North Walnut Street (demolition)
Owner: B. Venturas, LLC, Joseph Christine, LLC & Cosmo-Tech, LL Inc.;
representative: Travis Vencel
Removal of a house from the lot at 700 North Walnut Street to an undetermined location

Staff report presented.

This property was discussed in a preliminary way at the June meeting of the historic commission. The proposal was to move the house from its current location to a new location, to make way for redevelopment of the High Point office park which will be demolished. The owner has formally applied for a demolition permit. HAND requested an additional 30 days of delay after the August 5th notice. The owners plan to move the house to another location. The delay period will terminate on Dec. 3rd. The Commission has no binding review of plans to relocate the structure.

The house sits on the corner of Cottage Grove and North Walnut Street, a commercial corridor, where many single family houses have been converted to business uses. Although there are modern intrusions, the corridor has a fairly consistent run of contributing and notable homes from the 400 block through the 800 block ending just below the Indiana Railroad viaduct. The location of the house at 700 North Walnut is just south of the Highpoint Office Park, a single story commercial strip center built in the 1970's on the site of the old Hunter House. On the east side of the street are two more contributing structures north of the strip commercial center. Generally the architecture along Walnut goes from important (400 and 500 blocks) to progressively less significant (800 block).

This owner intends to sell these parcels for redevelopment of the High Point site and wants to propose removal of this house to another location as a part of that project. There is at present no site secured for the structure to be moved to.

Existing Conditions: The house is in fair to good condition. It is a locally unique example of a tapestry brick craftsman bungalow, done on a large scale with eave brackets and rafter tails.

Along this corridor, structures are in a variety of conditions from rental property that is under maintained to very fine commercial office space.

The representative, Travis Vencel, was present to listen to the commission and asked to make a comment at the end.

David Ferguson, Jill Lesh, Sherry Holiday and Chris Clark, all members of the neighborhood living near the property, voiced their opposition to removal of the structure from its present location and/or its demolition.

The matter was taken up by the commission. It was decided that more time and research was needed to review the request. All agreed that it was a significant structure. Danielle Bachant-Bell and Doug Wissing had questions about the setback restrictions of this and the other structures surrounding this proposed project. Nancy Hiestand asked whether the

intent of the UDO was that an historic structure be sacrificed for new construction or if character was the overriding factor. Travis Vencel said that there were a number of conditions to consider such as green space, setback, parking requirements and overall density. He said that historic designation would only affect setback, but not density or height. He also said that there was no guarantee that if the structure is removed that there would be development on the property.

- D. 1321 E. Hunter Avenue (partial)
Owner: Ben Swanson; representative: Jayne York
Removal of a rear wall in order to construct a two story addition

Staff report presented. This is a request for partial demolition for a two story rear addition. Because it occurs on the northeast side of the house, the impact of this improvement will be out public view except from two public alleys. The owner was present to answer questions and speak on behalf of the request. He has spoken with the neighbors to this property and none have objected to the plan. The matter was taken up by the commission.

Danielle Bachant-Bell made the following motion:

"Today, regarding the property located at 1321 East Hunter Avenue, the Historic Preservation Commission (HPC) declares that it: got notice of proposed partial demolition, and after today's discussion, sees no need to review the plans any further, and, waives the rest of the demolition delay waiting period with the conditions as stated and agreed to by the owner and his representative. The HPC may later recommend the property for historic designation to the Common Council."

Motion passed, 7-0 (Sturbaum not present).

V. NEW BUSINESS

- A. Elm Heights historic designation progress report

A petition for designation was given for consideration from the neighborhood at the last BHPC meeting. A public meeting was held on August 20 to present a draft map. Three public meeting have been set (one having occurred Sept. 6). The subcommittee met August 27th to begin drafting guidelines specific to Elm Heights. Staff anticipates a complete application in early October.

Danielle Bachant-Bell made a motion to hear Elm Heights application for designation as an Historic District at the October regular meeting of BHPC.

Motion passed, 7-0 (Sturbaum not present).

- B. Commission web design revision: Emily Brown

An outline of the redesign of the website was handed out. Please review and send comments to Emily Brown, ITS.

VI. OLD BUSINESS

A. Downtown Plan revision update

Draft will be released soon.

B. Lecture series: Fall Showers Topic

This will be scheduled for sometime in October.

IX. COMMISSIONERS' COMMENTS

None.

X. PUBLIC COMMENTS

None.

XI. ANNOUNCEMENTS

None.

XII. ADJOURNMENT

**Motion unanimously endorsed to adjourn. Motion passed.
Meeting adjourned at 6:25 PM.**

**COA-19-12
COA-20-12**

**Address of Property: 918 West
Third Street, Prospect Hill
Conservation District
Petitioner: Sherry Lifer, Margaret
Emmert**

Zoning RC

Request for construction of a house.

105-055-650034 **C** **918** **House; Carpenter-Builder/ Gabled-ell, c.1900**
Renumbered for the Conservation District:
105-055-65087



Case history:

This property received a COA for new construction of a garage in March of 2012. They later applied for a building permit for an addition which did not require review by the Commission under the Conservation District

regulations.

The owners appeared at the June meeting to discuss the possibility of applying for a COA for demolition after a substandard foundation and termites were discovered. They later withdrew that request.

On July 9, 2012 it was discovered that the house had been demolished and a stop work order was put on the project. Currently, the work on the project has ceased. Included photographs show the condition of the property.

On July 1st and July 19th, the owners submitted new plans to the Prospect Hill Design Guidelines Subcommittee. See attached report from the Design Guidelines Subcommittee.

This request for a COA is based upon new construction standards for the Conservation District and the following guidelines apply. The intent of the owners is to rebuild on the footprint of the old structure with an addition to the back. New construction standards apply to both the new structure on the old footprint and any portion that extends beyond said footprint.

Prospect Hill Conservation District Guidelines for New Construction – Standards for New Construction

The purpose of these Guidelines is to present flexible approaches to appropriate design in the Prospect Hill conservation area. The goal is to harmonize new buildings with the historic fabric that remains. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within any appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result.

Setback

- *A new building's setback should conform to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed*
- *On corner sites, the setbacks from both streets must conform to the context*
- *Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.*

Spacing

- *New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.*

From the south elevation or front faced, this design is in keeping with the neighborhood spacing. Along its northern length it fills in areas that are primarily backyards in most of the adjacent lots. A small setback variance is needed, but the Planning Department will support this variance as it will ensure greater compliance with the historic nature of this neighborhood. Staff believes that the front setback is compliant as is. Side setback will require a variance which the staff can support to keep the placement consistent with the original structure and neighborhood.

Height

- *Generally, the height of a new building should fall within a range set by the*

- *highest and lowest contiguous buildings if the block has uniform heights.*
- *Uncharacteristically high or low buildings should not be considered when determining the appropriate range*
- *Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.*
- *Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor*

This is a block face of very modestly sized homes. Most are 1 to 1 ½ stories. The plans show a large volume beneath the east/west roof gable, however it is not a two story living space. As shown mostly clearly on the East elevation plans, the house steps up about 2/3's of the way along its north length. This appears large because the grade of the lot is above the west alley and what was formerly the addition to the house is setback a smaller distance to the alley than was the historic house. The façade however is broken up by its design which masks the impact of the height increase. The overall height appears to be consistent with a variety of homes scattered throughout the District.

While the Design Committee expressed concern about the height, City staff does not share the same concerns. Staff feels as though the height, why perhaps taller than those homes immediately adjacent to the project, is not inconsistent with homes throughout the District. The District is regularly and consistently scattered with homes of similar heights. The additional height due to the change in the foundation does not appear to be significant.



Building Height/ Side Setback

- *A new house of the same height as existing houses may be as close to them as they are to each other.*
- *A new house which is taller than the house next to it must be set back further from the side property line than existing houses.*

The side setbacks in this block face of the neighborhood are exceedingly substandard to the zoning code. The only difference in this structure is the height of the house and its proximity to the right-of-way and side setback to the adjacent property along a greater length.

Building Outline -- Definition: The silhouette of a building as seen from the street.

- *The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.*

Although it is distorted by its length and relative height, the cross gabling echoes side elevations seen throughout the neighborhood.

Mass

- *The total mass and site coverage of a new building should be consistent with surrounding buildings.*
- *The massing of the various parts of a new building should be characteristic of surrounding buildings.*

The envelope is larger than most contiguous neighbors, but is not inconsistent with other houses throughout the District. The house at 812, at the far east side of the block face, is the closest in massing at 2,100 sq. ft. The house located across the street, 911, has 1,886 sq. ft. A review of the neighborhood shows 24 structures with square footages in excess of 2,000 and another eleven that are within 300 square feet of the proposed structure.

Fenestration

- *Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.*
- *Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.*
- *The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.*
- *Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.*

Details

Materials: Staff supports the materials presented on the plans for the siding. Staff also supports the windows presented on the plans. The doors will need to be period appropriate and Staff requests that the HPC give staff permission to do a staff-level approval of the selected door once the owners have made their choice. Staff has provided owners with samples of appropriate porch styles. Staff would request the HPC give staff permission to do a staff-level approval of the selected porch style and columns.

Vent & gable: Staff supports the use of a diamond shaped vent. Staff would also agree with the Design Subcommittee that the use of a pedimented gable (skirt) would be appropriate if practical.

The approval for this is two-fold:

1. COA-19-12 Demolition of a structure. Staff discovered the demolition of this structure on July 9, 2012. A Stop Work Order was issued on that same day. As the structure has been demolished, staff recommends approval of this COA with the understanding that the staff will handle enforcement action.
2. COA-20-12 Construction of a house. Staff recommends approval of this COA subject to staff level approval of the door and the porch.

CoA application
for 918 W. 3rd St.
recommendations by the
Prospect Hill Conservation District Review Committee (PHCDRC)

The PHCDRC met twice to review the application for a CoA for 918 W. 3rd St.

As a committee, we struggled to evaluate the application for new construction, since half of the proposed home has already been framed. This creates issues in altering areas where we believe that the proposed house is not in compliance with the recommendations as laid out in the Design Guidelines, particularly with regard to massing.

Overall, we are pleased that the architect maintained the design and feel of the previous home and the neighborhood, for example, with size and spacing of fenestration on the front and sides of the house. We are pleased that the homeowners have chosen to use the diamond gable vents, so common throughout the neighborhood. And we are pleased that there will once again be an open front porch, which connects our homes with the social fabric of our neighborhood.

Ms. Lifer has told us that the old house will be rebuilt on the same footprint and that the foundation will be elevated by 8 inches, which would be consistent with a course of concrete block.

We RECOMMEND approval of this 8 inch elevation of the foundation on the same footprint of the demolished house;

However, we do NOT recommend an overall increase in the building height.

Had we received these plans prior to construction, we would be unlikely to approve the increased height of the "addition." Likewise we would be hard pressed to approve the overall mass of the house within the context of the neighborhood and alongside its neighbors. The mass of the proposed house is particularly troublesome to us because of its visibility, with the entire west face also on a street front. The official street front face is contextually appropriate in terms of scale; the west face, along this small roadway, is not.

We RECOMMEND that landscaping be used extensively along the west side to soften the mass of this building.

Also, we RECOMMEND that the west-facing gables receive special treatment, which might be considered a pent roof connecting the gable ends. (illus. attached) We believe that this detail, seen extensively within the neighborhood, would contribute to a lessening of the visual impact of the excessive massing.

We are pleased that the homeowner has chosen wood-clad fiberglass for the windows, we will support the use of fiberglass doors on the rear (N side) of the

house, but do NOT approve use of a fiberglass door on the front.

We RECOMMEND the use of a traditional wood front door, with a storm door providing for energy efficiency. We also RECOMMEND that the transom window over the front door be retained, as this is characteristic of many of the older homes which have retained their original character.

We also RECOMMEND that the fiberglass posts on the front porch have a matte finish, and are not high gloss.

We are in support of the variance on the east side of the property, so that the house may assume its original footprint.

Overall, we support the CoA with reservations.

We recommend:

No-gloss fiberglass for porch posts

Wood front door

Transom window over the front door

Pent roof connecting the gable ends, particularly for the west gables (see attached)

Extensive multi-storied landscaping on the west side of the house

Increase of 8 inches for new foundation for old house; HOWEVER, no increase in the original height of the roofline for the "original" house.

Sarah Ryterband,
chair, PHCDRC

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA-19-12 + COA-20-12

Date Filed: 7/15/12

Scheduled for Hearing: 8/9/12

Address of Historic Property:
918 W 3rd Street Bloomington IN

Petitioner's Name:
Sherry Lifer & Margaret Emmert

Petitioner's Address: Phone Number:
918 W 3rd Street, Bloomington, IN 47404
812.219.1012

Owner's Name:
Margaret Emmert & Sherry Lifer

Owner's Address: Phone Number:
918 W 3rd Street, Bloomington, IN 47404
ME Mobile: 812.219.2046
SL Mobile: 812.219.1012

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 3:30 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A “Complete Application” consists of the following:

1. A legal description of the lot.
013-45840-00 Batman’s Lot 21
53-05-412-011.000-005

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

Homeowners request a COA for new construction project that includes rebuilding a gabled-ell of identical proportion and footprint of the prior gabled-ell plus a one-floor over basement extension to the north of the rebuilt structure.

The rebuilt gabled-ell is to be of identical proportion (40’ x 27’) to the former structure with the exception that homeowners will:

- Restore original front (south) covered porch (former structure had enclosed porch),
- Replace aluminum siding with 4” lap smooth fiber cement siding,
- Replace inconsistent pier foundation with full perimeter cement block foundation with crawl space, original root cellar (previously inaccessible) will be repaired and made accessible via basement – crawl space access panel
- Window size and placement will be replicated and replaced with energy-efficient double pane, double-hung, wood-clad fiberglass windows (exterior trim – white)
- Extend north-south gable to adjoin gabled roof of extension, increase pitch of low slope roof portion (formerly tar-covered) to 3/12 slope, entire roof to be covered with 3-tab asphalt shingle (Energy-star white)

The extension consists of:

- One-floor over basement (40’ x 24’) plus mud-room (10’ x 14’) over crawl-space,
- Covered porch north (15’ x 10’) and poured concrete walkway to garage,
- Window size and placement, and roof gables and slopes chosen to match gabled-ell windows and roof line

3. A description of the materials used.

- Gabled-ell Construction:
 - 2x6 wood-frame walls with spray foam insulation
 - I-joist floors over fully enclosed perimeter foundation and crawl-space
 - Engineered roof trusses with blown-in insulation on ceiling deck
 - South Porch:
 - Concrete block and poured cement slab
 - Composite columns ≥ 8” square non-tapered smooth, white
- Extension Construction:
 - Thermocore © structural insulated panel (SIP) walls

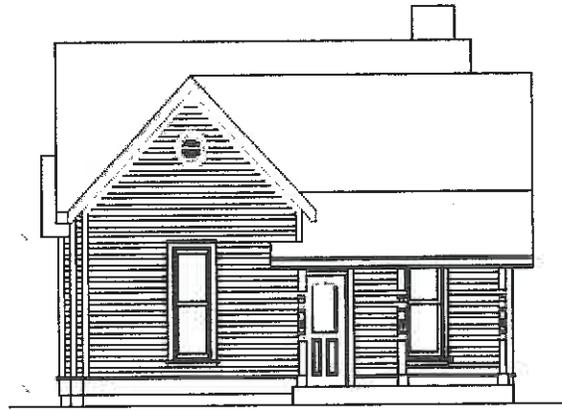
- I-joist floor over poured concrete basement walls & slab
- Engineered roof trusses with blown-in insulation on ceiling deck
- North Porch:
 - Composite (Azek or similar) deck, railing, and steps
 - Composite columns $\geq 8''$ square non-tapered smooth, white
- Exterior:
 - Siding and trim:
 - CERTAINTEED 5 1/4" PRIMED LAP SIDING SMOOTH
 - MIRATECH 5/4 X 4 X 16 PRIMED TRIM
 - MIRATECH 5/4 X 6 X 16 PRIMED TRIM
 - MIRATECH 5/4 X 10 X 16 PRIMED TRIM
 - WHITE ALUM SOFFIT
 - ALUM SOFFIT 12" X 12' VENTED
 - ALUM SOFFIT 12" X 12' SOLID
 - TRIM COIL 24" SMOOTH
 - ALUM J CHANNEL
 - ALUM F CHANNEL
 - 6" FASCIA
 - TRIM NAILS 1#
 - Roof: Energy-Star white 3-tab shingles and metal gutters
 - Windows: Anderson A-series high-efficiency fiberglass white; all windows double-hung unless otherwise indicated.
 - Doors: smooth white fiberglass or composite, individual door details and pictures below.

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

Elevations, materials details, and exceptions on pages below.

Drawings sent via email:

- C100 Site Plan (dated May 7 2012)
- A201 First Floor Plan (dated May 7 2012)
- A202 Basement Plan (dated Jan 10 2012)
- A203 Roof Plan (dated Jan 10 2012)
- A301 West Elevations (dated Jan 10 2012)
- A302 East Elevations (dated Jan 10 2012)
- A303 North South Elevations (dated Jan 10 2012)
- Revised plan notes relevant to A201 & A202



SOUTH Elevation
(A303)

Exceptions to South Elevation (A303)



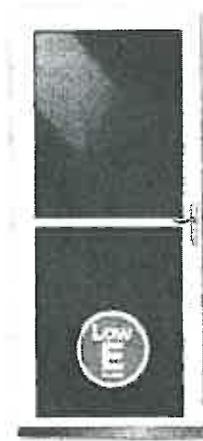
1) Gable Vent South - diamond shaped, cut-out stylized pattern [Shown: examples from PHN]



2) Porch Columns – AFCO 7 ½” square fiberglass non-tapered smooth, white



3) South Door - smooth white fiberglass clear glass Milliken Classic Model #131 with transom (not to scale)

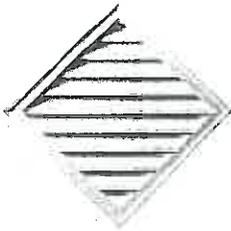


4) South Storm Door white (Larson 346-52E)



North Elevation
(A303)

Exceptions to North Elevation (A303)



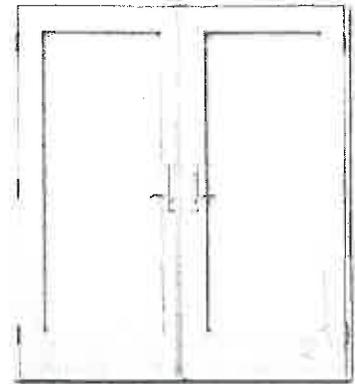
1) Diamond-shaped gable vent – louvered, white



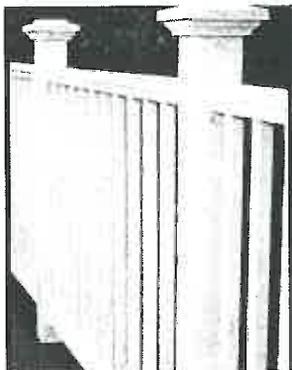
2) Porch Columns – AFCO 7 1/2" square fiberglass non-tapered



3) North Mudroom Door smooth white fiberglass (Milliken Model #684RBL)



4) North Dining Room Door smooth white (Neuma DFH-LP)

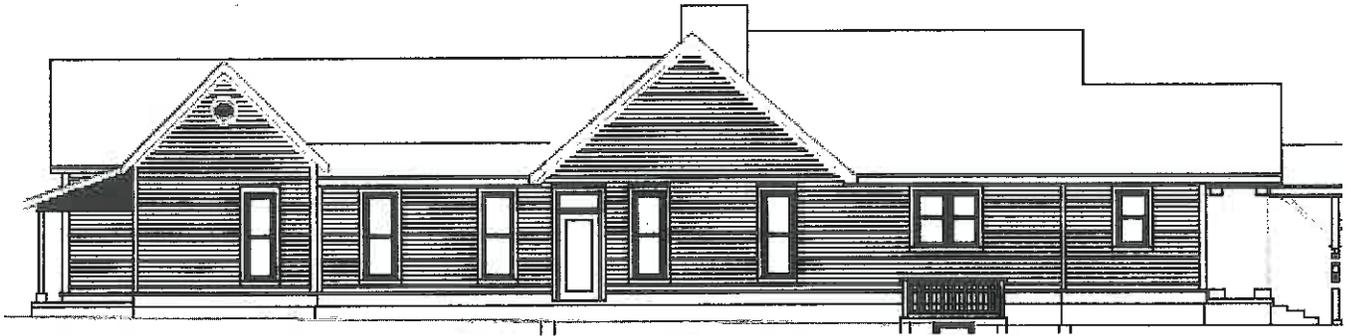


5) Composite (Azek or similar) porch railing, if required by code

Other North Elevation exceptions

(No associated pictures)

- 6) No chimney
- 7) No transom over North door
- 8) No flat roof w/EPDM over North porch
- 9) Breezeway will not be built



EAST Elevation
(A302)

Exceptions to East Elevation (A302)



1) Diamond-shaped gable vent – louvered white

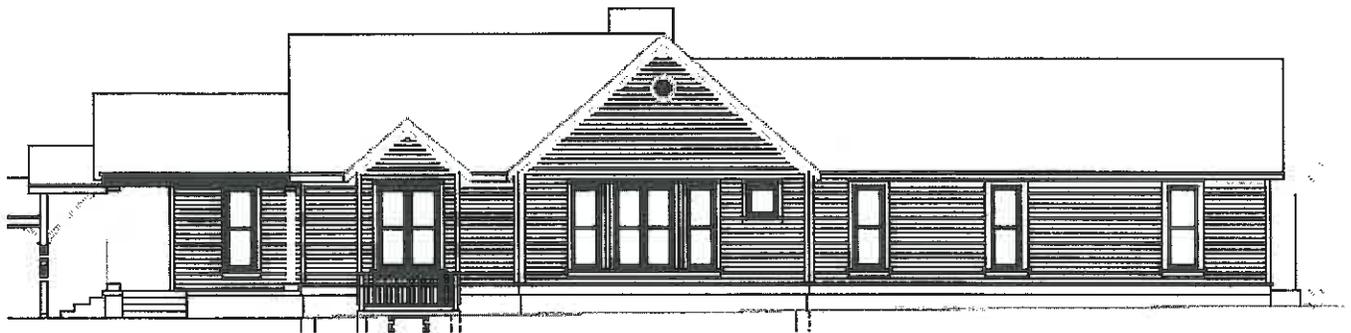


2) East Door smooth white fiberglass (Milliken Model # 684RBL)

Other East Elevation exceptions

(No associated pictures)

- 3) No chimney
- 4) No transom over East door
- 5) Kitchen window is double casement
- 6) Egress window well covered, not fenced
- 7) Breezeway will not be built



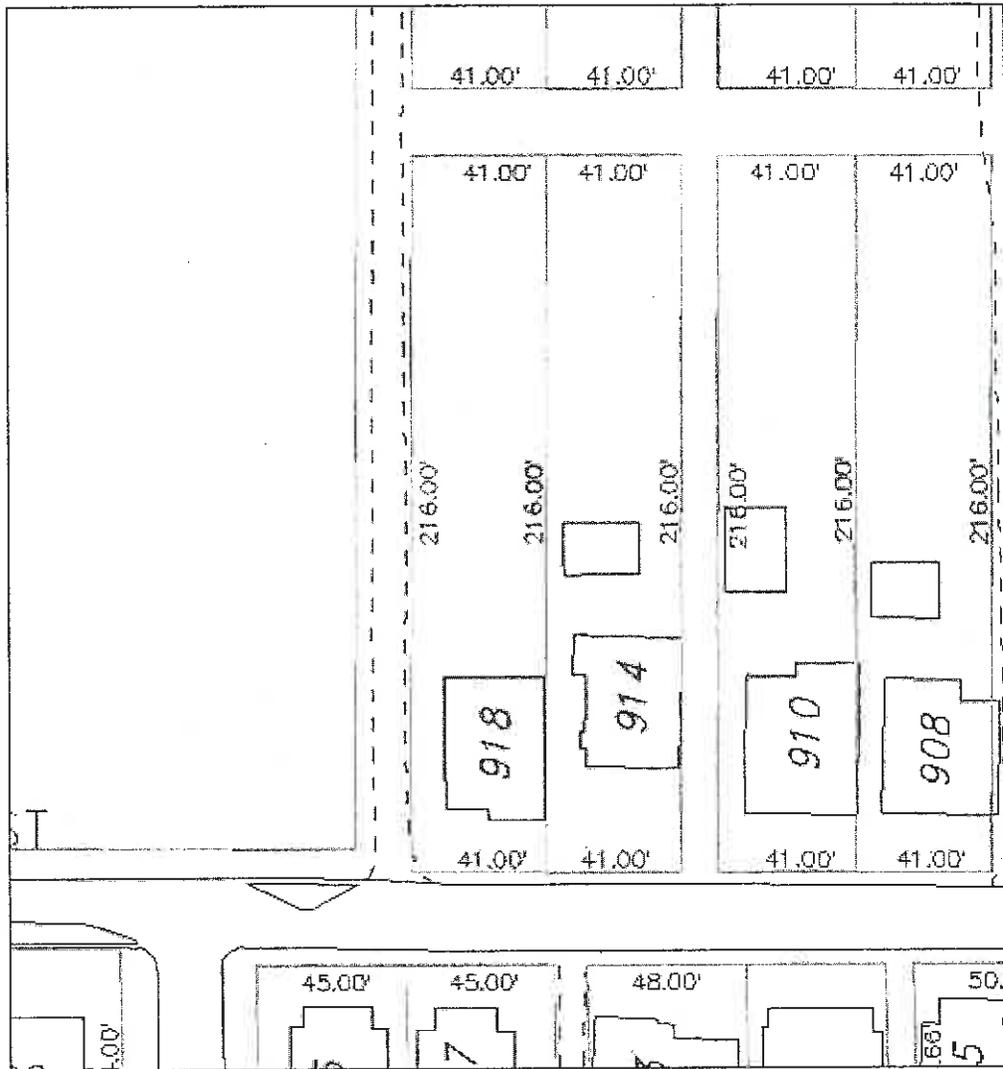
WEST Elevation
(A301)

West Elevation exceptions

(No associated pictures)

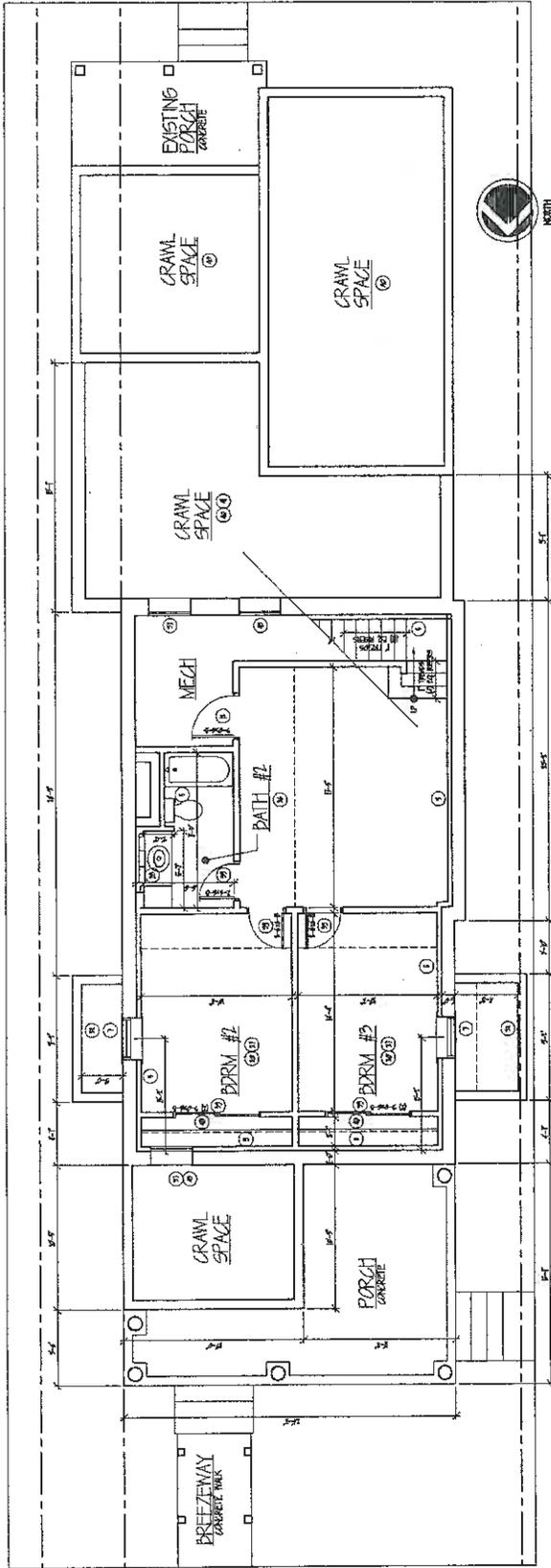
- 1) No gable vent
- 2) No chimney
- 3) Egress window well covered, not fenced
- 4) Breezeway will not be built

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



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

Photos attached at end of document.



BASEMENT PLAN
SCALE 1/8" = 1'-0"







2nd Addendum to Lifer-Emmert Application for CoA for new construction at 918 West 3rd Street

Assuming that the HPC and the Bloomington City Planning Department endorse and approve the recommendations set forth by the Prospect Hill Conservation District Review Committee ("PHCDRC"), the Lifer-Emmert application for CoA is amended as follows:

1. The PHCDRC recommends that the west facing gables receive "special treatment" to diminish the mass of the house by connecting the gabled ends. Petitioners will place pent roofs connecting gable ends on the west-facing gables.
2. The PHCDRC recommends "the use of a traditional wood front door" and a transom over the door. Petitioners will install a transom over the front door. Petitioners will install a front door with a traditional form as noted in the application. However, because petitioners will paint the front door white regardless of the type of material used, petitioners will use a fiberglass door for energy efficiency.
3. The PHCDRC recommends that the fiberglass posts on the front porch have a matte finish, not a high gloss finish. Ok.
4. The PHCDRC recommends that there be no increase in the "original height" of the roofline of the original house due to the installation of a foundation under the original structure. Due to the use of "historically" accurately-sized windows, petitioners are unable to shorten the structure's walls, so will have to decrease the pitch of the roof. The "historic" pitch of the original structure was a 12/12 pitch, and it appears that the PHCDRC is recommending that petitioners alter the "historic" appearance of the original structure. Petitioners will follow the recommendations of the HPC with regard to whether they should maintain the "historic" roof line of the original house or, if structurally feasible, decrease the roof pitch to 10/12 to decrease the height of the original structure. Please note that the roof line of the original structure, even with the addition of a foundation and the use of a 12/12 roof pitch, will be consistent and in harmony with the height of the addition.

COA-21-12
COA-22-12

Petitioner: Charles Webb for David Jacobs
Address of Property: 1201 East Second & 503
Ballantine Street
Elm Heights Historic District

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 his 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 additions. At the time 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 L-shaped lot and a half site. Since this proposal 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.

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



PRELIMINARY ELEVATION STUDY - SOUTH

06/22/2011

BDMD

LEADERSHIP DESIGN

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 were to be reused only new wooden casements in the Tudor style.

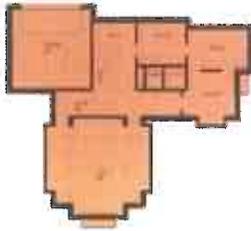
August 2011 Update:

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 a 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 ended 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:

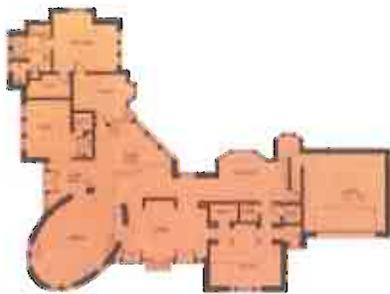
New plans were released in late September. Signs on the site were changed to full demolition. A schematic new plan was presented to a group of neighbors on Thursday September 1st and this is attached to this report. The proposed new house at this location, located on two lots, was proposed to be 6755 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 26th 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 5,688 sf
Entry Level 4,277 sf
Upper Level 2,478 sf
Total Area 6,755 sf

Garage 2-Car with apron and Basement



The neighborhood petition for historic desingation moved ahead, Three required public information meetings 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 preperities 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 and March they held four workshopsThis was considered necessary for the full airing of the draft of the guidelines. A draft was copmleted and the City Council officially established the Elm Heights District in July of 2012.

Present Day

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 2nd 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.

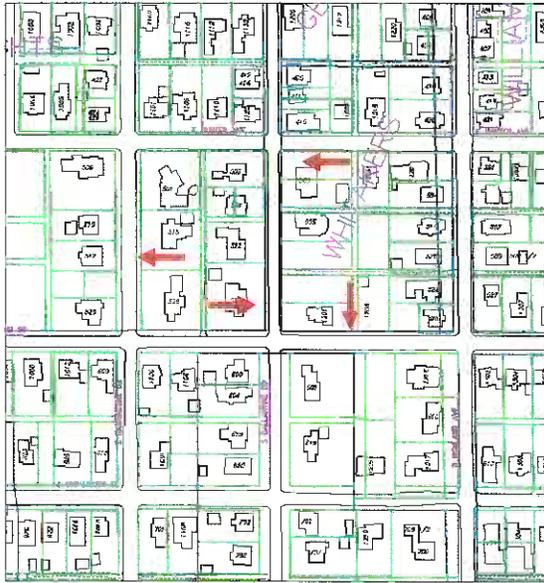
Criteria for the Commission to consider in the case of a proposed demolition include the following:

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. The footprint is "L" shaped with the elongated part running along the alley. 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 is described as a Cap Cod variant to the Colonial Revival style home.

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 Hawthorne and Ballantine Streets 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 of houses in the area facing on either Hawthorne or Ballantine.

As such, the house at 1201 is less consistent with the pattern in this area than most of the other houses. If the permit for demolition is granted, the proposed new footprint will face Ballantine with its length running along the north side of the

lot (alley side away from the street). The new proposal will be more consistent with the historic nature of the overall District than what is presently located at this site.

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. Relatively modest for Elm Heights, the existing house is small for the nearby area and is not consistent with the overall District in terms of street face frontage. As the owner does not believe the property can and will be utilized in its present state, and the current property is not historically significant in and of itself and appears to be somewhat inconsistent with the overall historic nature of the overall District, when balancing the public's interest in preserving the integrity of the structure and district against the interest of the owner, the balance tips more in favor of the owner. Additionally, according to zoning regulations the owner could build a 14,000 square foot home without variance on this site; but the owner, in recognition of the need to balance his interests with that of preserving the historic nature of this District has instead proposed a footprint of 4,209 square feet and a total square footage of 8,780.

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.

The guidelines committee has considered the following criteria.

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 historic criterion does perhaps not rise to the level of denying this Certificate of Appropriateness. The existing house itself probably does not elevate to more than contributing status. That fact taken into consideration with the additional fact that the existing house also breaks a two-lot pattern that new construction will most likely correct, supports staff's position that the retention of this structure is not necessary to maintain the overall historic nature of the District. Additionally, in weighing public benefit criteria and preservation of the district, staff feels 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 13 months in August. The petitioner has filed plans and modified them based on numerous input sessions/meetings. The several designs presented have been in keeping with the quality of the historic neighborhood and based on considerable input from the neighborhood, the scale or massing has been significantly reduced to be more in line with existing homes in the area.

Staff is prepared to recommend approval of the demolition of 1201 West 2nd.

As a part of the demolition and new construction plan, the petitioner needs to remove 3 silver maples, 2 red maples, 1 spruce, 1 black cherry and 1 hackberry trees. He plans to replace them with red oak trees (these are listed in the Bloomington tree manual for placement along streets). The Urban Forrester would also recommend using the Accolade American Elm tree as a possible replacement tree. These are hardy urban trees with a high dense canopy. The Commission has acknowledged problems with mature silver maples in the past. The owner has had limbs falling across the sidewalk and fears that the trees might cause injury.

The Urban Forrester inspected the trees and consents to their removal.

Staff recommends approval with two conditions: 1) trees are replaced with appropriate trees from the Bloomington tree manual; and 2) the removed trees be donated to the Urban Woodwaste Program.

COA-21-12

**Petitioner: Charles Webb for David Jacobs
Address of Property: 1201 East Second
Proposed Elm Heights Historic District**

Request for construction of a single family house.

The request is for a two story three level limestone house described as a modern interpretation of an English Gothic revival with a footprint that crosses two lots. The two facades spread along the Ballantine and Second Street frontage in an “L” shaped pattern with the elongated portion of the structure running along the east/west alley (see attached proposed footprint). 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. The roofing is made of either zinc or slate panels (see attached “typical materials palette”).

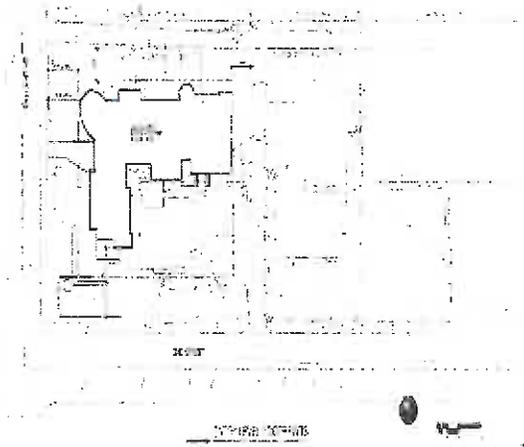
Unlike the previous proposals, this house is “L” shaped and builds up in modules of a story and a half to two story heights towards the center of the building away from the street sides (see attached “aerial view with overall heights”). The height of the house at the highest point is 35 feet and this 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.

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 (see “aerial view with overall heights”).



Aerial view with overall heights.

56



Setback has been defined as a concern in past designs. The proposed house is 23' 3" from Ballantine and 29" from Second Street. The Ballantine setback mirrors that of the other houses along that street. This will require a variance, which Planning has advised it will support as such a variance will better preserve the overall historic nature of the District. These distances vary from 30 to 45 feet on Hawthorne and Ballantine.

The following statistics were submitted with the application

Lot Area is 17,179 SF
The footprint is 4,209 SF
Total is 8,780 SF

Criteria for new construction per the Elm Heights Design Guidelines:

1. Design new houses and other structures to be compatible with, but distinguishable from, surrounding historic buildings.

The style is described as a Cap Cod variant to the Colonial Revival style home. Per the interim report of historic structures, the area includes Prairie/Four-square, Tudor Revival, Arts & Crafts/Dormer Front Bungalow, Colonial Revival, Queen Anne, Georgian Revival, Dutch Colonial and English Cottage Revival (south Ballantine -- east side). The area is a mix of styles.

2. New buildings should be compatible with surrounding contributing properties in massing, proportion, height, scale, placement, and spacing.

The height of proposed structure is visually compatible with other homes in the District, with adjacent buildings, and is consistent with the zoning requirements of the City of Bloomington. New construction should echo setback, orientation, and spatial rhythms of surrounding properties.

The scale of the proposed building, particularly its overall square footage, is larger than other homes in the District. It does however have less than 1,000 square feet more than

the Vonderschmitt residence (which is one block away) in terms of the actual footprint. Staff has reviewed the issue of scale and massing considerably over the last year, and while it acknowledges that many in the community believe the scale and massing should be no greater than the Vonderschmitt residence, that is not the standard established by the municipal code. The code only requires visual compatibility; it does not require exactness or sameness. In reviewing the proposed plan, in combination with a thorough review of the entire District, staff believes the proposed home is visually compatible with the overall District in terms of its overall scale and massing.

3. Roof shape, size of windows and door openings, and building materials should be primarily compatible with any structure already on the property and secondarily with surrounding contributing properties.

As the neighborhood is a mix of styles, roof shapes, window sizes and door openings, it appears to be compatible. The stone is random coursed limestone with two different finishes. The windows are leaded casements and true divided light. The roofing is made of either zinc or slate panels (see attached "typical materials palette").

4. Design new buildings so that the overall character of the site is retained, including topography, any desirable historic features, and mature trees.

The proposed façade is visually compatible with buildings and places to which it is visually related on the street and in the overall District. It contains windows which have a width and height that are visually compatible with buildings, squares and places to which they relate. The proposed home's exterior, including its landscaping, fencing and walls, is consistent with the other homes in the District.

Staff is prepared to recommend approval with the caveat of a setback variance approval.

Sunday 8/5/2012

Meeting held with Mark and Charlie Webb, representatives for Mr. Jacob's

Proximate neighbors attending: Blaise Cronin, Debby Herbenick, James Capo, Doug Hofstadter, Elinor Okada, Joan Weiner, Kristopher Floyd, Laura Wisen, Lynda Delph, Mark Kaplan, Jim Rickert.

From the guidelines committee: Kathy Holland, Olga Diamondis, Jenny Southern, Beth Baxter.

There were both positive and negative reactions from the neighbors.

All around positive responses on building materials, improved setbacks and most building details.

Concern was again expressed by neighbors and guidelines reps. for mass and scale of new buildings.

Caution from neighbors on the downhill side about runoff and percentage of lot coverage. There is a strong drop to the property to the northeast and no storm drains on any of the surrounding streets to direct water.

Concern about the turfed parking areas? Are these legal, there are restrictions in place from Planning about maximum size of parking areas in the single family core district, and parking on grass is not allowed. Historic guidelines state that you may not substitute pervious pavement for green-space. Turf parking seems a dangerous precedent to set as far as parking for the student rental market and apartment buildings in core neighborhoods.

The neighbors are very distressed about the loss of all the mature trees along two street frontages. The worry about loss of tree canopy was responded to by reassurance from Mark Webb that they would plant large caliper trees for the ones close to the street that they wish to remove. The guidelines provide protection for trees exceeding one foot in caliper. Removal requires a COA for trees that are not dead, dying or invasive. Agreement on removal of invasive plants and undesirable volunteer trees (including hackberry and mulberry trees) by all participants. Disagreement on some tree removal including the hard maple near the alley about 30 feet from Ballantine. Neighborhood wishes to keep but purposed tunnel, paving of alley and north foundation of larger house may complicate preservation. Jenny Southern has agreed to mark the most and least desirable of the trees to be preserved or removed. Maybe an assessment by an independent arborist would be the best way to solve this conflict.

Several trees on site do not have agreement on removal because survey lines are not in place so it is difficult to ascertain the possibility of retaining trees close to proposed new buildings and paved alleys.

A suggestion was by a member of the guidelines committee to move the house that is being requested to be demolished to the empty lot where the Carrol house on 2nd used to be. This is one lot removed from where it sits now and next to other houses of similar design and era. This would lower the green-space area for the project but without a commitment not to build on the two remaining full lots and one half lot, they cannot be counted as green-space for the larger houses.

Questions were asked about what variances are needed for the project. Variances will be needed for the front setbacks along Ballantine and the side setback on 2nd Street. Both have been discussed by the proximate neighbors and the neighborhood association and are fully supported by both if the corner house is removed. No other variances have been mentioned at this meeting.

Some doubt was expressed by the guidelines committee about the glassed area on the south elevation of the proposed corner house. The tower in front west exposure also needed closer review. Not necessarily negative but more questions need to be asked. Interest and approval was expressed for the roof terrace areas. They are shown as green roofs which should help mitigate runoff. Terraces are appropriate for the district. Rear facing garage also appropriate and approved. Parking pad on North house less so.

Questions still need to be asked about height of stone walls along 2nd, any fencing purposed and door design for houses and garages.

Also any changes and restoration purposed for Cabott house will require review. Previously there had been mentioned the removal of later additions to this structure and redrawing the south side lot line.

Notes taken by Jenny Southern, guidelines committee member

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA-21-12 & COA-22-12

Date Filed: 8/2/12

Scheduled for Hearing: 8/9/12

Address of Historic Property: 1201 E. 2nd St. Bloomington, IN

Petitioner's Name: Charles Webb

Petitioner's Address: P.O. Box 1345, Bloomington, IN 47402

Phone Number: 812-322-3883

Owner's Name: David Jacobs

Owner's Address: 235 Entrada Dr., Santa Monica, CA 90402-1220

Phone Number: 310-573-1410

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 4:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. 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 8700 sqft including a 2 car garage, on 2 levels over a partial basement. The footprint of the house is 4200 sqft and the second story rooms are all enclosed within the roofline of the house.

The style is a modern interpretation of an English Gothic revival. Please see attached designs.

3. A description of the materials used.

Owner proposes the following materials be used on the exterior construction. Limestone, timber, slate, glass, copper, lead, wood and stucco. The Limestone would be in various finishes including rough cut as well as smooth cut with cut limestone surrounds around many of the windows. Roof material would be slate or zinc. Please see attached designs

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

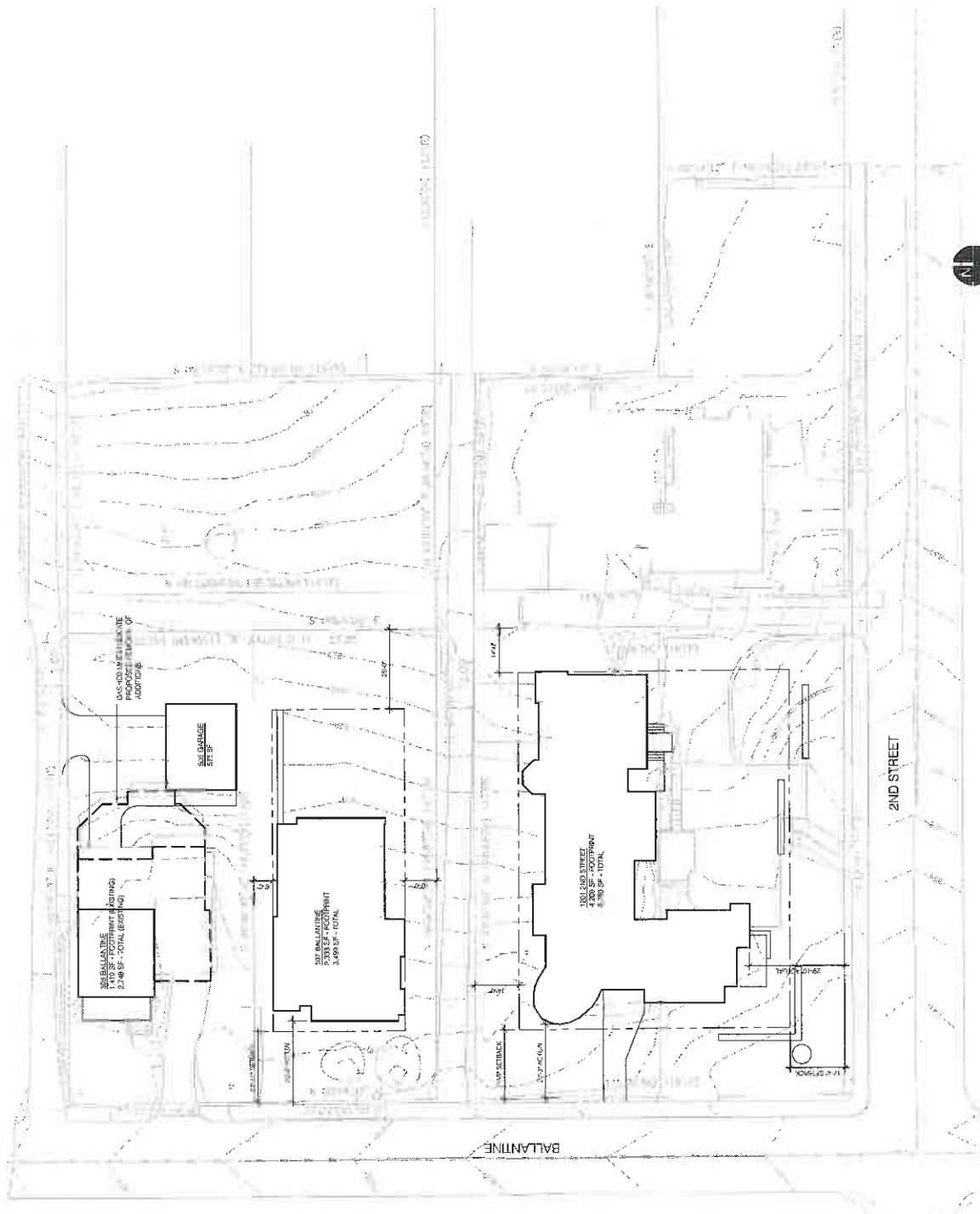
Please see attached designs.

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

At this time no Zoning Variances are requested.

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

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



ENTRY LEVEL FOOTPRINTS

2nd Street / Ballantine

Proposed Residence Footprints and Areas

08.09.2012





NOT TO SCALE
7 AUGUST 2012

front

2ND STREET & BALLANTINE
PROPOSED WEST ELEVATION



NOT TO SCALE
7 AUGUST 2012

2ND STREET & BALLANTINE
PROPOSED NORTH ELEVATION

Alley (North Side)



NOT TO SCALE
7 AUGUST 2012

East - from alley

2ND STREET & BALLANTINE
PROPOSED EAST ELEVATION



NOT TO SCALE
7 AUGUST 2012

2nd St side

2ND STREET & BALLANTINE
PROPOSED SOUTH ELEVATION



2ND STREET & BALLANTINE PROPERTIES

*#3's match
3-D Street*

SITE VIEW

1



2ND STREET

VIEW LOOKING EAST

4

LEADERSHIP + DESIGN

BROWNING
DAY MULLINS
DIEMOND
ARCHITECTS



2ND STREET & BALLANTINE

VIEW LOOKING NORTHEAST

5



BALLANTINE

VIEW LOOKING NORTH

6

72



2ND STREET

VIEW LOOKING WEST

7

LEADERSHIP + DESIGN

BROWNING
DAY MULLINS
DIENERDORF
ARCHITECTS



2ND STREET

VIEW LOOKING NORTHWEST

8

LEADERSHIP + DESIGN

BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS

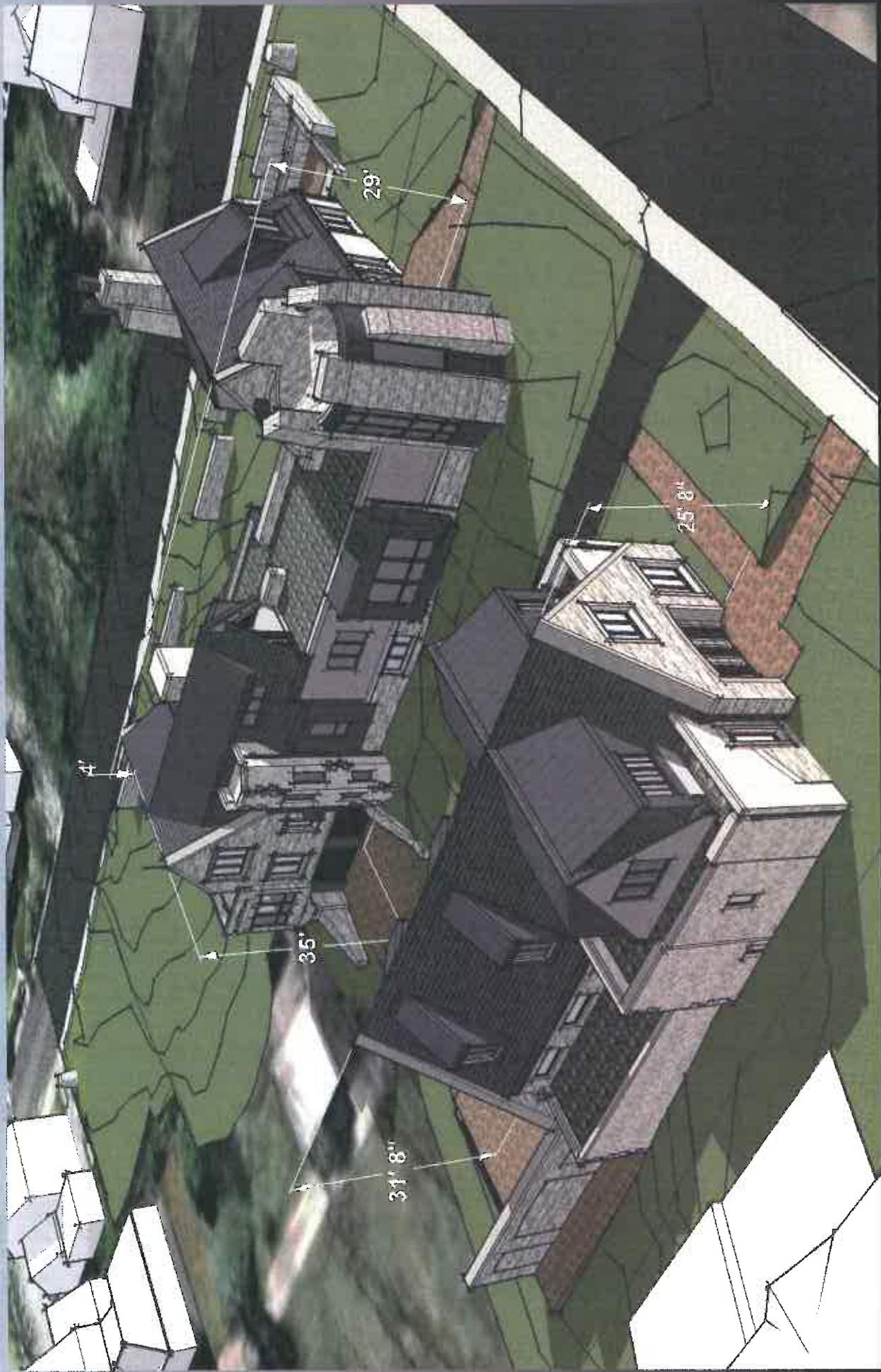


EAST / WEST ALLEY

VIEW LOOKING WEST

9

15



2ND STREET & BALLANTINE PROPERTIES

AERIAL VIEW WITH OVERALL HEIGHTS

70



Leaded Glass
Photo





Contemporary Porch
Windows



Dist. windows



COA-23-12

**Petitioner: Charles Webb for David Jacobs
Address of Property: 507 Ballantine Street**

Elm Heights Historic District

Request for new construction of a single family house.

Zoning RC

015-09660-00 507 Vacant lot

Case Background:

For a history of the proposed development, please see COA-20-12 & COA-21-12.

The request is for a two story limestone house described as a modern interpretation of an English Gothic revival on a single lot (see attached proposed footprint). 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. The roofing is made of either zinc or slate panels (see attached "typical materials palette").

Criteria for new construction:

1. Design new houses and other structures to be compatible with, but distinguishable from, surrounding historic buildings.

The style is described as a modern interpretation of an English Gothic Revival. Per the interim report of historic structures, the area includes Prairie/Four-square, Tudor Revival, Arts & Crafts/Dormer Front Bungalow, Colonial Revival, Queen Anne, Georgian Revival, Dutch Colonial and English Cottage Revival (south Ballantine -- east side). The area is a mix of styles.

2. New buildings should be compatible with surrounding contributing properties in massing, proportion, height, scale, placement, and spacing.

The proposed house is approximately 3,500 square feet on a 2,333 sq ft footprint (see attached proposed footprint). The setback is 29' 4" from the road which is consistent with the other houses on the street and the proposed development of 1201 E. 2nd Street. The height on the west side (street side) is 25' 8" tall with the east side (back side) being 31' 8" tall. Setback will require a variance.



3. New construction should echo setback, orientation, and spatial rhythms of surrounding properties.

See above.

4. Roof shape, size of windows and door openings, and building materials should be primarily compatible with any structure already on the property and secondarily with surrounding contributing properties.

As the neighborhood is a mix of styles, roof shapes, window sizes and door openings, it appears to be compatible. The stone is random coursed limestone with two different finishes. The windows are leaded casements and true divided light. The roofing is made of either zinc or slate panels (see attached “typical materials palette”).

5. Design new buildings so that the overall character of the site is retained, including topography, any desirable historic features, and mature trees.

This is a vacant lot with no structures.

Staff is prepared to recommend approval with the caveat of a setback variance approval.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA-23-12

Date Filed: 8/2/12

Scheduled for Hearing: 8/9/12

Address of Historic Property: 507 Ballentine St. Bloomington, IN

Petitioner's Name: Charles Webb

Petitioner's Address: P.O. Box 1345, Bloomington, IN 47402

Phone Number: 812-322-3883

Owner's Name: David Jacobs

Owner's Address: 235 Entrada Dr., Santa Monica, CA 90402-1220

Phone Number: 310-573-1410

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 4:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **“Complete Application”** consists of the following:

1. A legal description of the lot. 015-46520-00 WHITAKER LOT 6
2. A description of the nature of the proposed modifications or new construction:

**Owner plans to build a new residence on the empty lot of Whitaker #6 .
House is approx 3500 sqft on 2 levels over a partial basement. The footprint of the house is 2333 sqft and the second story rooms are all enclosed within the roofline of the house.
The style is a modern interpretation of an English Gothic revival.**

3. A description of the materials used.

Owner proposes the following materials be used on the exterior construction. Limestone, timber, slate, glass, copper, lead, wood and stucco. The Limestone would be in various finishes including rough cut as well as smooth cut with cut limestone surrounds around many of the windows. Roof material would be slate or zinc. Please see attached designs

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

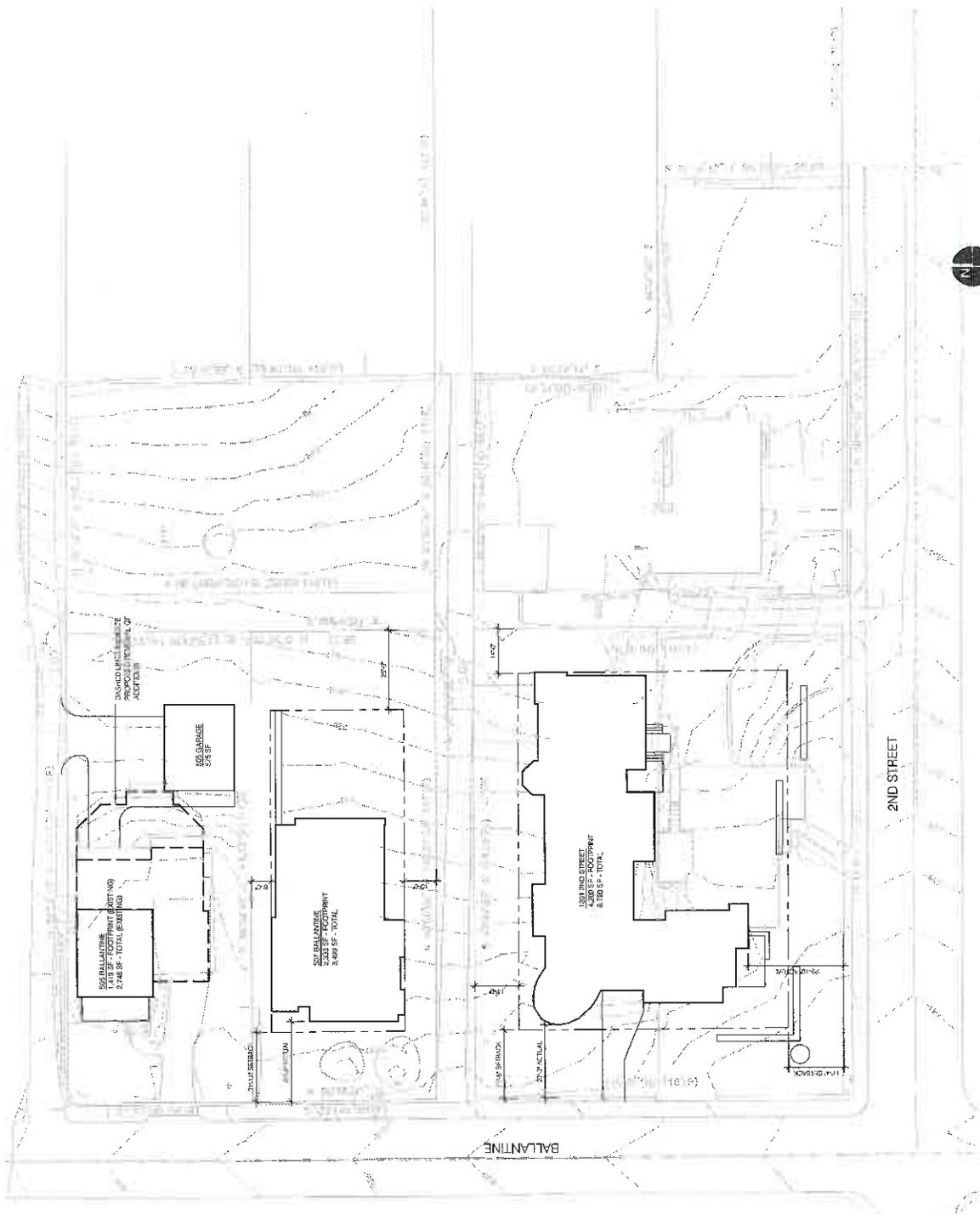
Please see attached designs.

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

At this time no Zoning Variances are requested.

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

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



ENTRY LEVEL FOOTPRINTS

BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS

2nd Street / Ballantine
Proposed Residence Footprints and Areas
08.09.2012



NOT TO SCALE
7 AUGUST 2012

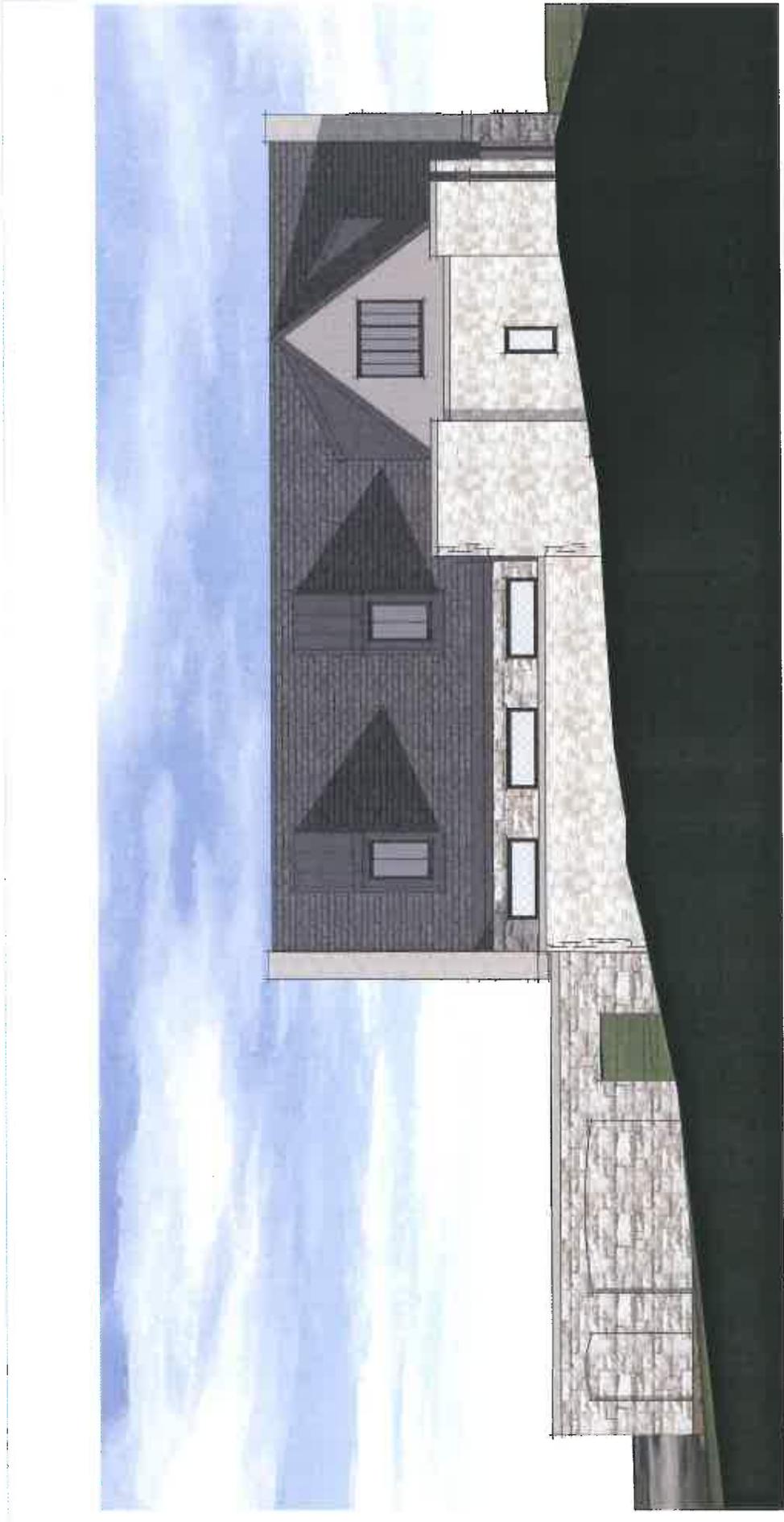
BALLANTINE
PROPOSED WEST ELEVATION



NOT TO SCALE
7 AUGUST 2012

Back

**BALLANTINE
PROPOSED EAST ELEVATION**



NOT TO SCALE
7 AUGUST 2012

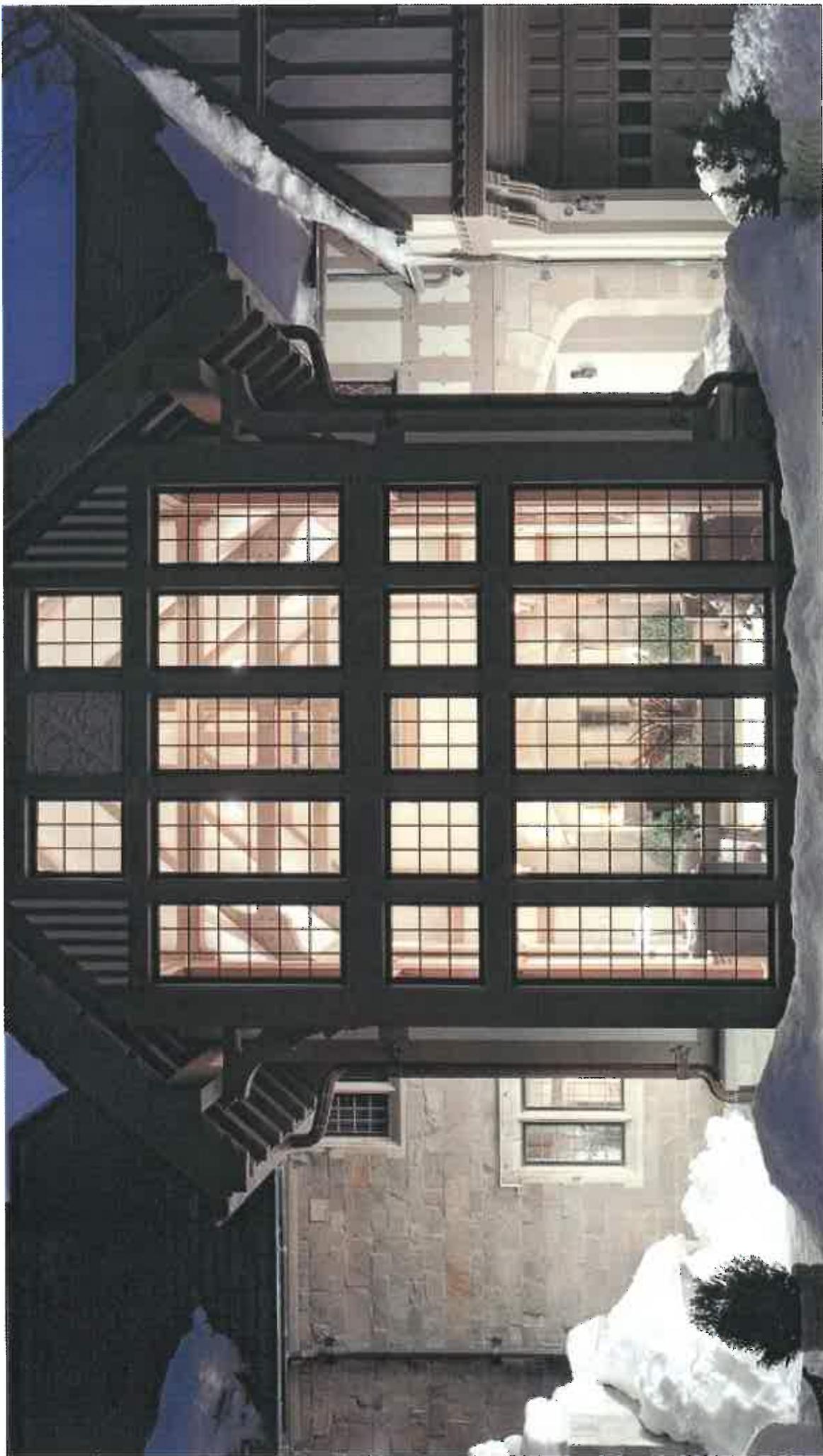
BALLANTINE
PROPOSED NORTH ELEVATION



NOT TO SCALE
7 AUGUST 2012

*alley looking
North*

BALLANTINE
PROPOSED NORTH ELEVATION





ZINC ROOF PANELS

STUCCO SYSTEM

ZINC SIDING

SLATE SHINGLE ROOF

LIMESTONE COPING

GLAZING SYSTEM SIMILAR
TO INCLUDED PHOTOS

SPLIT OR CHIPPED FACE
LIMESTONE

ZINC DOWNSPOUT &
GUTTERING

ROCK FACED LIMESTONE
W/ TOOLED STONE
TRIM

WOOD DOORS & SIDELITES
W/ GLAZING

507 PROPERTY

TYPICAL MATERIALS PALETTE

10



BALLANTINE

VIEW LOOKING SOUTH

2

LEADERSHIP + DESIGN

BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS



BALLANTINE

VIEW LOOKING SOUTHEAST

3

LEADERSHIP + DESIGN

BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS

Summary: Request to replace five sets of windows and repaint

COA-24-12

**1113 E. First Street
Elm Heights Historic District
Owner: Tom Black**

Zoning: RC

105-055-77008 C 1113 House; Colonial Revival, c.1915



Elm Heights Guidelines for Windows and Doors

Goals

To retain and restore the character-defining windows and doors with their original materials and features through cleaning, repair, painting and routine maintenance.

Guidelines for Windows and Doors

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item further assist applicants with the COA process.

I. Removal of any window or door or its unique features outlined above and visible from the public right-of-way.

- If original windows, doors, and hardware can be restored and reused, they should not be replaced.

II. Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.

- Replace missing elements based on accurate documentation of the original.
- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
- Inappropriate treatments of windows and doors, particularly in the primary facades, include:
 - a) creation of new window or door openings
 - b) changes in the scale or proportion of existing openings
 - c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors
 - d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.
- Install shutters only when they are appropriate to the building style and are supported by evidence of previous existence.

Proportion the shutters so they give the appearance of being able to cover the window openings, even though they may be fixed in place.

- Install awnings of canvas or another compatible material. Fiberglass or plastic should generally be avoided; however, metal may be appropriate on some later-era homes.

III. Installation of new storm windows or doors visible from the public right-of-way.

- Wood-frame storm windows and doors are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

The owner is proposing replacing five sets of windows: two twin casements in the kitchen at the northeast corner of the house, two twin casements in the front bedroom on the west side, and the set of casements and transom windows on the front side of the house (southern exposure). The new windows will be Pella Pro-Line casements and awning windows in white and be of the same size, style and configuration as the existing windows.

Owner is also requesting a COA to repaint the structure white. Per the Elm Heights Historic District Design Guidelines, projects that do not require a COA include "Changing paint color where paint is the existing application." The house is currently painted white and will be repainted white so no COA is required.

Staff recommends approval of the replacement of the windows and transoms as outlined in the application.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA-24-12

Date Filed: August 2, 2012

Scheduled for Hearing: _____

Address of Historic Property: 1113 East First St.

Petitioner's Name: Emily Black

Petitioner's Address: 3610 Macomb St. NW, Washington DC 20016

Phone Number: (202) 255-8705

Owner's Name: Tom Black

Owner's Address: 1113 East First St. Bloomington, IN 47401

Phone Number: (812) 336-2801

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 4:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. Seminary Pt. Lot 99 .13A, District: 0006,
Perry Township. Assessor Parcel #53-08-04-100-074-000-009.

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

We are planning to repaint the exterior of the house, and
replace five sets of windows: two twin casements in the kitchen at
the northeast corner of the house, two twin casements in the front
bedroom on the west side, and the set of casement and
transom windows on the front side of the house (southern exposure).
The new windows will be the same size, style and configuration as the
existing windows.

3. A description of the materials used.

The house will be painted with Benjamin Moore exterior latex paint
in a white color. The windows will be Pella Pro-Line casement and
awning windows in white.

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

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

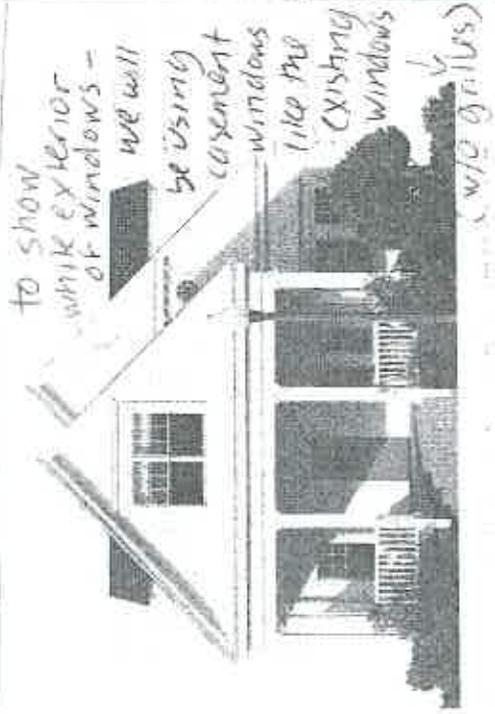
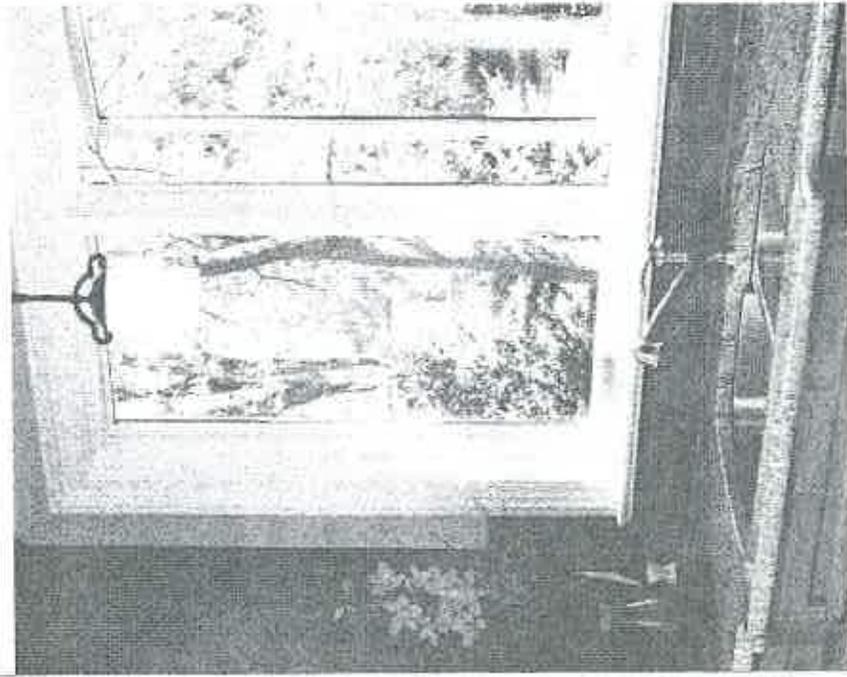
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure. - will be provided next week as soon as possible before meeting.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

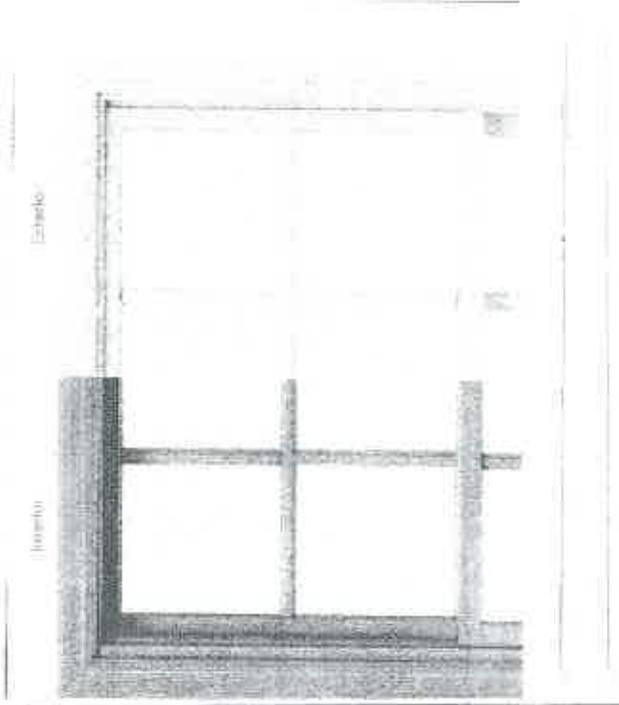
EXISTING FRONT WINDOW - facing First St. Southern exposure.



A Great Value

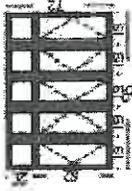


Energy Savings



Line # Location:

10 Front Elevation



Viewed From Exterior

Rough Opening: 95 - 3/4" X 72 - 3/4"

Final Wall Depth: 5-9/16"

Attributes

ProLine, 5-Wide Casement, ProLine, 5-Wide Transom, 95 X 72, White, 5-9/16"

- 1: Non-Standard Size Left Casement
 Frame Size: 19 X 52
 General Information: Clad
 Exterior Color / Finish: Standard EnduraClad, White
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Hardware Options: Standard Roto Operator, White
 Screen: Full Screen, White, InView
 Grille:
- Vertical Mull 1: FactoryMull, Standard (Vertical Factory) (0")
- 2: Non-Standard Size Right Casement
 Frame Size: 19 X 52
 General Information: Clad
 Exterior Color / Finish: Standard EnduraClad, White
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Hardware Options: Standard Roto Operator, White
 Screen: Full Screen, White, InView
 Grille:
- Vertical Mull 2: FactoryMull, Standard (Vertical Factory) (0")
- 3: Non-Standard Size Left Casement
 Frame Size: 19 X 52
 General Information: Clad
 Exterior Color / Finish: Standard EnduraClad, White
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Hardware Options: Standard Roto Operator, White
 Screen: Full Screen, White, InView
 Grille:
- Vertical Mull 3: FactoryMull, Standard (Vertical Factory) (0")
- 4: Non-Standard Size Left Casement
 Frame Size: 19 X 52
 General Information: Clad
 Exterior Color / Finish: Standard EnduraClad, White
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Hardware Options: Standard Roto Operator, White
 Screen: Full Screen, White, InView
 Grille:
- Vertical Mull 4: FactoryMull, Standard (Vertical Factory) (0")
- 5: Non-Standard Size Right Casement
 Frame Size: 19 X 52
 General Information: Clad
 Exterior Color / Finish: Standard EnduraClad, White
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Hardware Options: Standard Roto Operator, White
 Screen: Full Screen, White, InView
 Grille:
- Vertical Mull 5: FactoryMull, Standard (Vertical Factory) (0")
- 6: Non-Standard Size Transom
 Horizontal Mull 1: FactoryMull Reinforcing Plate

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Frame Size: 19 X 20

General Information: Clad
 Exterior Color / Finish: Standard EnduraClad, White
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Grille:
 Vertical Mull 5: FactoryMull, Standard (Vertical Factory) (0")
 7: Non-Standard Size Transom
 Frame Size: 19 X 20

General Information: Clad
 Exterior Color / Finish: Standard EnduraClad, White
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Grille:

Vertical Mull 6: FactoryMull, Standard (Vertical Factory) (0")
 8: Non-Standard Size Transom
 Frame Size: 19 X 20

General Information: Clad
 Exterior Color / Finish: Standard EnduraClad, White
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Grille:

Vertical Mull 7: FactoryMull, Standard (Vertical Factory) (0")
 9: Non-Standard Size Transom
 Frame Size: 19 X 20

General Information: Clad
 Exterior Color / Finish: Standard EnduraClad, White
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Grille:

Vertical Mull 8: FactoryMull, Standard (Vertical Factory) (0")
 10: Non-Standard Size Transom
 Frame Size: 19 X 20

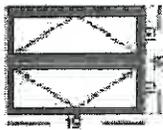
General Information: Clad
 Exterior Color / Finish: Standard EnduraClad, White
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Grille:

Wrapping Information: Foldout Fins, Factory Applied, 5-9/16" Standard 4-sided Jamb Extension, Factory Applied (DVA), Perimeter Length = 334", Glazing Pressure = 80.

Line # 15 Location: West Side

Attributes

ProLine, 2-Wide Casement, 38 X 54, White, 5-9/16"



PK # 519

Viewed From Exterior

Rough Opening: 38 - 3/4" X 54 - 3/4"

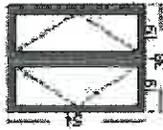
Final Wall Depth: 5-9/16"

- 1: Non-Standard Size Left Casement
- Frame Size: 19 X 54
- General Information: Clad
- Exterior Color / Finish: Standard EnduraClad, White
- Interior Color / Finish: Prefinished White Interior
- Glass: Insulated Low E Advanced Argon Gas
- Hardware Options: Standard Roto Operator, White
- Screen: Full Screen, White, InView
- Grille:
- Vertical Mull 1: FactoryMull, Standard (Vertical Factory) (0")
- 2: Non-Standard Size Right Casement
- Frame Size: 19 X 54
- General Information: Clad
- Exterior Color / Finish: Standard EnduraClad, White
- Interior Color / Finish: Prefinished White Interior
- Glass: Insulated Low E Advanced Argon Gas
- Hardware Options: Standard Roto Operator, White
- Screen: Full Screen, White, InView
- Grille:
- Wrapping Information: Foldout Fins, Factory Applied, 5-9/16" Standard 4-sided Jamb Extension, Factory Applied (DVA), Perimeter Length = 184", Glazing Pressure = 60.

Line # 20 Location: East Side

Attributes

ProLine, 2-Wide Casement, 38 X 54, White, 5-9/16"



PK # 519

Viewed From Exterior

Rough Opening: 38 - 3/4" X 54 - 3/4"

Final Wall Depth: 5-9/16"

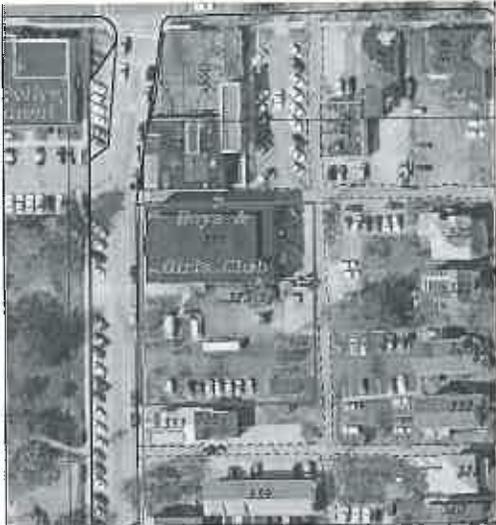
- 1: Non-Standard Size Left Casement
- Frame Size: 19 X 54
- General Information: Clad
- Exterior Color / Finish: Standard EnduraClad, White
- Interior Color / Finish: Prefinished White Interior
- Glass: Insulated Low E Advanced Argon Gas
- Hardware Options: Standard Roto Operator, White
- Screen: Full Screen, White, InView
- Grille:
- Vertical Mull 1: FactoryMull, Standard (Vertical Factory) (0")
- 2: Non-Standard Size Right Casement
- Frame Size: 19 X 54
- General Information: Clad
- Exterior Color / Finish: Standard EnduraClad, White
- Interior Color / Finish: Prefinished White Interior
- Glass: Insulated Low E Advanced Argon Gas
- Hardware Options: Standard Roto Operator, White
- Screen: Full Screen, White, InView
- Grille:
- Wrapping Information: Foldout Fins, Factory Applied, 5-9/16" Standard 4-sided Jamb Extension, Factory Applied (DVA), Perimeter Length = 184", Glazing Pressure = 60.

103

Consulting Grant Request

The Armory
311 South Lincoln

105-055-90069 N Armory, 311 South Lincoln Street; Romanesque Revival, 1915;
Architecture, Military



The Boy's and Girl's Club is exploring the reuse of their building and site which they have occupied for many years. The organization has changing needs and the existing structure needs to be adapted again and expanded to meet current requirements. These funds would be part of a larger assessment by the Club. Application to Indiana Landmarks Endangered Properties fund for a feasibility study is also contemplated.

The following research was assisted by William Coulter.

Background History

Dedicated January 11, 1928

Battery D 150th Field Artillery



American Contractor
Volume 49 Number 14
April 7, 1928 page 39

"Armory: \$100,000 1 sty.
Brk. S. Lincoln st. bet. 3d &
Smith sts. Archt. Harrison &
Turnovk (sic), Bd. of Trade
bldg., Indianapolis, Ind.
Owner Indiana National Guard,
Gen. Kisher (sic), Capitol
bldg. Maturity indef. Drawing
plans."

Original plan:

Ground floor: shooting range and boiler room, large storage

First floor: locker room and showers, quartermaster's equipment

Second floor: gymnasium auditorium, two offices

Architect/Designer: possibly Harrison and Turnock

Contracting Company: Ostrum Realty and Construction

Redevelopment Information

First surveyed in 1977 with no classification, however it was called 'unaltered' at the time

Rated notable in 1986

Rated notable in the 2001 Survey

This project is the third for this year.

The Owlery

Oliver Winery

The project at Max's Place is not going forward at this time.

Staff recommends Approval

Criteria for Historic Designation Applications

STAFF REPORT: NEW DESIGNATION PROCESS ARCHITECTURE

Historic District	
Conservation District	
Does it add to the architectural diversity of protected properties?	
Is it highly significant as history	
Level of endangerment	

CAPACITY

Proven ability to contact constituency	
Attendance at Neighborhood meetings	
Time commitment (identified leadership)	
Petition to proceed with application (# in support)	
Time spent in line	

The Designation Subcommittee met three times since March . They are tasked with finding a way to prioritize district applications. Work on the Elm Heights district delayed the pending applications.

The Subcommittee proposes that future district applications will be based upon a special meeting in which applicants give presentations. Their preparedness and significance of the district is assessed with the criteria above, roughly divided into neighborhood capacity and the architectural significance of the proposed district.

This meeting is proposed for September 13, 2012. In order to give applicants adequate time to prepare, a preliminary message has been sent out to all of the neighborhood representatives who have contacted staff with interest in local designation. Information about the criteria will be forwarded after the Aug. 9th meeting. These neighborhoods are as follows, in order of date of contact:

Maple Heights
Bryan Park
Matlock Heights
High Point

In mid-August a packet of survey materials and maps will be sent to the neighborhoods to assist them with their presentations.

The Commission should vote on implementing the criteria above to assess the next application. Because this is a procedural change, the August meeting will be to introduce the change and for discussion, and the vote will be held in September.

Criteria for Historic Designation Applications

E-mail sent to applicants and their council representatives on Thursday July 26th:

Dear potential historic or conservation district applicant,

As you know the Commission has been very busy completing the Elm Heights Historic District-the largest historic district ever established in Bloomington with 263 properties. During this protracted discussion and the development of new design guidelines, many of you approached staff with the intent of pursuing a historic district in your area. This is a wonderful problem that few Historic Commissions enjoy. It became apparent that a process is needed to determine the readiness and equitable consideration of each request. The list of potential applicants includes:

Bryan Park

High Point

Maple Heights

Matlock Heights

After several internal meetings, the Commission anticipates that representatives from neighborhoods will be invited to attend the September 13, 2012 meeting. This will be held Thursday at 4:00 PM in the McCloskey Room of City Hall. You will be asked to give a short presentation concerning your area's efforts to proceed with a historic or conservation district application. This should include a summary of the neighborhood association's contact with residents, past newsletters, attendance at meetings, whether there is a perceived threat to the historic integrity of your neighborhood, and a brief description of the historic resources in your area. In mid-August, the Commission will meet to finalize the details that we seek from interested neighborhoods. At that point, you will receive more complete instructions, as well as a resource folder of neighborhood maps, tours and survey information for your area to assist you. We are also copying your council representatives to alert them of this change.

The Commission intends to select its next designation project based upon the information received in September. We hope that you continue to pursue protection for your area. If you have questions, call Nancy Hiestand 349-3507 through Friday of this week.

