

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday September 13, 2012

4:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES: May 10, 2012, May 23, 2012**
- IV. CONSENT AGENDA**
 - D. COA-28-12
423 South Jordan Owners Nancy and Eric Swank
Request for a picket fence on the side and rear lot.
- V. CERTIFICATES OF APPROPRIATENESS**
 - A. COA-25-12
1201 East Second Street Owner David Jacobs Representative Mark and Charlie Webb
Request to move the building at 1201 East Second to 1203 East Second Street.
 - B. COA-26-12
346 South Rogers Owners Karla and Jim Lewis Representative Leslie Noggle
Request for a work on a rear mudroom that will remove a window and replace a window.
 - C. COA-27-12
113 East 3rd Street Fleener Building Owners Pavilion Properties
Representative Tim Cover Studio Three Design
Request for a new development plan to rehabilitate the building
- V. DEMOLITION DELAY**
- VI. NEW BUSINESS**
 - A. Matlock Heights Survey – Bloomington Restorations, Inc. Representative: Steve Wyatt or Sue Speichert
- VII. OLD BUSINESS**
 - A. Schedule meeting for neighborhood presentations: Designation Subcommittee
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday October 11, 2012 at 4:00 p.m. in the McCloskey Room

Posted: September 6, 2012

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday May 10, 2012

4:00 P.M.

MINUTES

I. CALL TO ORDER 4:05 PM.

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell, Jeannine Butler, Sandi Clothier, Marjorie Hudgins, Marleen Newman,
Doug Wissing

ADVISORY MEMBERS

Dave Harstad

STAFF

Nancy Hiestand – HAND

Amanda Cosby – HAND

Barry Collins – PUBLIC WORKS FACILITIES COORDINATOR

GUESTS

Bruce Sims

Kevin Spicer

Tim Mueller

Jenny Southern

Daniel Exams

Cynthia Brubakerr

Dirk Fraser

III. APPROVAL OF MINUTES

March 8, 2012 Minutes.

Motion #1:

Jeannine Butler motioned to approve said minutes with amendment of department's being capitalized. Marjorie Hudgins seconded. Motion passed 5/0

IV. ELECTION OF OFFICERS

Sandi Clothier said that they have proposed to keep the current slate of officers. Current slate includes Dave as Chair, Sandi as Vice-Chair and Doug Bruce as the Treasurer. Jeannine

Motion #2:

Butler moved to accept the nominated committee's recommendation. Danielle Bachant-Bell seconded.

VII. NEW BUSINESS (The agenda was suspended to hear a demolition delay case concerning city business)

C. Preliminary plans for repair of IU Press roof

Barry Collins said that they will be putting new roofs on the whole structure. The building has four (4) different levels of roofs, and all are in poor condition. They have been patched several times and it is time to remove and replace all of them. Barry said on the top that has a white roof he does not believe to be historically correct, Jeannine agreed and said probably not. Nancy said they brought down Dave Duval from the state to look at the project and to comment on several of the features since the City may try to sell to a private party. Nancy said we do not want to do anything in error so they invited Dave to comment on the project.

Barry said they are going to take the whole roof down to the deck structure and replace all the flashings, all the gutters, and everything down to the limestone band course that goes to the top of the windows. From there up they will tuck point all the masonry, take off all the caps and flash underneath to prevent further leaking. They will replace any bricks that are damaged or missing, with similar brick, attempting to replicate the color and texture. The inappropriate tuck pointing will be corrected with appropriate color.

They will use copper flashings throughout on areas that will be exposed, also redo all the copper guttering, which will be manufactured to match or replicate the guttering that is already there, depending on cost. Barry said their intent was to put back as close to original as possible with cost in mind. They wanted to bring this plan to the board, for comments. Nancy said this will be formerly presented as a demo delay case next month.

Barry said they had a couple estimates to go either way. He stated that it would cost \$8,000 to only stop the current leaking, with no guarantees. They could have a new coating put on upper roof area with only a one (1) year guarantee, because the substructure is so bad. This option was at a cost of \$80,000. To replace everything is around \$200,000.

Barry said they opted to go to the Redevelopment Commission and asked for the money and did receive the \$200,000. Barry said he is in the process of putting the final work up down but would like the input and comments of the commission to make sure the boards considerations are observed in the write up.

Sandi asked if they have a period of time to get them comments since we are only hearing about this for the first time. Barry said they would like to get the project moving as quickly as possible because they are causing damage to the interior of the property and do currently have workers inside doing work right now. Barry said this needs to be done quickly to help prevent any more damage to the substructures.

Marge commented to Barry that basically what they are doing is replacing what is there

or like kind. Barry confirmed. Sandi asked what they will be doing with all the materials they are removing. Barry said they will reuse everything except for the gutters, they will recycle and sell for weight.

V. CERTIFICATES OF APPROPRIATENESS

A. COA- 12-12

317 South Jackson Prospect Hill Historic District

Owner Dirk Fraser and Leah Shopkow

Request to repair and construct an existing shed with an extension and addition of garage doors.

This house is called the "Tinker's Mansion" Nancy gave her report and recommended approval as submitted. Dirk commented on the condition of the shed. Stating it only has about another year left due to termite damage. Dirk said that he believes it will fit in fine, the siding will look like the barn across the alley and most of the similar out-buildings have been previously extended one way or another similar to what he wants to do.

No public comments.

Questions:

Sandi questioned about the framing, she wanted to know if he will be trimming it out. Dirk said no, he has not thought about trim, commenting this is a very basic structure..

Eric asked about the existing window, Dirk said it is currently on the north side of the shed and is currently covered in vines and he will be moving it out. Eric asked if it will stay proportionate under the gable and Dirk confirmed. Eric also questioned if the garage door will be on rollers. Dirk said this is a barn type structure. Eric seconded Sandi's comments about suggesting trim.

Dirk said he had a question about color and questioned if he should ask the board about the color choice. Doug Wissing commented that this building does not need trim for this type, examples that Nancy has brought in relate to a high style and not a rural structure like this is. This is more of a vernacular building. Marjorie commented that she presumed he has talked to his neighbors and the neighborhood association about this. Dirk said he has talked to his neighbors but not the neighborhood association. Marge said it might be a good idea for him to run it by them.

Sandi said it sounds like it will serve his purpose well and will be an improvement. Likes that he will keep it very vernacular and thinks that is appropriate. Jeannine agreed with Doug that this does not need trim and this is a very rural building which is what he is trying to do. She also commented that if we go out of Monroe County you will not find many barns trimmed out. Danielle said that she likes that he is going to reuse what he can and then build on that. The issue with the trim comes into play as your building is a finish mark not a structural issue.

Dave wanted to add a thank you for cleaning up the neighborhood. Jeannine added a question that on one paragraph it mentions partial demolition and asked Nancy if we have to do

demolition delay. Nancy said no, this is in Prospect Hill Local Historic District.

Motion #3:

Jeannine Butler motioned to approve COA 12-12 317 S. Jackson ST, Sandi Clothier seconded. Motion passed 5/0.

B. COA-13-12

623 South Woodlawn Avenue

Elm Heights Proposed Elm Heights Historic District

Representative Kevin Spicer for Spicer Rentals

Violation of demolition delay. Request for construction of a garage, Removal of asbestos siding and replacement with cement board, request for a two story rear addition.

Nancy gave her report stating this was a complicated case She could not give her approval at this time with the current drawings presented, but did approve the garage. Kevin Spicer responded by first stating the back porch that was torn off was not original and did not have asbestos siding. It was wood siding and not original with the house. That porch had fallen off windows and was a very lapidated porch.

Kevin discussed the add on, he said he wants to put a 2 story add on. Stating the house is small, only 1566 sq ft. Kevin wants to utilize his lot coverage. The two windows on the lower level will be moved out. The main level of new addition will be a living room, so they intend to reuse 2 windows. All the windows that you currently see will be reused on the new structure and just brought out. The bathroom will come out and that is where the access to the second story will be.

Kevin said he wanted to show the side of the building, it is 16' x 27' adding 800 sq ft per level. He said he will have to add a window upstairs and center it, and to add more light will add a window to the living area and centering it. The roofline does not change, they will just stretch it. He is trying to find a sculptured siding, but the dimensions are different at the bottom.

Kevin said they are looking at a smooth lap siding, the trim board above the windows will stay. The upper siding may be different. He's not opposed to having it different or the same. Dave asked if he has a plan to generate drawings, stating we need a solid plan before we can make a decision. Kevin said he has the dimensions of where the windows need to be added, but is not opposed to moving them to wherever they need to be. Dave said we are not opposed to anything right at this point we just need a solid plan to see exactly what he is trying to accomplish.

Kevin said his proposal is to put the windows on the new construction in the middle on the lower level at 8' would be a double window and the upstairs would be a single centered window. Nancy asked if on both sides? Kevin confirmed both sides. Dave said without us asking for them does he have any plans about elevations? Kevin said not other than what we see presented already.

Public Comment:

Jenny Southern – 910 E. 2nd ST, lives directly across from the rear of the porch. She would like to see the trim put back on. She said some of the trees that were removed were in really bad shape and would need to be removed anyways. She is thrilled to see someone putting money into the property. Property use to be very nice, but long gone since it became a rental. There is a garage under the house that was not mentioned, that has been concrete blocked in with an alley for access in.

Jenny said she was a little worried because the drawing did not show the trim board, not sure what was going on with the front porch. She stated that the drawing did not show the chimney so she was concerned. Jenny asked about the pillars and the asbestosis boards that are wrapped around the pillars, wants to know what's happening with them design wise. Since that part is facing Woodlawn, but are excited to see this going and wants to see new trees and children playing in the yard.

Tim Miller – 910 E. 2nd ST, said they are really happy Kevin bought the house and is going to rehab the home but they are very concerned about the long run intent of the house. Does he intend to sell it, rent it? Who's going to buy it and how would they use it? Tim just wants this to be out on the table, about the possibility of over occupancy. There are so many properties in the neighborhood with additions and then are over occupied. Tim wants the record to show that this is a house with the occupancy limit of 3 unrelated adults, because it was owner occupied when the limits were enacted.

Tim asked Kevin how is the space going to be allocated since there are already 4 bedrooms and a living room in the existing home. Kevin responded by saying that he is in the rental business, and intends to fix it up and sell it. He stated that the money they are going to put into it, and the money they will ask for it that no one in their right mind would buy this as a rental. His intent is to have a really nice product and hopefully someone with the University will want to buy this and live here.

Kevin said they are redoing all the hardwood floors and putting new cabinets in it, it will not be a rental. For the price he will ask, this will not be a rental. The upstairs addition is a master suite, so this may lose a bedroom and go back down to a 3 bedroom. Design wise, no the chimney does not leave, does not know what he will find underneath the siding once it comes off. Kevin said they may do a lap siding, all would be fiber cement whatever way they go.

Kevin discussed the alley part that is not in use anymore and that alley's ground level is higher than his basement floor. Kevin stated that every time it rained it would flood his basement. His proposes to take the walk in door out, and fill in the bank with some drains to make his basement dry. So this would no longer be a garage or even a walk out. He said he has no intentions of finishing the basement.

Questions:

Doug asked about the drawing, where is the line showing the old house and the new house? Kevin replied that this was the 16' addition, the line on the drawing means nothing it is just to show where the addition is. The roofline does not change with the addition. The roof will

all look the same.

Marge said it was very difficult for her to understand how this will all be done. She said she questions about the pitch of the roof and asked for more detailed drawings because this drawing leaves too many questions in her mind about the exterior particularly the roof line. It does not look right and she does not get enough information from his drawings to tell her why. Kevin replied that he has no attentions in changing the roof pitch or style, it will be identical.

Sandi stated that most often historic houses are being added onto, the Commission wants to see some thing that transitions to the new. Would like to see a roofline that changes and that just stretching it really alters the house. Are you amendable to thinking about altering even if a foot, to change the roofline for the new addition? So that you have a sense when looking at the house that you have the original and then a new addition. Kevin said they looked at how they could add on, but one issue they had is that the overhang on this house is larger than most houses. He said that their intent from such an extensive remodel was for people not to be able to tell that this house has been added onto. He said when they are done they do not want it to look like an add-on. Sandi said when you look at secretary of interior standards is the opposite, we want to see something that follows that standard to see a change.

Jeannine asked Kevin about him saying he was going to take the windows in the back of the old house and put in the back of the addition. Kevin said that was correct. Jeannine said the windows in some of the areas are very particular, is there a way to replicate the same style of some of the windows for the addition? They are really unique. Would the exceptions to the windows be on the side? Kevin said that was correct, they would use a wood window with like kind material. He said he is not doing this in a cheap manner. He plans on spending lots of money to make this look really nice.

Dave said that he knows he will do an excellent job but these drawings are not even close to what's being proposed. Kevin asked if he prefers an architectural drawing? Dave said we don't want him to spend a lot of money but he could just get some graph paper and sketch it out somewhat to scale. Dave said we are willing to work with some drawings not ready for construction, but can we get some drawings? Kevin said sure, Dave said if we do that the way our process works we would need his consent to postpone this so they can vote on it. Because our rules are to vote up or down, he then asked Nancy if we can approve some part like the garage to help keep him moving. Nancy referred to Patty and asked if it's possible to approve the garage with a piece of this application?

Kevin asked if it's the windows that are the problem he said he could put them or manage them however we want them. Nancy said that's not the problem: the drawings submitted do not show the siding design. Along with the proportions of the windows being incorrect, we just do not get a sense of how the house will look with that computer generated design. Possibly the roof is off too. Dave asked Kevin if it would help him in anyway to get approval in terms of his garage? Kevin said he is assuming it will now not be until the first time of June, so that would throw them off for another month. They are currently doing the interior right now but not doing a certain amount until he gets approval from us.

Marge asked Dave if we could show him some drawings of what we look at that might help him. Dave said he doesn't know if we can produce it on the spot. Nancy said sure and Eric discussed a few things about the proportionality and scale with Kevin.

Marge mentioned again if we could show him what we are looking for so he does not come back in June and not know what we were looking for. Dave flipped through our packet and found a few designs and showed Kevin some ideas. Dave said we have the option to work through it, we have the option of agreeing in concept and allow Nancy to review the drawings for details, we have the option of getting Kevin's permission to postpone for a month, or the option to deny.

Comments:

Doug said it is heartening to see an over used rental and turn it into a single family home. He would love to see this whole neighborhood be a prime neighborhood for the folks who work at the University. He said in essence of what we want is the addition to look like an addition. To break up the mass, in some way reflect what happened in the 21st Century and this half was in the 1920's. What we are looking for is something to tell the viewer this is an addition that happened a little bit later. In terms of the plans, he said we have the responsibility of approving them and in the past with plans a little bit hazy and they jumped the fence and ran off the ranch.

Marge commented on how she has renovated dozens of houses and knows he will run into some problems. She knows that this is a massive, expensive undertaking and knows there may be some problems. She commented how she has approved a plan before and once it was complete that it was not what she approved. So in order for her to approve this she wants to see more detailed plans and needs better plans before approval, she is very concerned with the roofline. She said she would be happy to approve with better plans.

Sandi wanted to echo what Doug and Marge said. She commented that this will be gorgeous when it is done but our responsibility is to make sure it's as good as it can get. We do not want anything bad to happen but we want to make sure that what his notion is and our understandings of that match.

Danielle said there were good points made but the charge we have is intensified because this is a Certificate of Appropriateness for what is intended to be a local Historic District. She said we need to look at this a lot more intensively than just a demo delay. Danielle said that some of us that serve on the commission at times will volunteer to work with the petitioner to improve drawings, or meet on site. Part of our jobs is to go out on site and not just sit here but to volunteer and help.

Marleen agrees with other commissions, she would like to see better drawings. Also agrees with Sandi with the ideas of it being a 4 square house, and looking like a 4 square house that has an addition as opposed to anything else. Marleen thinks that if they want to reduce the size of the addition on the back it will drop the ridgeline on the addition with the same overhang. With the same pitch but with the dropped ridgeline, this is how he can accomplish the change. She loves the windows and any replicas. She agreed that there should be some indications of what his intentions are as to proportions and materials being used. She thinks the drawing

program he used is in a reverse perspective view.

Eric discussed how there are two issues on the table, the drawing and design. Proportionality to scale, greater level of detail and window placement would be useful as well as to distinguish elevation. The design plan he appreciates the idea to keep the same, but said he would not be doing himself or the neighborhood a favor to keep the same and just have the house stretched. Eric said proportions are needed, perhaps to inset one side to remain the historic windows and gain some light into the original part. The space he would loose for the inset you could pick back up in length. Marge mentioned to Kevin that this was just a suggestion we are not requiring him to do the inset.

Dave had a question/comment, what does he propose to do on the side? Kevin said the new addition will get new windows, those windows that Dave is referring to on the slideshow stay. Kevin said they will be double hung on lower level with single hung on the upper. Dave asked Kevin given what he's heard today what does he want to do? Kevin said he would like to move forward but if he could do something with the garage and get that started that would be good. He has a big issue with his wet basement.

Jenny Southern said that they have not seen what the garage will look like. Dave asked Nancy in her opinion is the garage ready to go or not? Nancy said with the garage is a similar issue. There are plans that just shows a standard garage door with cement siding. He also has site plans where it will be placed in the yard that is 24' x 24'. Nancy said they had talked about a window. Kevin said that he had added that window in a previous email to Nancy. Nancy said it was only in the narration, so again this is a level of detail that is pretty minimal.

Danielle said again because this is in a local historic district we are set to hold them to a higher standard even with a garage, we are being asked to approve something and we do not have anything to prove. She's not comfortable with it with the higher standards of historic district. Marge asked if she would be comfortable with allowing Nancy to make those decisions. Danielle said that it ties into the house, Marge said the answer would be no then she wouldn't be comfortable with Nancy making the decisions? Danielle said she answered it herself.

Danielle said the reason she was not comfortable with it is because they are the commission and they have guidelines, Nancy commented that guidelines for Elm Heights have not yet been approved. Danielle replied that this is a COA so we have certain level we are suppose to be dealing with here. She said that we could say we could let Nancy come up with a design and say yeah we are fine with her coming up with a design or saying this is our responsibility. Sandi said we on occasion do meetings in between if that would be something to make sense with him to meet in 2 weeks if he gets drawings.

Motion #4:

Sandi Clothier motioned to continue until 23rd of May with the time left open, Jeannine Butler seconded, motion passed 5/0.

C. COA-14-12

1100 East Second Street Proposed Elm Heights Historic District
Owner Marcia Baron
Reconstruction of a rear deck with expansion and handrail.

Nancy gave her report and recommended approval.

Public Comment:

Jenny Southern stated that Marcia had her come over to look at the project. Jenny said the deck really needs to be removed. It's not flashed and attached to the house. It is rotting, and there is a big hole in the middle but you cannot see it on the pictures. She commented that you cannot see this from the street.

Questions:

Eric asked if there was any idea on how it was originally configured, from old maps or photos? Marcia Baron replied that they have no idea, the previous owner owned it since the early 70's. She may have been the one to put the doors on but for sure. Eric said he has no basic problem with it but just wondered what to compare with.

Sandi said she understands why they are doing it and thinks this is a good solution.

Marge had no questions just stated that it's on the back of the house and it is very difficult to see so she does not have any problems with it.

Dave said he doesn't have any questions but did state he never really noticed this house before. But it is a great house.

Motion #5:

Jeannine Butler moved to approve COA 14-12 to remove old deck and build new deck with putting up hand rail by the door. Danielle Bachant-Bell seconded. Motion passed 5/0.

VI. DEMOLITION DELAY

A. 716 East 2nd Street Partial Demolition

Representative Bruce Sims

Removal of a rear roof to create useable space, reside with vinyl window

Replacement

Nancy gave her report. Bruce Sims added that the mud room was not original to the house it was added in the 60's or 70's. Bruce said they did a really poor job and the old foundation is falling through, this has to go to make it habitable. The siding around the windows and all the back siding is completely rotted including the drip edge.

No public comments.

Questions:

Jeannine asked Nancy about the original clapboard being in good repairable condition? Nancy confirmed that it is in good repairable condition. Nancy said our decision under demolition delay is ultimately to recommend designation or not.

Sandi asked about the drip edge? Bruce said the bottom of the ledger board is a 1 x 12, and its rotted. It's wooden so the water sits on it and is completely rotted. And the grading is bad on the east and south side, so that's all rotted there. Sandi asked if he sided it with vinyl what is his original intentions with what's on there now? Bruce said they are going to cover it with fanfold and then cover with vinyl. Would you replace the drip boards at the bottom? Bruce said they would just remove them flush from the front of the house and have the vinyl siding come down flush.

Sandi asked about the windows. Bruce said that more than half of the windows have already been replaced with vinyl replacement windows. The windows in the mud room in the existing house have been handmade, not manufactured. Sandi asked about the rest of the windows, Bruce said he will be keeping the rest of the windows the same size to match what's existing. Sandi asked if he was saving those windows or toss? Bruce said they are unsavable. They are a single pane, wooden rope window and very rotten.

Marge asked Nancy about the existing wood siding. What parts of the siding is in good shape, and how much of it? Nancy replied that 60% to 70% of the sidings on the actual walls are good.

Marleen asked what vinyl siding he would be using? Bruce replied by saying they will be using 4" lap siding in the corners, with no bottom trip. He said he will wrap in aluminum soffit, with aluminum fascia. Will run all the way to the top of the side, but can put a vinyl 1" x 12" at the top and leave that, put on at the bottom and run the J Channel in between. The gutters are new so they will just take them down and put back up.

Marleen asked what he was going to do around the windows? Bruce said they are going to corrugate wrap them with aluminum, and not leave the trim at the top. He also said the seals will stay the same.

Eric asked if the owner has any flexibility or room to move if that roofline can change? Bruce said they want to keep the ceiling height the same, they are 10'. Bruce also said the backside of this house you cannot see from any view, the back has a 2 story garage.

Danielle asked Nancy if this was in the neighborhood where the neighbors were interested in potentially moving into a conservation district? Nancy replied by saying the East 2nd district is kind of a horizontal district. A block or so south is the Elm Heights district.

Nancy said this was a very difficult decision and she was not successful in convincing them that this kind of remodel was not the right way to get grad students. Nancy said what we are faced with is local designation or not. Dave asked Nancy what she meant by local designation? Nancy said the end result of demolition delay is to either release the permit, negotiate a change, or we could recommend local designation to City Council, but that is not likely. Bruce commented that there are 4 other houses in the same block with vinyl siding on

other houses. Nancy replied that there is a new structure on the alley and it has a substandard design for the area.

Comments:

Jeannine said that she was sorry that we can't keep the original clapboard, but understands where Nancy is coming from. She has reservations about the vinyl.

Sandi said she would like to have some assurance of them protecting the siding for future. Covering it up doesn't mean it has to go away. She commented to protect it when covering it and replicate the band board on top and bottom. She said she understands how an owner thinks vinyl is a way to go due to no maintenance, but wants to see the option of the original siding still being there.

Marjorie said as a long term investment property owner she knows that living preferences have very little to do with the exterior of a building. It has much more to do with the location, interior and price point. She said if he wants to rent to graduate students the income will not be as great as if he was to rent to undergraduate. Marge said that if you have a unique home with wood siding is more appealing to an older student than a vinyl siding home. Marge said she would recommend against it.

Danielle commented on the siding the issue with the windows, she agrees with Eric's comment earlier about the rear pyramid roof structures are an interesting feature. Danielle said that she knows with our purview that we cannot locally designate this house, but approving the alterations of this house in these ways goes against everything she stands for in terms of historic preservation integrity. Danielle said as we chip away at these neighborhoods this will be one more house that is not contributing historically and that goes against everything she stands for. She is not ok with this, period.

Marleen said this has some interesting details. Marleen said she likes the details around the edge and windows. Marleen agrees with Marge, that he will be much better served by protecting what's there. She thinks having a porch on the back will be an advantage to students. She doesn't think it's the size but the character that people look for. Marleen agrees with Marge and Danielle about the quality and the detailing and maintaining what's there.

Dave commented that you cannot see the back part very readily. He has no problem with the addition, but said the vinyl siding is offensive to him. He said if you look around there are mold on all the vinyl sidings and looks like they belong out in the suburbs. Dave said that we've had a lot of stuff on 2nd street, with people saying they will step up and do things right because it's about the neighborhood. He hopes the owner steps up and reconsiders painting it and not do the vinyl siding. Bruce said he's all for our commission, but the price point of where the house is at and they said they will make the vinyl siding nice. Bruce said if Gene and John didn't buy this house, it probably would not be standing in 5-10 years.

Marge asked Nancy about our options for this decision. Nancy said there are three options for demolition delay. Nancy said we could use a 90 day delay but she doesn't think things will change. Marge asked what the purpose of that would be, Nancy commented she

doesn't know if there is a purpose. Danielle commented that we could use to let the owners know how we feel about this and educate them on the importance of keeping some of the features, and changing some of the plans currently on the table.

Motion #6:

Jeannine Butler moved to stop demo delay period before the 90 or 120 day period has expired, and to allow partial demolition project to begin for a property whose historic designation, if pursued, will take place later, regarding the property at 716 E. 2nd ST, (#1 of Demo Delay Options). Marjorie Hudgins seconded it just to advance the discussion. Motion denied 1/4.

Nancy said if there is no motion, no actions this will just go to the next meeting. Bruce asked the board if they would release the demo permit if they paint the siding? Danielle and Marge told him that we cannot answer that. Bruce said he would like an answer now, they want to continue. Bruce said they won't put vinyl siding on the property, they will fix what's there and paint it.

Dave asked Nancy her thought on this, Nancy replied that if there is an agreement between the representative and the commission we are allowed to modify because this is a partial, and asked Patty if that is correct? Patty confirmed this is correct and asked Bruce since he is not the owner, he is the representative if he needed to call the owners before he binds them into doing this. Bruce replied no, that he did not need to call the owners. Nancy said the agreement would be that the owner would paint the existing wood siding rather than installing vinyl siding. Marge commented paint and repair.

Dave directed the board back to our former process if considering this proposal opened back to questions.

Questions:

Marleen said she really likes the back formal, Bruce said that garage she see's in that picture is gone. Dave confirmed and said you cannot see the back of this house. Marleen said she really likes the back porch. Bruce said it's not a back porch its an old mud room, which is going to be a nice new kitchen. Marleen asked if he had plans of the kitchen. Bruce said this is the historical part, the mud room is not original to the house. He has to jack up the foundation. The backside is in horrible shape. The door is shorter than code currently.

Danielle said she just wants to clarify what's on the table now, the option of painting and repairing the existing siding but the windows will still be replaced and the rear will still be changed? With conformation from the board she said that was her only question was to clarify that.

Comments:

Danielle said if we approve any of this we will need to clarify how the rear will be constructed, trim and details will need to be made part of the motion or part of Nancy's record. Nancy said we do have a better drawing this time to show dimensions. Marleen asked if she has elevation of the other side, of how much the gable sticks out? Bruce commented that it is 24 x

14.

Marleen said the drawing he has now shows a break in the roof, it would be nice to see how the roof will be. Marleen discussed different ways of doing the roof. Danielle said she wanted to point out the current mud room may not be original to the house, but it is historically correct for that time period.

Sandi commented that making the back a little more interesting would be make it look more original looking. Marleen discussed the roof and gable ideas.

Marge said she likes this window configuration, and if they are going to put a kitchen in the back those windows will work well. She said that you do not want a mud room in a rental house. It will become a storage area and they become junk rooms, with hazardous materials like charcoal cookers. She does not have problems with the back kitchen proposal, but has a problem with the window configuration. She said he would be better off using the existing window configuration.

Nancy asked if we want to amend the plan other than paint and siding, Marge replied if the commissioners agreed she would like to amend the proposal to have the same window configuration as the home currently has. Bruce said we can change the window configuration to what is similar to what is on there now, and put the 2 pieces of trim up the sides to help break it up. Bruce said as far as the roofline they are not able to financially and constructionally able.

Nancy confirmed that we have an agreement to change from what has been submitted: to repair and paint existing siding and the window configuration on the rear will be ribbon windows with vertical boards that define the inner space and read like a mud room but will not be. Bruce agreed.

Motion #7:

Sandi Clothier motioned (#1 of demo delay options) today regarding the property located at 716 E. 2nd ST, the Historic Preservation Commission 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 amendments that the clapboard will remain, it will be repaired and painted, also with modifications to the back to include trim, to define the existing mud room and ribbon window (only changes to the rear). Jeannine Butler seconded motion. Motion passed 4/0.

B. 328 E University Demolition of a shared garage with orders for repair
Representative: for Robert Aloe
Demolition of a frame garage being shared between two properties.

Nancy gave her report. Alice Chastain is the listing agent for this property and the representative for Robert Aloe who lives out of state. Alice said this is a beautiful house and she will try to answer any of our questions.

Questions/Comments:

Marge said she would hope that anything that could be salvaged be salvaged.

Motion #8:

Jeannine Butler motioned: Today, regarding the property located at 328 E. University, the Historic Preservation Commission declares that it got notice of proposed 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. The HPC may later recommend the property for historic designation to the Common Council (#1 of demo delay options). Sandi Clothier seconded motion. Motion passed 5/0.

C. 105 North College Partial Demolition

Representative Samantha Ezzo Oliver Winery

Demolition and reconstruction of a period appropriate store front.

Nancy gave her report, stating that we wanted to give them option of either doing the recessed entry all across the front facade or the one that is recessed in the middle that has display windows on either side, based upon discovery once demolition begins.

Jeannine asked Nancy if she was suggesting that we say either plan is appropriate based upon their discovery. Nancy said if it's really clear after the demolition what is authentic then we should go with that. Nancy said the grant is called 'a historic façade grant' through the BUEA and if we don't have good evidence then we are just creating good retail spaces, that is not what our guidelines for the grants were meant to do. Nancy said she would like it to be based on evidence that is there.

Marleen stated that she knew who did the 70s renovation.

Questions:

Danielle asked about the setbacks and if they are common on historical storefronts? She asked Nancy if she has found any other examples of that. Danielle tried to further explain stating she wanted to know if that was historically appropriate or are we just creating something more accommodating than historically correct. Nancy said she doesn't think its unknown, she has seen setbacks like this in Indianapolis on Art Deco Buildings. She doesn't think it's inappropriate or uncommon.

Marge said she's thought of someone who could tell us what it looked like 60 years ago, since we are unable to locate photos of what it looked like. His name is Frank Barnheart, he grew up on West Kirkwood and is 82 years old.

Marleen asked even if they had to go with plan B, could they use accordion windows and have like a French café. Samantha said that she doesn't think that would be historically correct. Marleen said she doesn't think that would matter because it would like what's on the bottom, which is clear glass.

Dave asked if the transom area below the sign, he asked if that is going to be regular clear glass? Samantha said that is what they have planned right now is clear glass. Dave asked about

the material under the storm front window, similar to a kick plate. Samantha said that is a dark metal.

Comments:

Marge said it was Mr. Hewitt who had a drugstore there.

Sandi commented that it reads to black glass to her, and does not look like glass. She said she wasn't sure if they were going for that look but it doesn't look like glass to her.

Danielle said that the transom could have something interesting in it now or later, like stained glass or beveled glass. In general she said anything would be better than what is there now. Danielle said she doesn't have any problems with the options like Nancy said it's based upon discovery to make it more accurate. Danielle said she doesn't have any problems with either option, whatever works best for their client.

Dave said that Tom Gallagher was the broker on this, and Tom convinced his clients to do this. This is a big deal for the square, and likes their idea. Dave said he doesn't have any problems with it, but a non historic comment would be to have flower boxes. He commented that in Carmel they have flower boxes in between the store front and side walk and looks really nice. Samantha said that they have something spectacular in their plans for the landscaping.

Motion #9:

Sandi Clothier motioned: Today, regarding the property located at 105 N. College, the Historic Preservation Commission 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 amendment based on discovery can choose option A, doing a recessed entry all across the front facade or option B, doing the one that is recessed in the middle that has display windows on either side, with staff approval of windows closing or opening. Marjorie Hudgins seconded the motion. Motion passed 5/0.

VII. NEW BUSINESS

A. Meeting of the Designation Subcommittee

Nancy said they have had 2 meetings. She then discussed how neighborhoods will give a presentation to apply for historic districts. We will have a list of criteria to look at and see if they are ready to go forward. Nancy said we need to make a system to weigh those criteria. Lisa Abbott said that neighborhood presentations are a good idea because we are too busy and if they are not ready then they are just simply not ready.

B. Meeting of the GPP Subcommittee

The GPP Subcommittee met once.

C. Preliminary plans for repair of IU Press roof

VIII. OLD BUSINESS

A. Preservation Month Activities

IX. COMMISSIONERS' COMMENTS

Nancy discussed the cake contest. She said they will set up around 7:30 in the morning Saturday, in the atrium. The judging will be at noon.

Sandi discussed that dealing with contractors rather than homeowners creates a problem. Danielle stated that he did want to do it his way. Nancy commented that we are in a big danger of really offending people. She said she liked the fact that we did get the solution we were able to get. Marleen discussed about the height and the roof pitch options that were more appropriate.

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

Letter of Commitment

Nancy said the Elm Heights neighborhood are going to apply for a small grant to print their guidelines, and will be applying up to \$1,000 with us matching up to \$500. She said we normally print these guidelines but these will be significantly different and more. Nancy asked if the board would endorse a grant of \$500 for the Elm Heights to print their guidelines.

Sandi asked if this is after the council approves the historic district since they have not approved it yet? Nancy said we want to do this before it happens should happen in June.

Motion #10:

Danielle Bachant-Bell motioned to allocate \$500 towards the printing of the Elm Heights guidelines. Marjorie Hudgins seconded the motion.

Discussion:

Jeannine said she does not have a problem with it but we need to make sure we do not set a precedence doing this.

Motion passed 5/0.

Nancy discussed a consulting grant for applicant Daniel Evans. Cindy Brubaker is going to be the consultant in the design phase. She said they are asking for a \$400 grant for drawings to show the BUEA for an application. Nancy said she doesn't know much about the project yet.

Daniel the applicant said he outgrew his place in the county. He said he is going to put his studio in a building that will be a teaching building. Daniel said he is trying to get the curb appeal up and get something more functional.

Questions:

Dave said that this is a big building and he couldn't imagine them taking up much space and Daniel replied that he is taking the whole building. Daniel said it's not just a clay studio, they are going to do a lot more here.

Sandi asked if this is something that we can even vote on? Dave and Nancy both replied yes, it's for a consulting grant. Sandi said living in this area this is great for the whole area.

Danielle said it's also interesting that the firehouse is currently toying with ideas and this project might help that project get going.

Motion #11:

Marjorie Hudgins motioned to allocate \$400 for consulting grant, Jeannine Butler seconded motion. Motion passed 5/0.

Adjourned at 7:20 PM.

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Wednesday May 23, 2012

Special Meeting

Minutes

I. CALL TO ORDER

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell, Doug Bruce Jeannine Butler, Sandi Clothier, Bridget Edwards, Marjorie Hudgins, Marleen Newman

STAFF

Amanda Cosby – HAND

Patty Mulvihill – CITY LEGAL

GUESTS

Kevin Spicer

Jon Racek

Jenny Southern

Tim Mueller

III. CERTIFICATES OF APPROPRIATENESS (cont.)

B. COA-13-12

623 South Woodlawn Avenue

Elm Heights Proposed Elm Heights Historic District

Representative Kevin Spicer for Spicer Rentals

Violation of demolition delay. Request for construction of a garage, Removal of asbestos siding and replacement with cement board, request for a two story rear addition.

Patty gave Nancy's report, stating the deck being used of treated lumber is not appropriate to the design of house or the neighborhood. She stated that the foundation screen should be vertical lapped and not diagonal. Patty noted that we are not familiar with the cement board shingle material that is being suggested, so we are not sure it is appropriate for the home. She also stated that the scalloped edge shingle style would not be appropriate for the house.

Jon Racek is the representative for Kevin Spicer and provided supplemental material to the board for discussion. Sandi asked to clarify if this was a new design or just a design with more information. Jon replied stating that this was the same design it just specifies the dimensions and sizes we asked for. He discussed the shingling at the top, and will be a hardy board shingle material. Jon said they did move away from the scalloped edge shingle type.

Jon said they are proposing the straight edge shingle, similar to that used on an existing house that is close to this one. Danielle asked if he knew the address and he did not just stated it

was walk able distance. Jon referred to drawing 2.3, and said that vertical foundation screening that Patty suggested is fine with him. Jon said that Nancy mentioned a treated lumber deck was not appropriate and responded by saying that they need to confirm what the grading will be like, so right now the picture may be shown higher than what it really would be. Jon said if it is lower, Kevin would propose to pour a concrete patio with 1 or 2 steps. Kevin confirmed that he would like to have a concrete patio instead of a deck, but not sure if the elevation would be high or low yet.

Jeannine said that would take care of the concern of treated lumber. Sandi asked if the patio would have any railing on it. Jon said it depends on height and safety requirements, but said any type of hand railing would have an aesthetics look. Jon said the pergola materials might include cedar, painted material, composite material. They would not propose treated lumber.

Jon said the pergola was indicated by his research on the period of the house. Also he researched exposed rafters like a neighbor has.

Questions:

Bridget asked if these came to us last night, when did those come that he just showed? Jon replied that they noticed right after Nancy left, Jeannine commented that these only have dimensions.

Jon said they removed 1 window on the back east elevation with this drawing. He commented that they have done their best to save as many windows as they could. Jon said Kevin would like feedback from the board regarding the windows since there have been so many new windows, could they use replacement windows?

Sandi asked if they were proposing to remove windows from original spot and put in another area to put replacement windows in. Jon said no they are only proposing to use replacement windows on some that are in really bad shape. Sandi asked if they have identified the windows that they would like to be removed. Jon said no, they wanted to get a feeling from the commission on this. This is their first time and not aware of the process.

Sandi said generally the rule is to repair whenever possible. Having the windows repaired is preferred to replacement windows. Jeannine asked if these are the original windows and wood. Jon confirmed that they are original and pretty much are wood. Kevin said Sun makes a wood and an all wood replacement window. So he could use that and keep the same look and feel with those. Kevin said he can match all the windows and want to go to a gas insulated window and have a better product without seeing a difference on the outside.

Danielle asked if they have any estimates on any analysis from any window restoration contractor to restore these windows. Jon said they have not gotten any. Jon said has worked on projects with historical windows and knows that they could be saved, but there is a cost benefit analysis. Jon asked if more than half of the building is going to need new windows anyways, couldn't they just do replacement windows for all of them. Jon said there would be visual inconsistencies if they repair some and replace some due to some not requiring storm windows,

they would not look the same. Jon said maybe we could meet on a middle ground, they could try and restore some of the West and South elevation windows since those are the two most public viewing elevation, and use replacements for the rest.

Danielle said this commission's concern is the consistency and integrity of the original four square and primary facades. She said keeping the original windows makes the most sense, regardless of storm windows or not. Jon said the façade that faces the street they understand of fixing, but the south and north elevation that has a mixture of the old and the new, cannot be seen. Danielle said the retention of the windows has been more cost effective.

Sandi tried to explain the importance of keeping the original windows and distinguishing the original with the new. Sandi asked about the materials for the front porch. Jon said currently throughout the recessed shingles and that is the current material and will use siding to match the rest of the house. Sandi asked Jon what he meant by siding to match the rest of the house. Jon replied by currently on this post there is recessed siding, and will be replaced with cement board. It will provide the same look.

Sandi said he does not know what the original structure will show them, they may find its wood and panels. She asked if it were that, would they just replace it and have it match. Sandi tried to clarify they want the original to stay if its there. Kevin asked if she meant to make the columns solid. Sandi said if that's what's underneath. Kevin said maybe a solid sheet material if that's what she's asking would be do able.

Danielle said during demo you may find something and that will direct them in the way to go. Jon commented that if they find any existing siding they would copy on new siding. Danielle confirmed and said that may get an allowance for staff approval for Nancy to go look and approve.

Jeannine asked if on a view that was being shown if it went into the basement? Kevin said at one point in time it had, but today it's just a walk in. Jeannine asked if he is asking today to remove that door to stop the water from coming in. Kevin confirmed and said there is an existing window there. Jeannine asked if that door is original wood. Kevin said it is not original it's a metal door that was a garage door.

Kevin said he is going to fill part of it in to fill up the grade to keep the water out. The grade will raise, maybe ½ or so.

Public Comment:

Jenny Southern said that she was thrilled he is putting money into the house and excited to see the asbestosis siding going and the new addition. She said they have questions about what the doors would look like. Jenny said they are curious to how much pavement they were putting in, double wide or single driveway. She said the original house had a beautiful pergola with built in seats on the sides with a picket fence on the side for privacy. Jenny noted there is really hideous graffiti now on the substation.

Jenny said the scale of the shakes is great. She commented on the windows and gave a

suggestion to move some windows in the back to keep the original bay window. She said she would hate to see that bay window go. Jenny asked if the sliding glass doors on the side if that was an exit. Jon replied that this was a porch that comes off the living room. Jenny asked what the size was, Jon said it was almost 12' x 12'.

Jenny asked how big the drive was and if they were going to take out any trees? Jon said they are going to leave all the trees, if they do have to take one out the exception would be the one closest to the existing driveway. Jenny said they are excited to see the improvements. Kevin replied that they are not adding anymore bedrooms that it already has. Jenny asked if they were using concrete block and earth to fill in the basement door to raise the grade. Kevin confirmed and said it will not come all the way up because he does not want to cover the stone wall that is there. Jenny said he needed to check with the City to see what the pavement was allowed, and Kevin said he has already checked and it's 18' x 18'.

Sandi followed up with the concrete drive being 18' x 18', and will go all the way to the alley. She asked about the doors coming off of the deck and asked if they will be French doors and have divided lights. Jon confirmed they are French doors and have not thought about the divided lights but that is fine.

Motion #1:

Jeannine Butler motioned to approve COA-13-12 623 S. Woodlawn AVE, with the new plans and specifications shown today. Marjorie Hudgins seconded. Sandi said we need to specify what our contingencies are with this. Jeannine withdrew her motion and said someone else can make one and add to it whatever they want, Marjorie withdrew her second.

Patty tried to help clarify what she said she thought she heard the commissioners stating they wanted. 1) No lumber decks shall be installed but a concrete pad may be installed. 2) The doors leading to the back patio shall be divided lights. 3) Straight edge shingles shall be used. 4) Hardy cement board shall be used. 5) Treated lumber will not be used in the pergola, a composite or cedar shall be used instead. 6) All original windows shall be repaired not replaced. 7) Staff approval for materials found under the front porch.

Comments/Questions:

Danielle said that with Historic Districts we do have concerns about landscaping and trees. Nancy said tree removal has not been discussed with her. Danielle commented to the other members if they should allow Nancy to make staff approval on the tree removal or make it defined here. Jon said they do not plan on removing any trees except perhaps one. There is one tree that maybe too close to the driveway. Jon said perhaps they could just do trimming to it. Danielle said that we may need to add this to the motion.

Sandi said she has liked what they have done, and took what we said last time and remedied those problems. She said it doesn't seem to be a disagreement with the materials that we suggested them to use. Sandi commented that the biggest issue would be the windows and to keep them all original.

No one wanted to make a motion so Patty gave a suggestion to approve the COA, with

the following 8 conditions: 1) No lumber decks shall be installed but a concrete pad may be installed. 2) The doors leading to the back patio shall be divided lights. 3) Straight edge shingles shall be used. 4) Current landscaping shall remain. 5) Hardy cement board shall be used. 6) Treated lumber will not be used in the pergola, a composite or cedar shall be used instead. 7) All original windows shall be repaired not replaced. 8) Staff approval for materials found under the front porch for the options to replace, repair or use what they have already discussed in their plans.

Motion #2:

Jeannine Butler motioned to approve COA-13-12 623 S. Woodlawn Avenue with the above mentioned 8 conditions. Marjorie Hudgins seconded the motion.

Jeannine commented and said that since Sandi spoke with petitioners last time about making sure the addition stood out from being apart of the house. Jeannine said she appreciates all the things he's proposing to do. Daniellé agreed with her comments stating she was pleasantly surprised and this would be a good example to show others of what they have done. Jon replied by stating that they hopefully will see more owner occupied homes in the area instead of rentals. Motion passed 6/0.

Next meeting date is Thursday June 14, 2012 at 4:00 p.m. in the McCloskey Room

Summary

Request for a backyard fence, partially to replace an existing privacy fence and to frame the rest of the backyard.

**COA-28-12
423 South Jordan**

**Elm Heights Historic District
Owners: Eric and Nancy Swank**

**Zoning RC
Construction of a back yard fence**

105-055-76337 C 423 House; Colonial Revival, c.1925

The Commission heard a request for two additions at this location in 2008 that were reviewed under the demolition delay ordinance . This house is located on a corner and has two street views: from Hunter and from Jordan as well as an alley on its east side.



The fence will be visible from the Hunter or south property line and the alley. This is a frame colonial revival style home that is considerably elevated from the street grade therefore the fence will not be visible from the Jordan right-of-way.



The house has very good integrity with 6 over 6 windows and interesting side pilasters at the corner and a band course between floors. As a part of the 2008 plan, a new screened in porch and a sunroom were added.

The proposed fence is of two designs: one being a dog-ear wooden privacy fence that replaces an identical fence along the north side. This does not require a COA. They will add an open picket 4' fence to match along the east and south sides of the lot and also a gate towards the alley and one from the front yard, as depicted in the plan (attached)



The new fence will be painted white.

Existing fence to be replaced in kind and painted.



From the Elm Heights Design Guidelines

Guidelines for Walls and Fences

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. Installation or removal of walls or fences visible from the public right-of-way.

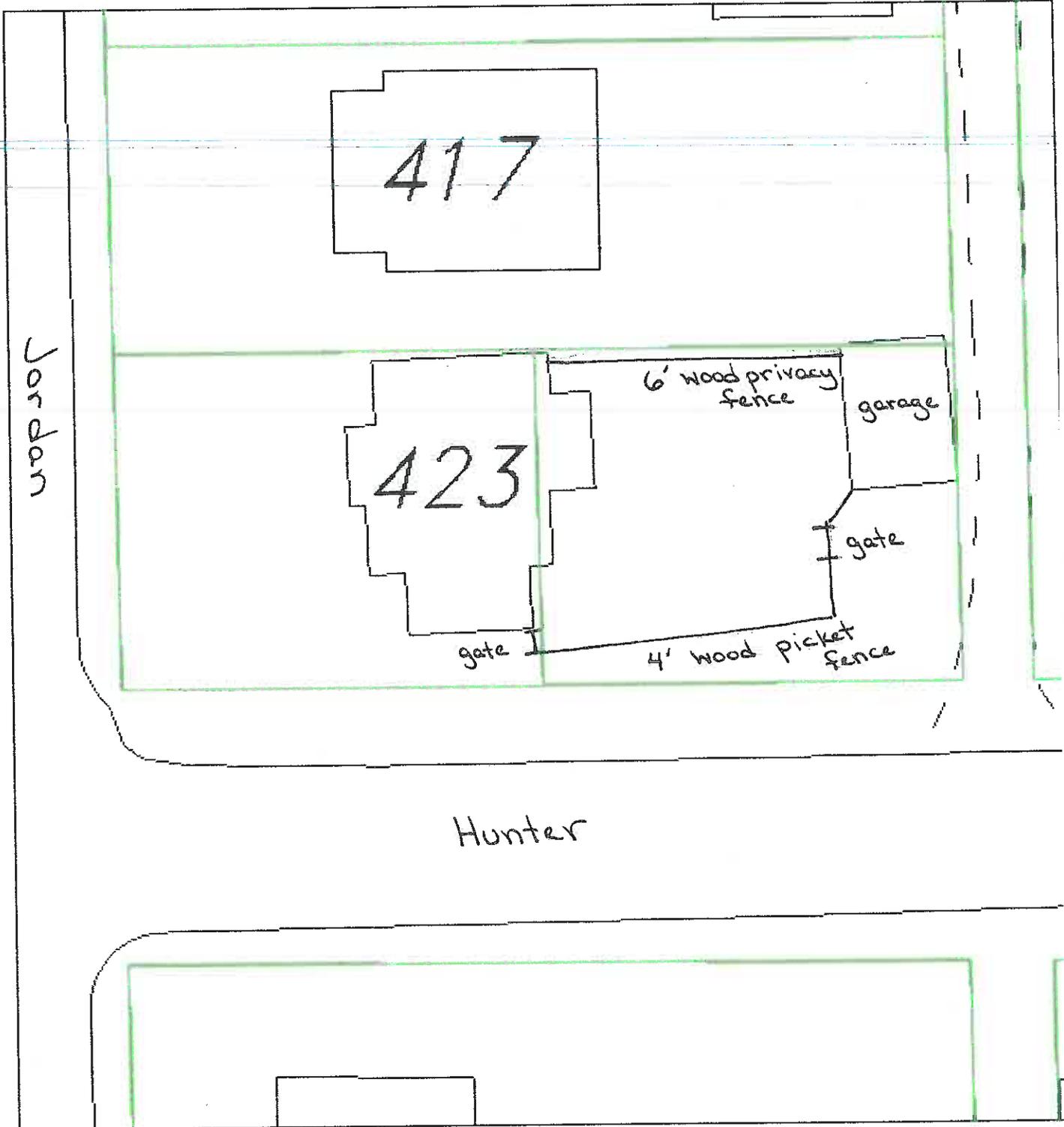
- For new fences, use historically appropriate materials for Elm Heights, which, depending on the type and style of architecture, may include iron, stone, brick, or wood.
- New retaining walls should be appropriate in height to the grade of the yard. Rear yard concrete block retaining walls may be considered depending on position, visibility, and design.
- Install new walls or fences so the total height does not obscure the primary facade of the building.
- Installation of rear yard fences should begin no farther forward than a point midway between the front and rear facades of the house.
- Consideration is given for fences that pertain to special needs, children, and dogs. Temporary seasonal fences for gardening are permitted and do not require a COA.

II. Reconstruction or repair of historic walls and fences.

- Consult with staff for proper materials and methods.

The open picket (painted) style is in keeping with the Colonial Revival architecture.

Staff recommends approval.



Jordan

417

423

6' wood privacy fence

garage

gate

gate

4' wood picket fence

Hunter

Affordable Fence

P.O. Box 1452 • Bloomington, Indiana • 47402

Phone# 812-824-1427 • Fax 812-824-9976

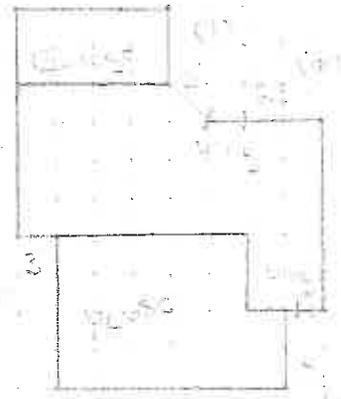
michaelsterrett@yahoo.com

Name Wesley, Susan Address 2225 E. 10th St
 City Bloomington State IN Zip 47401 County Madison
 Twp. _____ Phone 317-341-1111 Email Wesley.Susan@att.net
 Cross St. 10th St Dig# _____ Dates _____ To _____

Affordable Fence Agrees to Install the following _____

Handwritten notes:
 21' (10' x 11')
 10' x 11' (10' x 11')

Handwritten: 1571.03 \$ 800.00 Deposit \$ 771.03 Due on Completion



- * All posts set in concrete
- * Gate post 4x6
- * Fence is fastened w/ screws
- * 1 year warranty on labor

Handwritten: 1250.00 \$ 625.00 Deposit \$ 625.00 Due on Comp.

Term Posts _____
 Gate Posts _____
 Line Posts _____
 Wire Gauge _____

At the Above Address for the Price of _____ Due on Completion

Any Approvals from City, State or Homeowners Association are the responsibility of the Homeowner.

Homeowners _____ Date _____

Affordable Fence _____ Date 8/9/12

Summary:

Request to move an existing contributing house from its corner location to the lot adjacent to the east.

COA-25-12

**1201 East Second Street
Elm Heights Historic District
Representatives Charlie and Mark Webb
Owners: David Jacobs**

The current request before the Commission contains three parts: (1) a request to move the existing house at 1201 East Second Street to the lot a 1203 East Second Street; (2) in addition to pouring a new foundation for the relocated structure the Petitioner is also asking the Commission to approve the pouring of an additional foundation in the hopes that a future request for an addition may be granted by the Commission; and (3) the Petitioner is thirdly requesting the removal of certain mature trees in order to convey the house to the new location.

Zoning RC

105-055-76077 C

1201 House; Colonial Revival, c.1940

Case Background:

The subject property is part of a larger development plan that involves seven parcels in the historic district. A variety of plans and requests have been presented by the Petitioner over the last several months and years. The last such request, which occurred on August 8, 2012, included a request to demolish the structure located at 1201 East Second Street.

Petitioner's request to demolish the structure at 1201 East Second Street was denied by the Commission and several Commission members and neighbors of the property expressed reservations about demolishing a structure noted as contributing. As a result of the comments and feedback

received during the August 8th meeting the Petitioner's representatives met with several small groups of adjoining neighbors and those who have expressed reservations or opposition.



Additionally, Petitioner's representatives also met with staff. In reviewing the comments and feedback from Commissioner members, staff and neighbors the Petitioner decided he no longer wished to demolish the structure located at 1201 East Second Street. Instead the Petitioner has decided that it would be more appropriate for all parties concerned if the structure was retained, but simply relocated approximately 100 feet away from its current location. This new request has been submitted to the Elm Heights design subcommittee in advance of this meeting. A response from the Elm Heights design subcommittee is anticipated and will be forwarded. The application was received on Wednesday September 5th.

In addition to deciding to retain the structure located at 1201 East Second Street, the Petitioner's representatives have advised City staff that they wish to slow down the proposed redevelopment of the relevant site and to continue to hold more meetings with concerned neighbors and citizens. Staff has been advised that the Petitioner does not expect to bring a request for new construction to the Commission for at least the next 2 to 3 months.

Proposed Timeline:

The Petitioner's representatives have advised staff that they wish to handle any future development of the overall site in a more cautious nature. The Petitioner has indicated to staff that he wishes to take only one step at a time in regards to any future plans for the overall property. Below is a loose timeline that staff was presented with during it's last meeting with the Petitioner's representatives:

Step 1: Seek a Certificate of Appropriateness for three things: (1) the relocation of 1201 East Second Street to the adjacent lot located at 1203 East Second Street; (2) while pouring the new foundation for the relocated 1201 East Second Street, the Petitioner requests permission to pour an additional foundation so that if a *future* certificate of appropriateness for an addition to 1201 East Second Street is granted by the Commission the foundation will have already been poured; and (3) the removal of certain designated mature trees in order to facilitate the relocation of 1201 East Second Street. Step 1 is the matter presently before the Commission and is to be heard at its regularly scheduled September 2012 meeting.

Step 2: Seek a Certificate of Appropriateness for two things: (1) an addition to east side of the relocated 1201 East Second Street; and (2) an addition to the north side of the relocated 1201 East Second Street. The Petitioner expects to bring forth this Step 2 in either October or November of 2012.

Step 3: Seek a Certificate of Appropriateness for two things: (1) new construction for a large home on the newly vacated 1201 East Second Street; and (2) new construction for a home on the lot at 507 South Ballantine. The Petitioner has no real date in mind to bring forth this Step 3, expected dates ranged from December of 2012 to the early part of 2013.

Each of the three above-mentioned steps will require a separate application for a Certificate of Appropriateness, a separate hearing in front of this Commission, and will provide a separate opportunity for neighborhood and public comment.

The only step before the Commission at the present hearing is Step 1. The remaining two future steps are not presently before the Commission.

Subject Property:

The existing limestone veneer home was built in 1945 by Ted Dobson, a contractor by profession. It resembles in style a house that was removed from the adjoining site at 1203 East Second Street, where the current house is proposed to be moved. The house is in relatively good and useable condition. The corridor along East 2nd Street was developed several decades after the streets running north and south in this area. Both 1201 and 1203 East Second Street (the demolition permit for which was released by the Commission under the demolition delay ordinance prior to the designation of the district) 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. 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. 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.

The house at 1201 East Second Street has several custom features, including wrought hardware on its shutters and wooden casement windows. The limestone is irregular coursed with the stones worked to resemble a rustic hand-tooled appearance. It is more architecturally significant than the removed structure at 1203 East Second Street which had been faced with limestone, had a front addition and was in disrepair.



The Proposal:



As already mentioned the request before the Commission today contains three parts. The first part of the request before the Commission today is to move the house at 1201 East Second Street across the existing alley to Whitaker Lot #9 and Pt Lot Whitaker #20 adjoining to the east.

Setbacks 12'4" from Second Street

10' from the alley

Over 30 feet to the rear

Over 30' to the side

Setbacks on the new location appear to be established from the City's Unified Development Code which averages the front setback. The former house at this location was located at a deeper setback as seen below. Side and rear setbacks appear to be well in compliance with the neighborhood, in some case more generous, and will preserve an open feeling for the house at this location.



In response to commissioner comments about exploring other avenues of preservation, rather than demolition, the petitioners have acknowledged the value of preserving the house as a part of the larger site plans.

The second part of today's proposal requests that a foundation be laid for possible future additions to the existing home: one located to the east of the building and one to the north. The request today is limited to approval of the foundation for these additions.

As a head's up for what may come before the Commission during Petitioner's Step 2, the Petitioner has tentatively advised staff that the north addition is expected to be an extension of the kitchen and a garage and the east addition is expected to be a master bedroom. As already noted and discussed the request for both of these additions will require a require their own Certificate of Appropriateness to be reviewed by the Commission.

The third part of today's proposal is to remove certain mature trees on the property so that the relocation may be allowed to occur.

Description of the term "Contributing"

This definition is from Bloomington Municipal Code Section 8.02.020:

"Contributing: A "C" rating means the property is at least forty years old, but does not meet the criteria for an "O" or "N" rating. Such resources are important to the density or continuity of the area's historic fabric. Contributing structures can be listed on the National Register only as part of an historic district."

Staff comments: The property is correctly classified as a contributing property. It meets the threshold of age, is a characteristic style of many examples associated with the area. No further information about its "history" has surfaced that would make it exceptional in its occupants, but as an architectural example, it certainly contributes to the character of the district.

Preservation Goals for Relocation and Demolition (BMC Section 8.08.050)

- To protect the contributing homes and structures that together constitute the historic district.
- To preserve the historic context and value of the district by discouraging the relocation of its contributing structures.

Staff Comments:

The plan for this building better observes preservation values for the district than its removal to a site outside the district or its total loss of value as a demolished property. The relocation is to a contiguous lot where a house of similar style was located in 2010. By this new plan, the house, classified by its architecture, rather than its history, will better remain a contributing structure within the district context. Moving the house 100 feet will not harm its intrinsic architectural value or jeopardize the historic character of the neighborhood

3.3 Walls and Fences

- To maintain, repair, and restore existing historic walls and fences that are significant to the neighborhood.

"Likewise, walls and fences were designed and constructed as integral elements to the buildings they surround. Existing stone walls, both built by the Works Progress Administration and dry laid, are treasured neighborhood features. Preserving and maintaining them ensures retention of another character-defining element of Elm Heights."

The stone wall, which is a significant historic object, is to remain bounding the front yard on the Second Street sidewalk. Retention of the wall fulfills the spirit of the guidelines concern for stone artifacts and walls significant to the district.

3.0 Neighborhood Site and Setting

"Constructed on a traditional grid pattern, the connections of streets and alleyways in Elm Heights provide both direct and indirect links throughout the neighborhood. Streets provide the formality of public access links, while the alleys link to back yards and places of more private access. Many of these alleys remain gravel, a valued neighborhood feature that lends a sense

of history and a less-urban feel to the neighborhood. Alleys encourage safe strolling for pedestrians who wish to explore the less well known corners of the neighborhood.”

No impediment to either pedestrian or automotive use of the alleys will occur as a result of this plan. This is identified as a concern and has been addressed.

Concerning the move of a historic structure:

6.0 Relocation and Demolition

I. Relocation, either within or outside the district, of primary, secondary, and accessory structures, including contributing walls and fences.

- Relocation is necessary to allow development that, in the staff’s opinion, is of greater significance to the preservation of the district than is retention of the structure in its original location.

Staff Comments

Historic districts are not intended to be frozen in time or put in place to prevent appropriate infill. The process of review, public hearings, and approvals are required for all of the land covered by the district. The guidelines will be followed. This is admittedly a unique circumstance that has been discussed for several years and has had a many proposed designs and proposals. Staff feels that the moving of this house by approximately 100 feet will not significantly or noticeably alter the historic character of either the house or the Elm Heights Neighborhood.

- Any relocated structure should be compatible with the contributing architecture surrounding its new site relative to style, setting, scale, and era.

Staff Comments

The new request is a result of many discussions about development of the site. Like the preservation of 505 North Ballantine, it is a request put forward in response to concerns. The house is compatible with contributing architecture surrounding its new site. The change is modest in terms of the visual impact on the district and will have the value of keeping the house within the same view on Second Street. It meets the guidelines of compatibility.

- Upon further consideration by the Commission, the historic or architectural significance of the structure is such that it does not contribute to the historic character of the district. The house continues to be a contributing part of the district at its new location.

National Register Criteria

Moved Properties

A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling and association. Historic use must be relocated in a historically appropriate setting in order to qualify retaining integrity of setting design, feeling, and association.

Staff comments

Since the house does not meet Criteria A or B, which are the property's associative significance, these are not damaged by its potential move. The house is significant for its architectural value, or Criteria C (embodying distinctive characteristics of type, period, or method of construction). Staff has no problem with the new location of the house, it will not change the architecture, nor seriously negatively impact the context of the neighborhood.

Tree Removal Request

From the Guidelines:

3.1 Trees and Landscaping

Preservation Goals for Trees and Landscaping

To maintain the mature canopy that is associated with the historic Elm Heights neighborhood by the care and planting of appropriate trees and gradual removal of invasive trees.

I. Removal of a mature tree that is visible from the public right-of-way.

A mature tree is:

- a) a shade tree whose trunk is twelve inches in diameter or larger,
- b) an ornamental tree whose trunk is four inches in diameter or fifteen feet high, or
- c) an evergreen tree whose trunk is eight inches in diameter or fifteen feet high.

- A COA is not required to remove a dead tree. Consult with the City staff person to the Historic Preservation Commission regarding diseased, dying, or infested trees.
- A COA is not required to remove an invasive tree as defined in the City of Bloomington Tree Care Manual.
- When replanting, refer to the City of Bloomington Tree Care Manual for recommendations.
- Retain historic landscape edging; do not introduce historically inappropriate edging materials and colors.
- Selective removal of mature trees to allow solar installations may be considered on a case-by-case basis.

Moving of the house to the adjacent lot will involve tree removal: there are many photographs of existing vegetation following this report. This request does not include

removal of the silver maples on Ballantine as a response to neighbors concerns. Every effort should be made to fence off these specimens during excavation. It is appropriate to place fencing at the drip line of the canopy, and keep other equipment away from that defined area as well. The urban forester who was consulted for this report does say that these trees are healthy and well maintained.

The most significant removals will be two mature red maples that stand within 10 feet of the sidewalk. Photographs are included that show the size of the trees. These are mature trees that have not been very well maintained according to the urban forester. Staff has included documentation about the condition of the trees which appear to be under stress from the drought. Since red oaks are a recommended species, removal should include replacement to reestablish the overarching street canopy

Some trees shown to the east of the new location on the diagram submitted by the petitioner have already been removed at the time of the demolition of the former house.

A spruce tree behind the red maples, off of the alley will be removed.

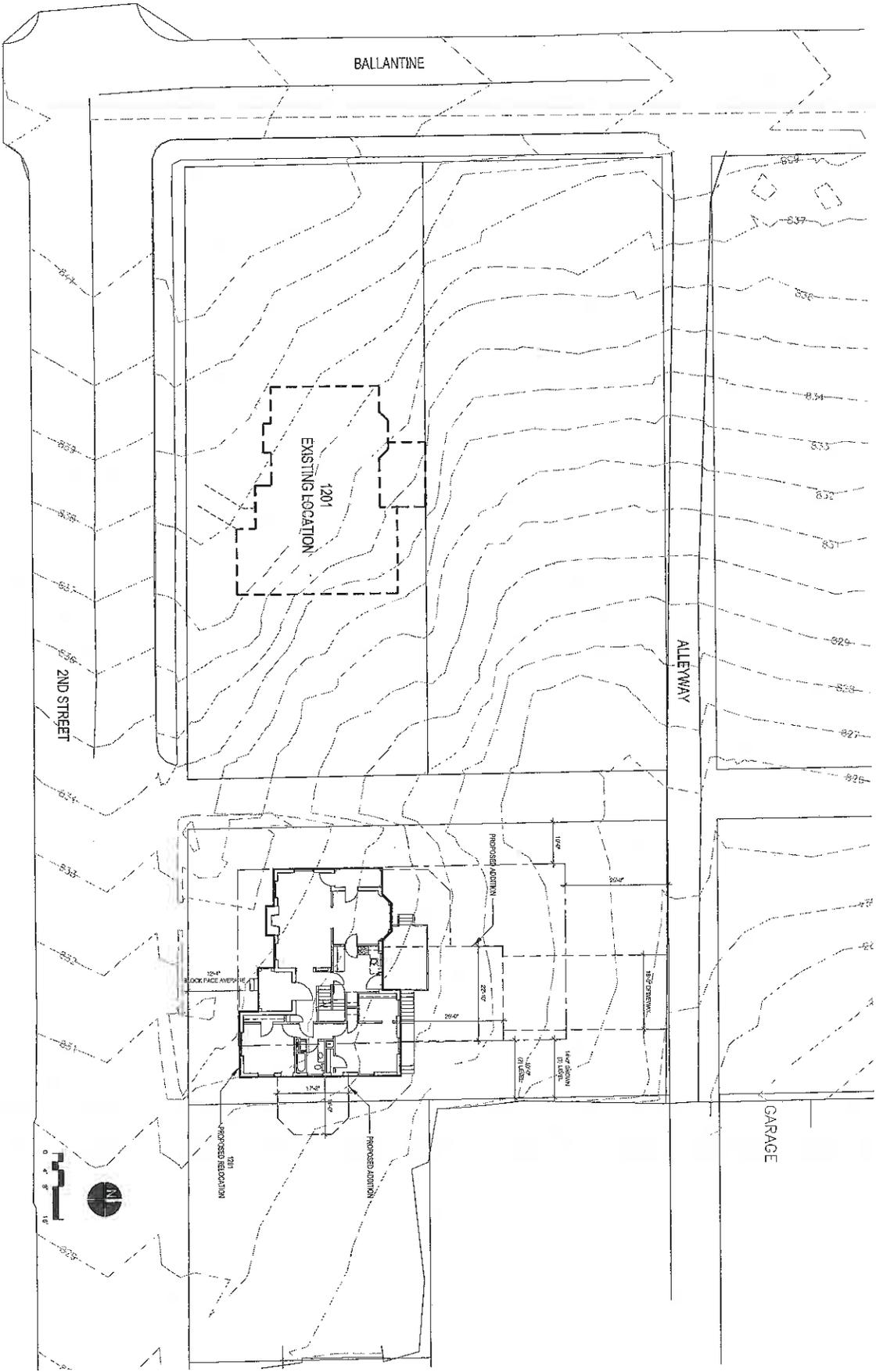
Groupings of smaller trees, including hawthorns above the driveway wall at 1201 and a specimen planting next to the chimney will be removed. These are modestly sized trees that barely meet the level of review.

Of the significant trees on the street, the major healthy trees creating Ballantine's characteristic canopy, will be preserved. The mature red maples whose condition is documented should be replaced with another high canopy shade tree native specimen if other means of preservation are not supported. It would be good for Commissioners to visit the site for the landscaping alone.

Staff recommends approval of the request to move 1201 East Second Street with the following conditions:

- Required setback variances are obtained from Planning-if the red maples are salvageable and the neighborhood is supportive then the house should be allowed larger front setbacks to accommodate these trees, or the new plantings.
- Stone Wall is to remain.
- Silver maples facing Ballantine are to be protected with staked fencing at the drip line.
- Elevations of the proposed additions will be reviewed under criteria for additions and new construction and petitioner bears risk of denial.
- A landscape plan for 1203 East Second Street is submitted showing replacement vegetation. All shade trees to be replaced with large scale nursery stock from the list of native trees found in the City tree care manual.
- All devastated trees are to be donated to the Urban Waste Program

- Prior to the relocation of 1203 East Second Street the Petitioner shall seek and receive a temporary encroachment from the City's Board of Public Works in order to work in or block a portion of public right-of-way which shall be affected.
- Prior to the relocation of 1203 East Second Street the Petitioner shall seek and receive any and all required permits from any of the following entities: the City of Bloomington; Monroe County, Indiana; and/or the State of Indiana.



PROPOSED MOVE
 1201 → 1203 EAST SECOND
 COA-25-12

A1.1

SITE PLAN

ROGERS HOUSE
 PROPOSED RELOCATION

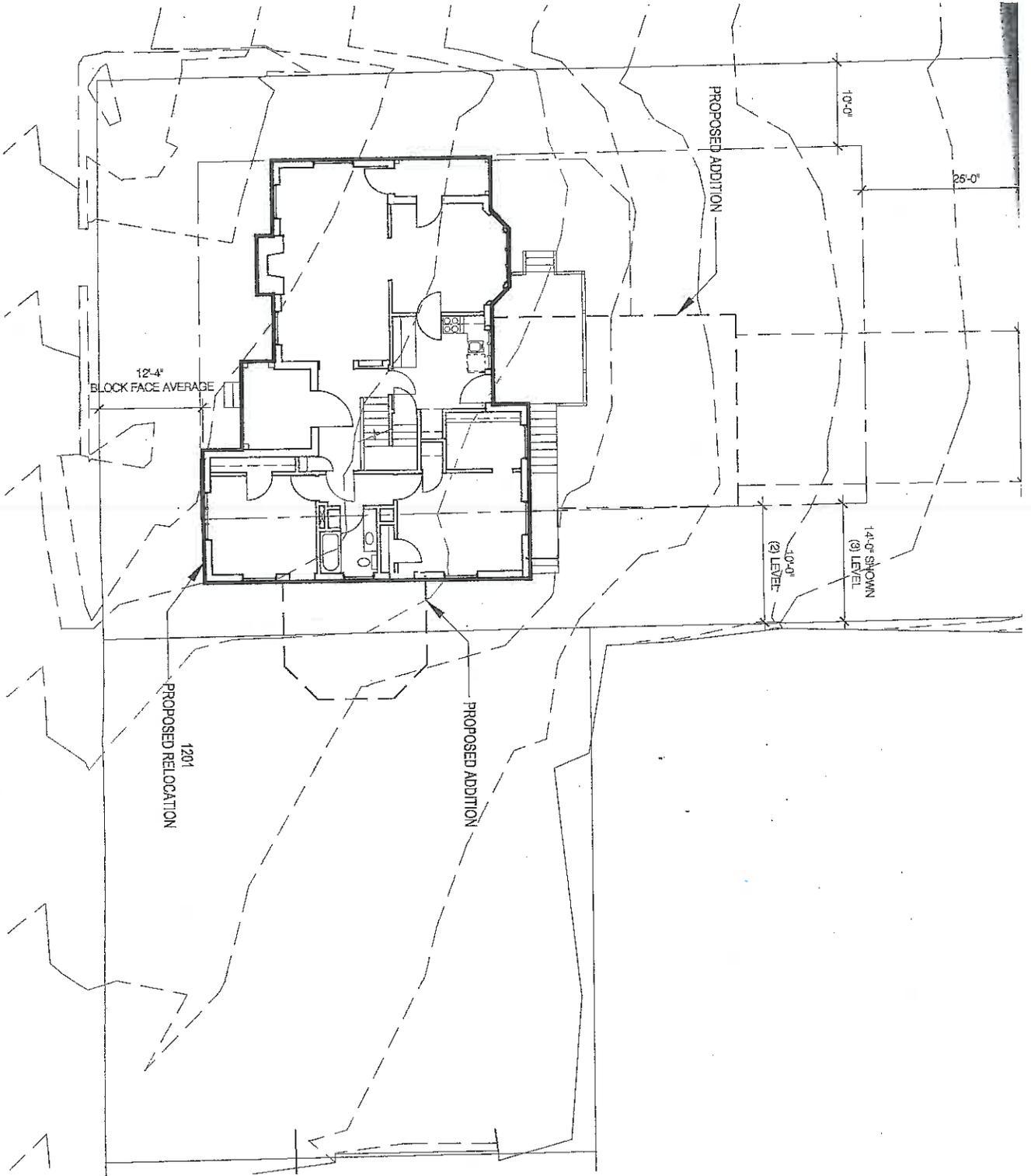
1201 East Second Street
 Birmingham, Indiana 47401

DATE: 2/27/2008
 DRAWN BY: JMM
 CHECKED BY: JMM
 SCALE: AS SHOWN

CONSTRUCTION
 PROGRESS DRAWINGS

Browning Day Mullins Dierdorf Architects
 1000 North 10th Street
 Indianapolis, Indiana 46204
 P: 317.634.0000
 F: 317.634.0000
 WWW: WWW.BROWNINGDAYMULLINS.com

28

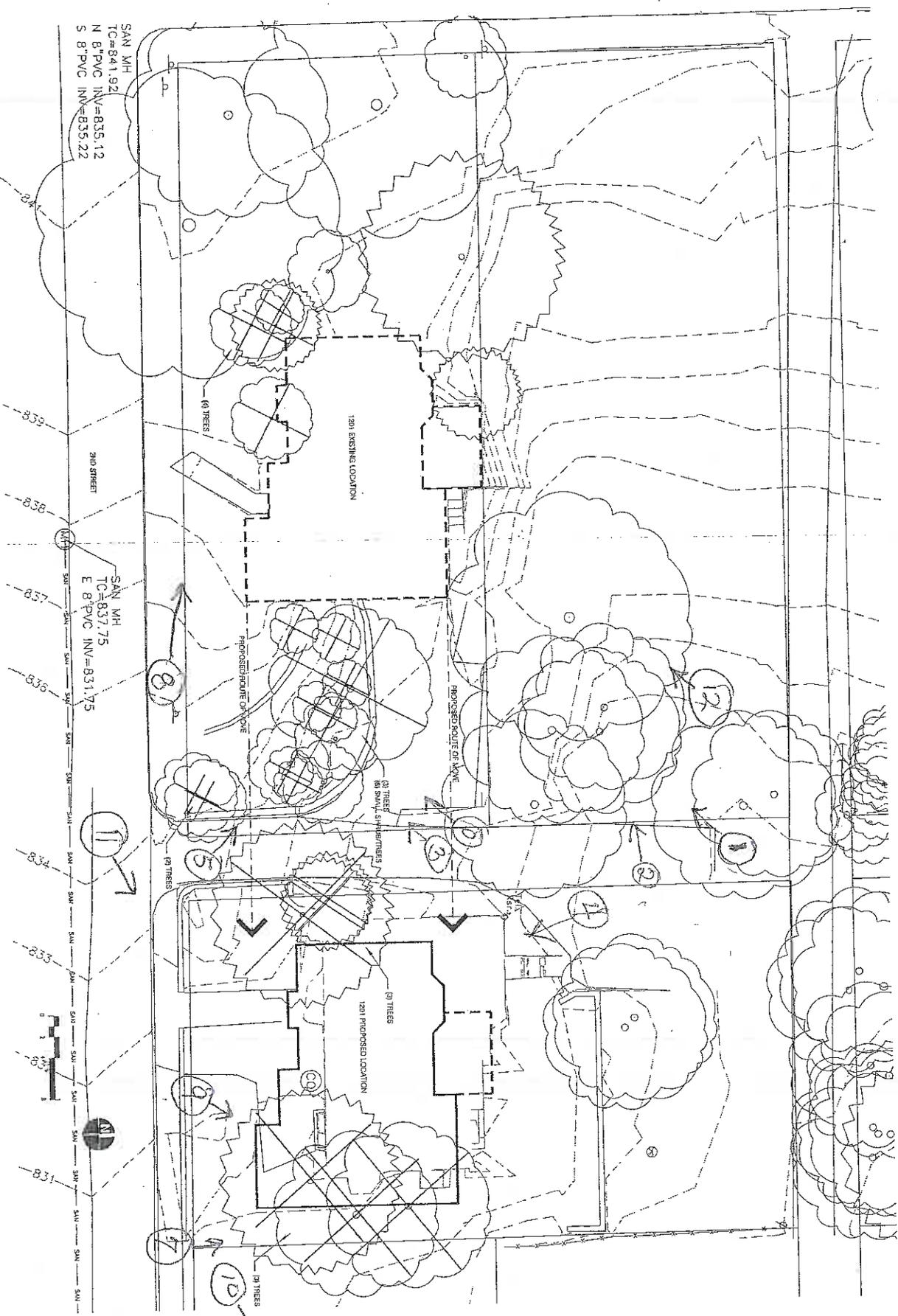


RELOCATED HOUSE W/ EXPANDED FOUNDATIONS

1201 E 2ND ST
 PROPOSED RE
 1201 East Seco
 Bloomington, In

CERTIFICATION
 PROGRESS I

BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS



PHOTODOCUMENTATION
TREE REMOVAL
COA-26-12

CLIENT: [Redacted]
PROJECT: [Redacted]
DATE: [Redacted]

1201 E 2ND STREET
PROPOSED ADDITIONS
1201 East Second Street
Bloomington, Indiana 47401

NO.	DATE	BY	DESCRIPTION
1	08/20/12	AS NOTED	PRELIMINARY
2	08/20/12	AS NOTED	REVISIONS

DATE PLOTTED: 08/20/12
PLOTTER: HP DesignJet 5000

TREE REMOVAL

A0.2



NOT AFFECTED

①



ALL REMOVED

③



NOT AFFECTED

②



LOOKING SOUTH (REMOVED)
COA - 85-12

④



REMOVED

(5)



PRESERVED

(7)



REMOVED

(6)



TREES CLOSE TO HOUSE REMOVED
NA-25-12

(8)



ON SECOND REMOVED (9)



FRONT TREES REMOVED (11)



PRESERVED (10)



PRESERVED MM-25-11 (12)

Summary:

Request to shore-up ad existing mudroom, replace a rear windows and remove a rear window in the mudroom at the northwest corner of the house.

COA-26-12

**346 South Rogers Street
Prospect Hill Historic District
Representative Leslie Noggle
Owners: Karla and Jim Lewis**

Request to do exterior work associated with the remodeling of a kitchen. The existing mudroom will have a window removed and a window replaced..

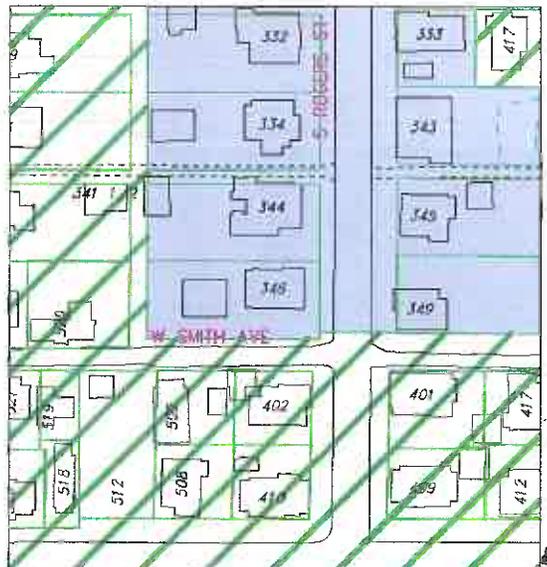
Zoning RC

**105-055-660019 N 346 Roscoe Rogers House; Elizabethan Revival, 1906
NR, BHD**



This notable Prospect Hill house is located on the corner of Smith and Rogers and was recently purchased. It is the only example of Elizabethan Revival style architecture in Bloomington.

The new owners are remodeling the kitchen and will incorporate the interior area of an existing mudroom on the northwest corner of the house. The house is located at the intersection of Smith and Rogers Street and



the corner affected is the least visible exposure of the building. Sight lines are partially blocked by a freestanding garage that faces Smith Street.

The 1913 Sanborn (above) shows that the rear porch was open on its north side as originally constructed. It has been enclosed with vertical bead board. The south side, which is stuccoed, appears to be original. (see below) The dotted lines on the rear indicate the open area beneath the roof.



Proposed changes

- New full view storm doors to replace existing that obscure historic interior doors on front and back of house
- Replace existing exterior materials with like, insulate the walls, stucco area of window removal. The porch will be rebuilt
- New double hung wood windows on the west side only (existing inoperable)
- Remove window to relocate refrigerator restucco blank space..

This project can be looked at as an addition, since walls and windows are being taken down and rebuilt. The existing north wall windows will remain. Much of the work will replicate the existing look of the building, with modest changes in design: the windows are taller than existing.

Guidelines

EXISTING BUILDINGS

WINDOWS AND DOORS

Windows or doors with unusual shapes, colors, or glazing patterns or that are of unusual material are character-defining features of a building. Because rehabilitation projects frequently include proposals to replace doors, window sashes, or even entire windows in the name of improved security, thermal efficiency, or new appearance, it is essential that the contribution of the doors and windows to the overall historic character of the building be assessed together with the physical condition before specific repair or replacement work is undertaken.

DISTINCTIVE ELEMENTS

Appropriate

Original windows and doors and their characteristic elements including sashes, **lintels**, sills, **shutters**, **transoms**, **pediments**, molding, hardware, **muntins**, and decorative glass should be retained and repaired rather than replaced. If original windows and doors are deteriorated beyond repair, replacements should duplicate the original in size and scale. Design, material, color, and texture should be duplicated as faithfully as possible.

Inappropriate

If original windows, doors, and hardware can be restored and reused in place, they should not be replaced. Inappropriate treatments of windows and doors 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 insulated steel replacement doors, and (d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited

DISTINCTIVE DESIGN AND STRUCTURAL ELEMENTS

Appropriate

Retain existing original porch features and details. Repair missing or deteriorated elements or replace them with elements that duplicate the originals in design and materials. Paint new porch work.

Inappropriate

It is inappropriate to alter details that help define the character and construction of the porch and the overall style and historical development of the building.

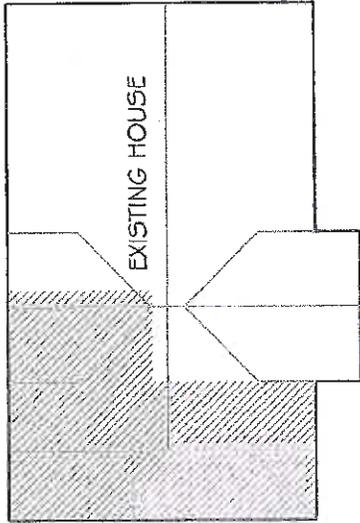
-
- The decisions made do not alter original character-defining details.
 - Existing materials are replicated as much as is practicable considering the plan for the interior.
 - The area affected is nearly invisible from the street (Smith) because of the position of the garage.
 - The room still gives the appearance of a traditional mudroom will providing a practical solution to the need for space and organization in the kitchen.

Staff recommends approval with the following comment

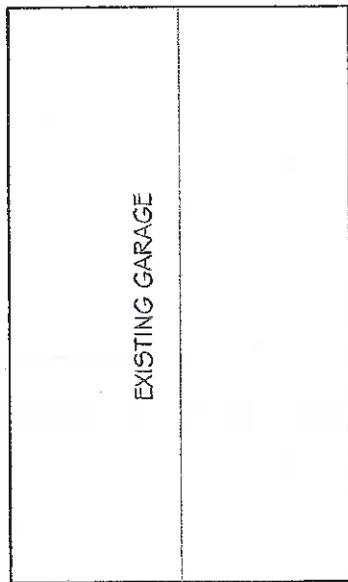
If at all possible, the new windows on the west side should be proportional to the windows on the north side.

S. ROGERS ST.

PROPERTY LINE 66'



HATCHED AREA
INDICATES
LOCATION OF
INTERIOR
RENOVATION



EXISTING GARAGE

PROPERTY LINE 147'

W. SMITH AVE.



SITE PLAN

SCALE: 1/16"=1'-0"

346 S. ROGERS ST.

LEWIS KITCHEN

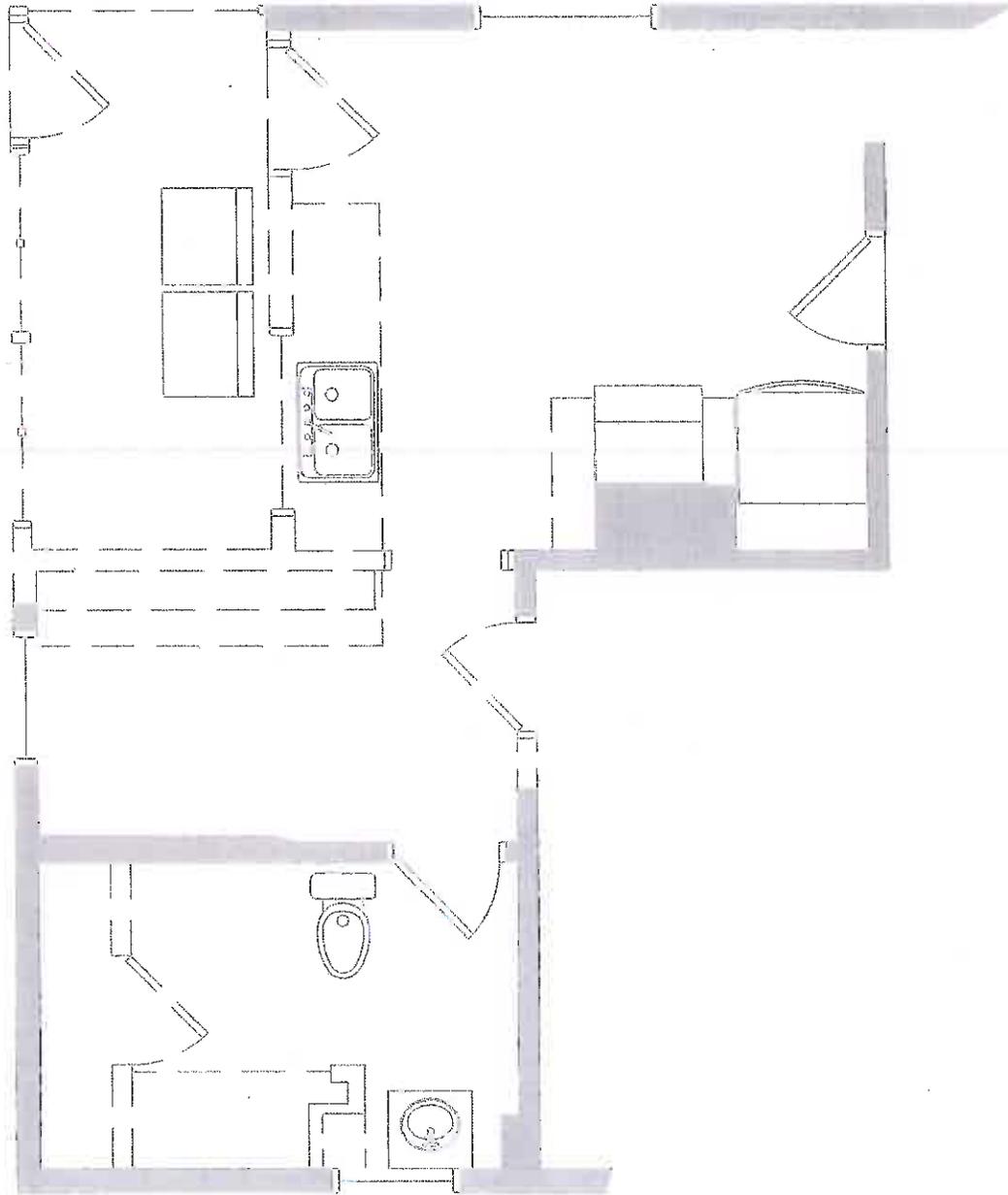
AUGUST 14, 2012

L. NOGGLE DESIGNS

Architectural Design

PH 812.320.5865 LNOGGLEDESIGNS@GMAIL.COM

48



DEMOLITION PLAN

SCALE: 1/4"=1'-0"



345 S. ROGERS ST.

LEWIS KITCHEN

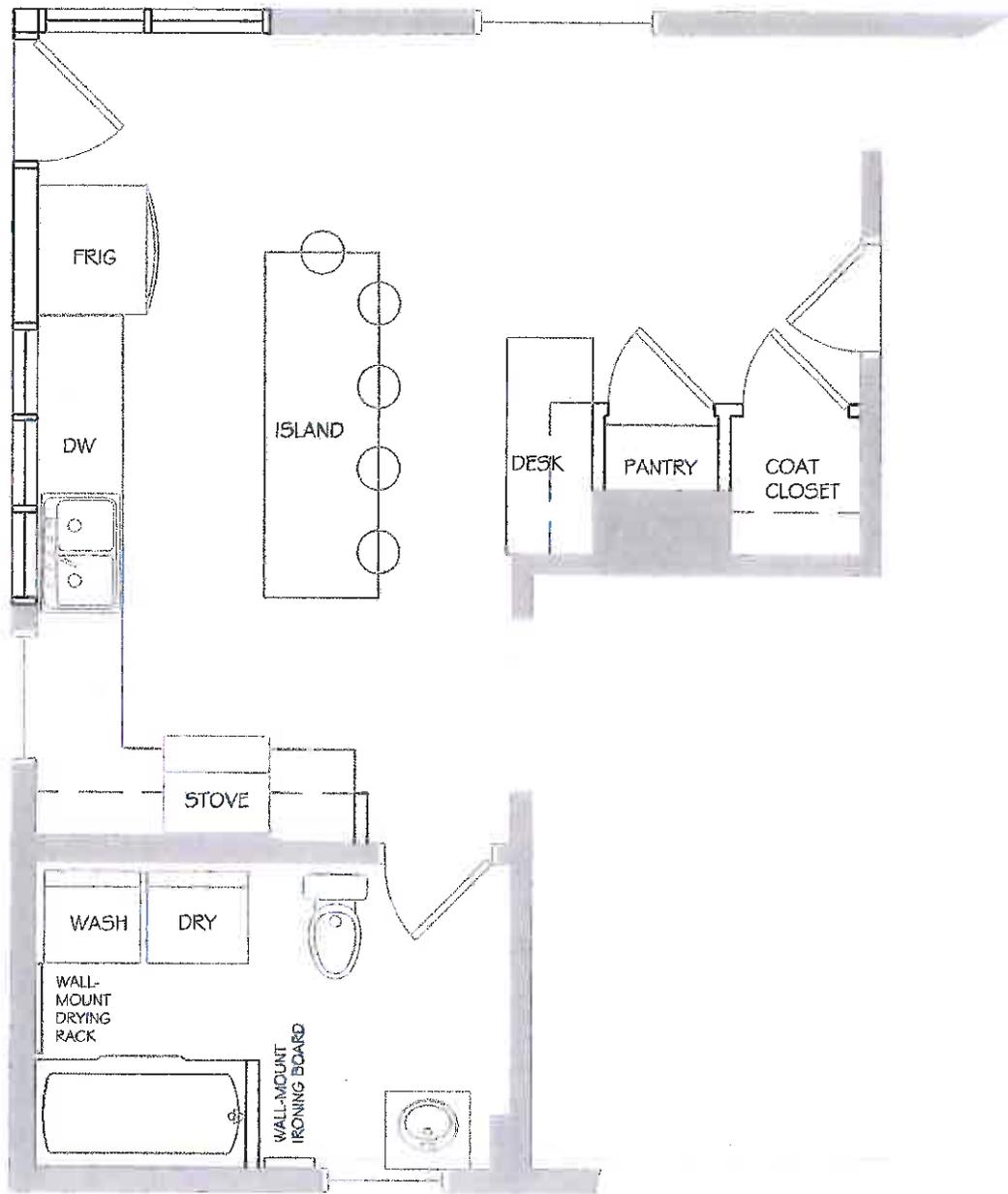
AUGUST 14, 2012

L. NOGGLE DESIGNS

Architectural Design

PH 812.320.5865 LNOGGLEDESIGNS@GMAIL.COM

49



PROPOSED FLOOR PLAN

SCALE: 1/4"=1'-0"



346 S. ROGERS ST.

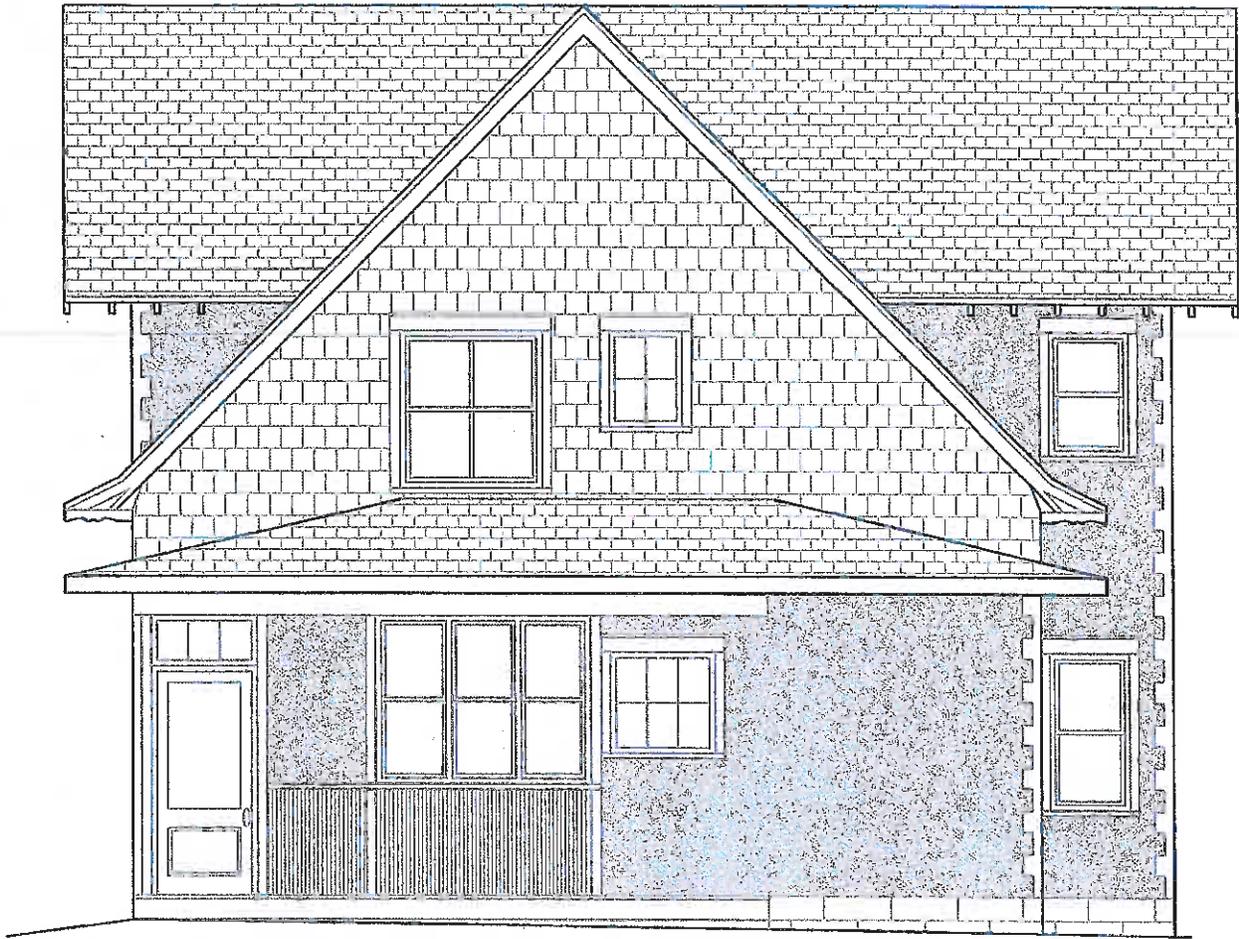
LEWIS KITCHEN

AUGUST 14, 2012

L. NOGGLE DESIGNS

Architectural Design

PH 812 . 320 . 5865 LNOGGLEDESIGNS@GMAIL.COM



PROPOSED ELEVATION

SCALE: 3/16"=1'-0"

346 S. ROGERS ST.

LEWIS KITCHEN

AUGUST 14, 2012

L. NOGGLE DESIGNS

Architectural Design

PH 812.320.5865 LNOGGLEDESIGNS@GMAIL.COM



← EXISTING REAR PORCH.
LOCATION OF PROPOSED CHANGES



SIDE (WEST) ELEVATION



FRONT (EAST) ELEVATION



TEMPLATE: PellaSite_C1

**Pella® ProLine Double Hung Window
(Pella® ProLine 450)**





FRONT DOOR FROM INTERIOR

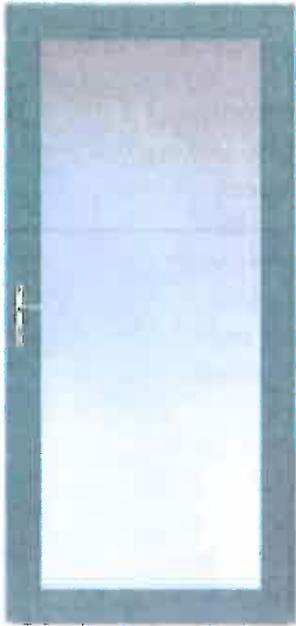


EXISTING FRONT STORM DOOR -
TO BE REPLACED BY FULLVIEW STORM.



TEMPLATE: C2R

Pella® Fullview Storm Door



Pella® Fullview storm doors feature interchangeable full glass and full screens — use the one you want to control your light, view and ventilation.

Features

- Choice of up to eight frame colors, three handle finishes and a variety of glass options
- Select Expressions® Glass Collection available (Select models; sold separately)
- Solid brass handle — inside and out — with multipoint keyed deadbolt
- Interchangeable full screen
- One-Touch® door close that holds door open at the touch of a button

Design and performance specifications

- Selected models feature a 1-5/8" heavy-duty frame
- Reinforced corners to keep the door square
- Heavy-duty hinges
- Fully tempered glass for safety
- Express Install® feature allows installation in as little as 60 minutes

Sizes

Summary

This is a request to rehabilitate and place in service the Fleener building designated 2005 as a mixed-use building. The building was approved for a COA in 2008 and subsequently amended. That permit has expired. There are significant differences between the old plan and the one being proposed.

COA-27-12:

**Fleener Building 112 East Third Street
Zoning CD Petitioner(s): Steve and Mark Hoffman Pavilion Properties
 Tim Cover representative**

Request for a COA in order to replace windows sash on three sides of the building, open a new door on the east side elevation, close an east side stairwell that is adding to moisture problems in the basement, open an ADA entrance and a basement access on the east elevation, cut two doors on the south or rear second floor by enlarging existing windows (this was obscured by a two story addition previously) put wood replica windows with insulated glass in the main facade, existing other elevations (which are not original windows) to be insulated vinyl clad. The rear concrete block single story addition will be retained and its roof used as a porch.

The Fleener Building was designated in 2005. The COA approved in 2008 (included in the packet) has expired and the building owner coming forward with a new rehabilitation plan for a mixed use project after addressing environmental concerns on the site. This plan keeps more of the building intact than the previous approval and also retains the concrete block addition on the south side. This building will be surrounded by the site of the new Transit Station. The rear of the building will abut a rigid canopy for vehicle shelter. The bottom floor will be offices of Pavilion Properties and the second floor will contain 2 three bedroom rental units. An existing concrete addition which was to have been removed in the previous approval, will remain and be adapted as storage space. The roof will be used as an outdoor porch.

Since the last report, additional research, completed by William Coulter indicates that the building was in fact built by the Mitchell Brothers. Previously was mentioned as a possibility based upon its style, materials and era of construction. The Fleener Building is a good example of a c. 1920 vernacular commercial block, of a type being built by this development company. It is part of a complex of properties in the area developed during the 'Progressive' era that illustrate new industries and transportation patterns extant representative of the time. The quasi industrial businesses are automobile dependent rather than using rail transport, and often -like dry cleaning or bottling- represent a new interest in hygienic processing, or home services.

Nearby historic resources include the Coca Cola Building remodel (1924), the Armory (1928), the Juke Box (c.1938) and the Home Laundry (1922). The building has been

vacant since 2002 and was more familiarly known by the name of its long term tenant the Modern Cleaners. The Fleener Building is one of four very similar brick commercial buildings built in the 1920's that remain in Bloomington. These include the S.P. Mitchell Building (1928) at the corner of Hillside and Walnut and the Mitchell Brothers Building at 406-408 South Walnut (1922) and another unattributed building at 1300 South Walnut. All are designed for retail on the first floor and residential above.

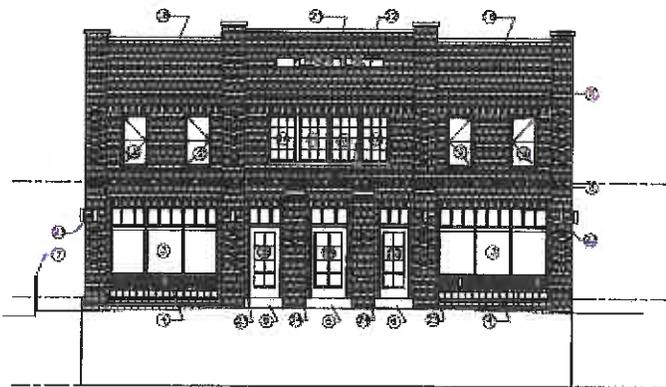


This aerial from 2011 shows the change in the streetscape since the 2008 report with the demolition of the Royal Dog and a large business block south of the building. The site is being cleared for the new transit center which will commence construction in 2013.

The changes proposed are:



North elevation:



NORTH ELEVATION

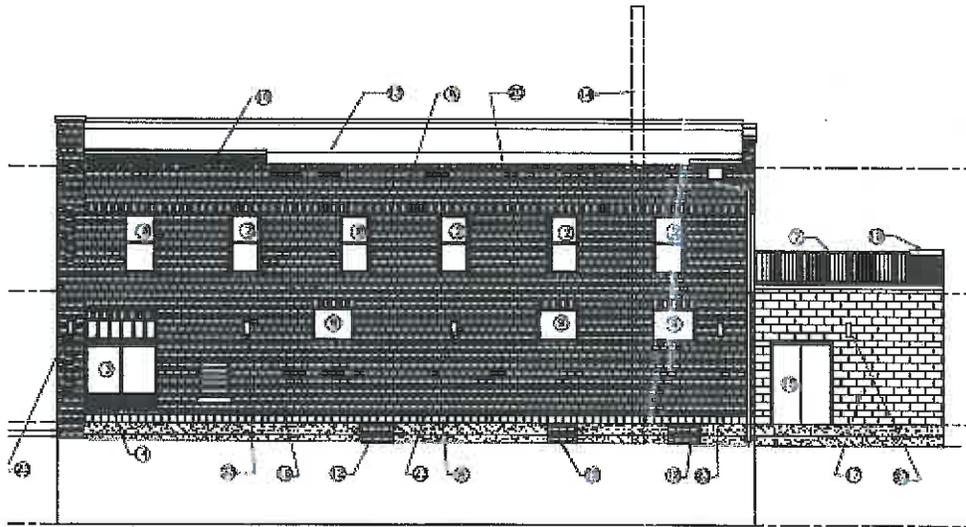
LEGEND

- 1) RESTORE EXISTING WOOD FINED SASH WINDOW AND STORM WINDOWS FOR INSULATED VALUE. PAINTED INTERIOR & EXTERIOR FINISH - OFF-WHITE
- 2) REPLACEMENT WINDOWS - CASSEMENT STYLE. INTERIOR INSULATED GLASS, ALUMINUM CLAD WOOD. PREFINISHED EXTERIOR - OFF-WHITE. PAINTED INTERIOR
- 3) REPLACE STOREFRONT WITH BUILT-UP WOOD STOREFRONT SYSTEM. FINISH INSULATED GLASSING. PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
- 4) WOOD SASH PANEL W/ RAISED TIRON DETAIL. PAINTED INTERIOR & EXTERIOR FINISH - COLOR TO BE DETERMINED
- 5) REPLACE ALUM STOREFRONT FULL VIEW WOOD WITH WOOD OPERABLE PARTS STYLE DOOR W/ INSULATED GLASS. PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
- 6) REPLACE ALUM STOREFRONT FULL VIEW WOOD WITH WOOD FIXED PARTS STYLE DOOR W/ INSULATED GLASS. PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
- 7) EXISTING STONE SIDE FRONT ENTRANCE AND FIXED PANELS
- 8) NEW METAL SWING SYSTEM AND ADA ACCESSIBLE RAMP. PAINTED BLACK
- 9) EXISTING BRICK DETAILING
- 10) REPLACEMENT WINDOW - FIXED OPENING, ALUMINUM CLAD WOOD.
- 11) NEW ALUMINUM CLAD ENTRY DOOR - FIELD PAINTED
- 12) ALUMINUM LOUVER INSTALL IN EXISTING OPENING - FIELD PAINTED
- 13) CHG. WELL AT EXISTING OPENING TO INCIDENT.
- 14) EXISTING EPDM ROOFING ON BARREL VAULT
- 15) EXISTING POWER POLE
- 16) NEW EXTERIOR INSULATED HOLLOW METAL DOOR. PAINTED FINISH - COLOR TO BE DETERMINED
- 17) EXISTING BRICK WALLS
- 18) RE-BUILT CURB WALLS AT EXISTING STORAGE ROOM. PAINTED FINISH
- 19) REAR WALL MAY BE MODIFIED TO MATCH FUTURE BUS STATION WALL AS PART OF BUS STATION PROJECT.
- 20) WALL AND REAR ELEVATION WILL BE DESIGNER VERTICALLY BY THE FUTURE BUS STATION CANOPY AND SIGNAGE ZONES.
- 21) NEW WOOD PLANTER AT ROOF-TOP EDGE
- 22) NEW COPING OVER STONE GAP - COLOR TO MATCH STONE
- 23) EXISTING STONE GRIN BLANK IN BRICK
- 24) NEW 12" INDIVIDUAL BACK-LITE CHANNEL LETTERS. SURFACE APPLIED. FACE OF LETTER TO BE DARK BRONZE FINISH. BACK-LITE WITH WHITE BEAM CONCEALED IN CHANNEL LETTER.
- 25) NEW DOWN-LIGHT MOUNTED ON BULLHEAD. FINISH - DARK BRONZE
- 26) NEW DECORATIVE LIGHT AT BUILDING ENTRANCE - FINISH - DARK BRONZE

- Storefront windows (missing) recreated with transom system in wood. All front windows will be wood divided light.
- Door to be wood divided light as depicted. The central door will be operable only.
- The basement stairwell to the side will be covered and an accessible ramp will access a rear door on the east side of the building. (the ramp that was located along the front façade has been modified to a side grade level door on the east) The existing stairwell holds water and is damaging the basement.
- The pattern of muntins on the central ribbon bay will remain the same.(6 over 6)



West Elevation



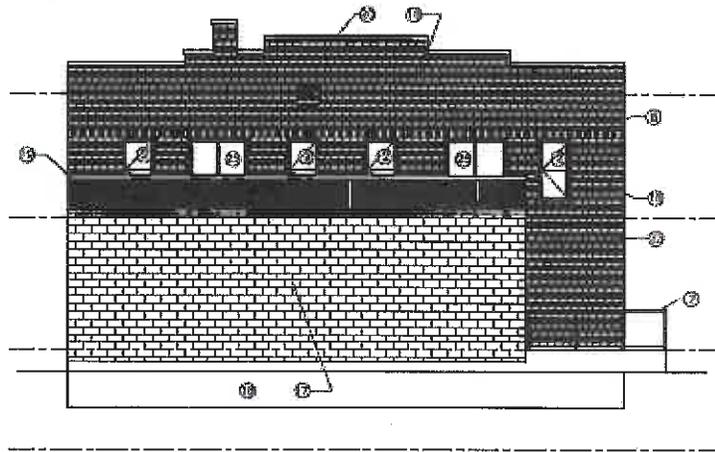
WEST ELEVATION ALLEY FACADE

West elevation

- One story concrete block addition at rear to be retained, shed roof infrastructure above to be removed for deck.
- All utility lines to be buried
- The existing windows are replacements (one this elevation it is true but there are a handful of double hung windows remain on the east side and north sides in very poor condition).
- Replacement windows have been defined as aluminum clad wood casements with center divisions to mimic double hung. This is for egress reason.
- First floor fixed window to remain, no new openings on the side of the building.

The existing south elevation has a one story concrete block addition with a lean-to open structure on the second floor (it will be removed). There are 6 existing windows on the second floor of this elevation. Two will be enlarged as doors to the deck. The former proposal had a two story addition totally obscuring this elevation.





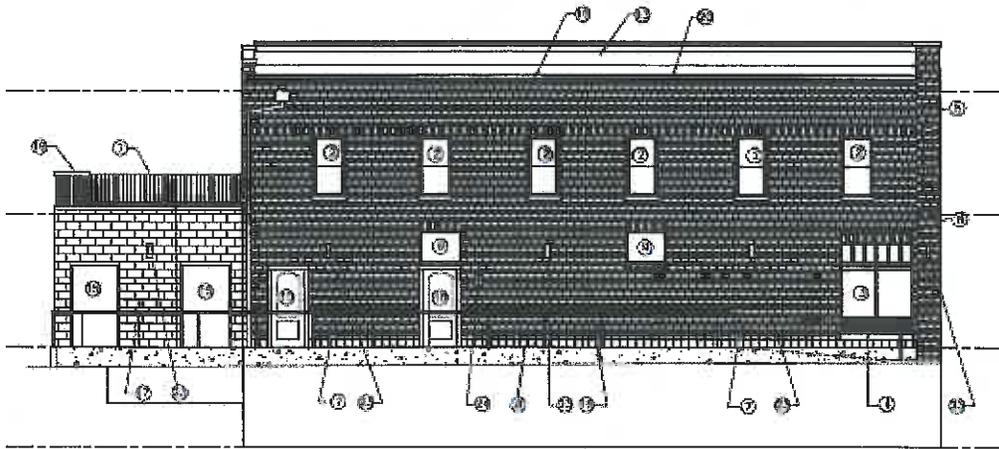
SOUTH ELEVATION
BLS STATION FAÇADE

South elevation

- There 6 existing windows to be replaced with four new aluminum clad wood windows (casement, imitation double hung).
- Two of the windows will be enlarged to create two patio double leaf doors opening to the deck
- The existing concrete black addition to be retained, perhaps resurfaced on the side facing the transit center.
- A railing or planter will be added to the perimeter of the deck.



This elevation will remain partially obscured by an existing building.



EAST ELEVATION

FACING ADJACENT BUILDING

East elevation

- Existing single light fixed wood windows to remain in the same configuration with new sash (air-conditioning units currently)
- Replacement wood clad casement windows above with central muntins to imitate double hung.
- Two new openings on the first floor with aluminum clad solid doors to the brick building: one accessible door to the apartments and the rear door to the basement level.
- Two utility doors on the concrete block addition

Signage

This project also include front signage on Third Street: Located above the half pilasters: 12" Back lit Channel letters with a dark bronze finish. I don't think the proportions are correct and that this size will overlap the pilasters. They may have to be smaller.

Lighting

Lighting Bronze finished tubes to be placed above the decorative brick corbels and at several locations along the sides of the building. And two bronze color decorative lights on either side of the central door.

Staff has questions about the store front detail. Note 4 on the design for the commercial windows identifies a wood base panel with raised trim, below the retail windows. Staff includes a photograph of the S.P. Mitchell Building on 1500 South Walnut which shows a similar treatment with transoms and panels.

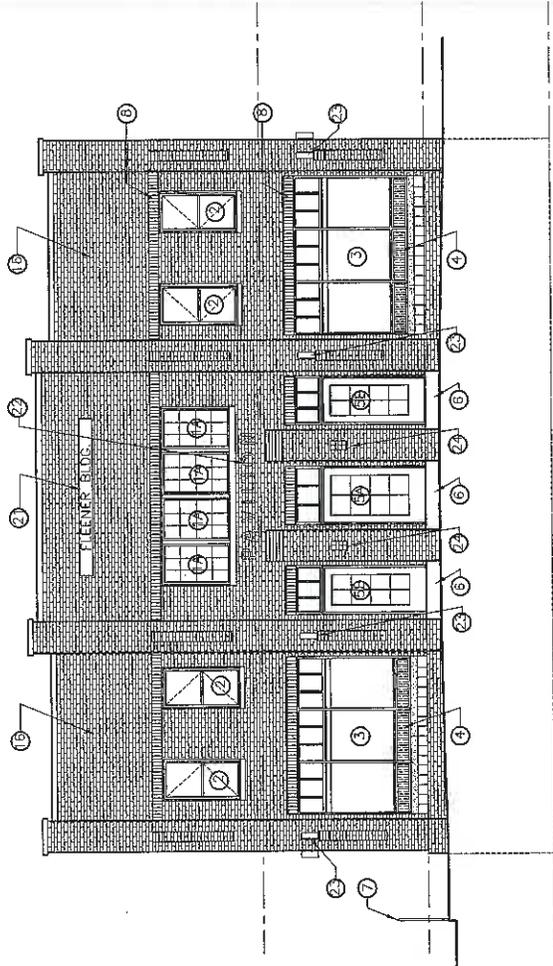


Although this rehabilitation includes window replacement, it places into service a building that has been vacant since 2005. The windows are simple double hung and, not as such, distinctive or significant features of the buildings. For example, even the Showers Building, which was a tax credit project and with a far more distinctive window design, allowed all windows to be replicated in insulated glass. Other modifications are practical: providing access or solving structural problems. The design for the storefront is appropriate based-upon other storefront templates from the same developer.

Staff recommends approval with discussion of the sign which appears to be too large for the space and lighting.

LEGEND

- 17 RESTORE EXISTING WOOD FIXED SASH WINDOW ADD STORM WINDOWS FOR INSULATED VALUE PAINTED INTERIOR & EXTERIOR FINISH - OFF-WHITE
- 20 REPLACEMENT WINDOWS - CASEMENT STYLE PROVIDE INSULATED UNIT, ALUMINUM CLAD WOOD PREFINISHED EXTERIOR - OFF-WHITE, PAINTED INTERIOR
- 23 REPLACE STOREFRONT WITH BUILT-UP WOOD STOREFRONT SYSTEM, PROVIDE INSULATED GLAZING, PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE WOOD BASE PANEL W/ RAISED TRIM DETAIL PAINTED INTERIOR & EXTERIOR FINISH - COLOR TO BE DETERMINED
- 24 REPLACE ALUM. STOREFRONT FULL VISION DOOR WITH WOOD OPERABLE PAID STOREFRONT W/ INSULATED GLASS, PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
- 25 NEW ALUM. FULL VISION DOOR WITH WOOD OPERABLE PAID STOREFRONT W/ INSULATED GLASS, PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
- 26 EXISTING STONE STEP FRONT ENTRANCE AND FIXED PANELS
- 27 NEW METAL RAILING SYSTEM AND ADA ACCESSIBLE RAMP, PAINTED BLACK
- 28 EXISTING BRICK DETAILING
- 29 REPLACEMENT WINDOW- FIXED OPENING, ALUMINUM CLAD WOOD.
- 30 NEW ALUMINUM CLAD ENTRY DOOR - FIELD PAINTED
- 31 ALUMINUM LOUVER INFILL IN EXISTING OPENING - FIELD PAINTED
- 32 CMU INFILL AT EXISTING OPENING TO BASEMENT.
- 33 EXISTING EPDM ROOFING ON BARREL VAULT
- 34 EXISTING POWER POLE
- 35 NEW EXTERIOR INSULATED HOLLOW METAL DOOR PAINTED FINISH- COLOR TO BE DETERMINED
- 36 EXISTING BRICK WALLS
- 37 RE-BUILT CMU WALLS AT EXISTING STORAGE ROOM PAINTED FINISH.
- 38 REAR WALL MAY BE VENEERED TO MATCH FUTURE BUS STATION WALL AS PART OF BUS STATION PROJECT. WALL AND REAR ELEVATION WILL BE BLOCKED VISUALLY BY THE FUTURE BUS STATION CANOPY AND LOADING ZONES.
- 39 NEW WOOD PLANTER AT ROOF-TOP DECK
- 20 NEW COPING OVER STONE CAP - COLOR TO MATCH STONE
- 21 EXISTING STONE SIGN INLaid IN BRICK
- 22 NEW 12" INDIVIDUAL BACK-LITE CHANNEL LETTERS, SURFACE APPLIED FACE OF LETTER TO BE DARK BRONZE FINISH, BACK-LITE WITH WHITE NEON CONCEALED IN CHANNEL LETTER.
- 23 NEW DOWN-LIGHT MOUNTED ON BUILDING, FINISH- DARK BRONZE
- 24 NEW DECORATIVE LIGHT AT BUILDING ENTRANCE- FINISH - DARK BRONZE



NORTH ELEVATION

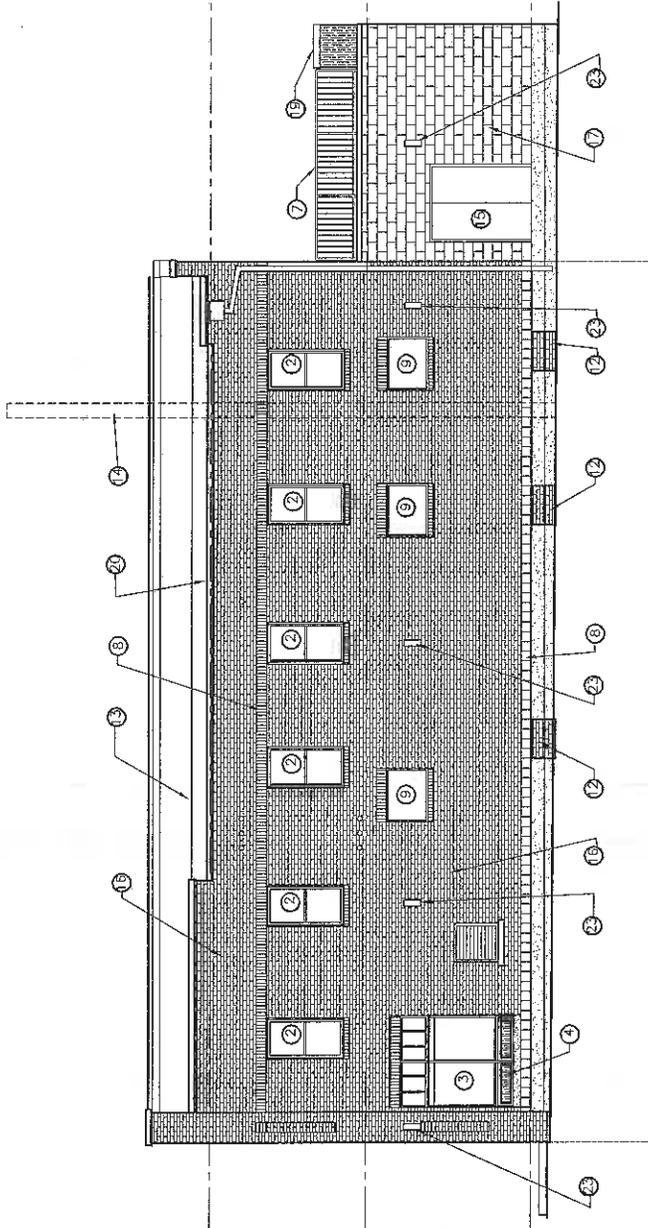


The Fleener Building
PROPOSED RESTORATION AND RENOVATIONS

8-31-2012

LEGEND

- 18 RESTORE EXISTING WOOD FIXED SASH WINDOW
- 19 ADD STORM WINDOWS FOR INSULATED VALUE PAINTED INTERIOR & EXTERIOR FINISH - OFF - WHITE
- 20 REPLACE WINDOWS - CASEMENT STYLE PROVIDE INSULATED UNIT, ALUMINUM CLAD WOOD, PREFINISHED EXTERIOR- OFF-WHITE, PAINTED INTERIOR
- 21 REPLACE STOREFRONT WITH BUILT-UP WOOD STOREFRONT SYSTEM, PROVIDE INSULATED GLAZING, PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
- 22 WOOD BASE PANEL W/ RAISED TRIM DETAIL PAINTED INTERIOR & EXTERIOR FINISH - COLOR TO BE DETERMINED
- 23 REPLACE ALUM. STOREFRONT FULL VISION DOOR WITH WOOD OPERABLE PATIO STYLE DOOR W/ INSULATED GLASS, PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
- 24 REPLACE ALUM. STOREFRONT FULL VISION DOOR WITH WOOD FIXED PATIO STYLE DOOR W/ INSULATED GLASS, PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
- 25 EXISTING STONE STEP FRONT ENTRANCE AND FIXED PANELS
- 26 NEW METAL RAILING SYSTEM AND ADA ACCESSIBLE RAMP, PAINTED DARK BRONZE
- 27 EXISTING BRICK DETAILING
- 28 REPLACE WINDOW- FIXED OPENING, ALUMINUM CLAD WOOD.
- 29 NEW ALUMINUM CLAD ENTRY DOOR - FIELD PAINTED
- 30 ALUMINUM LOUVER INFILL IN EXISTING OPENING - FIELD PAINTED
- 31 CMU INFILL AT EXISTING OPENING TO BASEMENT.
- 32 EXISTING EPDM ROOFING ON BARREL VAULT
- 33 EXISTING POWER POLE
- 34 NEW EXTERIOR INSULATED HOLLOW METAL DOOR PAINTED FINISH- COLOR TO BE DETERMINED
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- 36 RE-BUILT CMU WALLS AT EXISTING STORAGE ROOM
- 37 REAR WALL MAY BE VENERED TO MATCH FUTURE BUS STATION WALL AS PART OF BUS STATION PROJECT
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- 43 NEW DOWN-LIGHT MOUNTED ON BUILDING, FINISH- DARK BRONZE
- 44 NEW DECORATIVE LIGHT AT BUILDING ENTRANCE- FINISH - DARK BRONZE
- 45 NEW ALUM. CLAD WOOD SLIDING DOOR WITH FULL VISION PANEL. REMOVE ONE WINDOW AND ENLARGE CURRENT OPENING TO CREATE DOOR OPENING ONTO NEW PRIVATE DECK AREA.

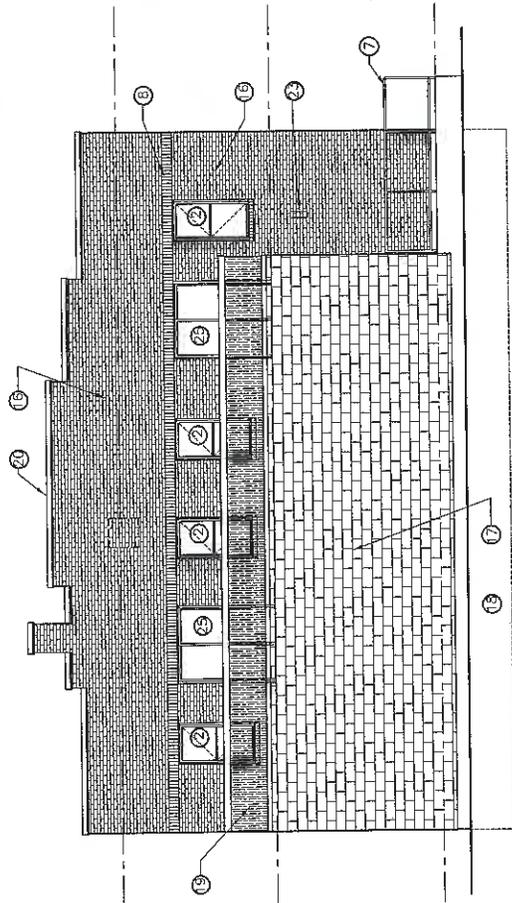


WEST ELEVATION
ALLEY FACADE

The Fleener Building
PROPOSED RESTORATION AND RENOVATIONS

8-31-2012





SOUTH ELEVATION
BUS STATION FACADE

LEGEND

- 1 RESTORE EXISTING WOOD FIXED SASH WINDOW ADD STORM WINDOWS FOR INSULATED VALUE PAINTED INTERIOR & EXTERIOR FINISH - OFF - WHITE
- 2 REPLACEMENT WINDOWS - CASEMENT STYLE PROVIDE INSULATED UNIT, ALUMINUM CLAD WOOD PREFINISHED EXTERIOR-- OFF--WHITE, PAINTED INTERIOR
- 3 REPLACE STOREFRONT WITH BUILT-UP WOOD STOREFRONT SYSTEM. PROVIDE INSULATED GLAZING. PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
- 4 WOOD BASE PANEL W/ RAISED TRIM DETAIL. PAINTED INTERIOR & EXTERIOR FINISH - COLOR TO BE DETERMINED
- 5 REPLACE ALUM. STOREFRONT FULL VISION DOOR WITH WOOD OPERABLE PAID STORE DOOR W/ INSULATED GLASS. PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
- 6 REPLACE WOOD STOREFRONT FULL VISION DOOR WITH WOOD OPERABLE PAID STORE DOOR W/ INSULATED GLASS. PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
- 7 EXISTING STONE STEP FRONT ENTRANCE AND FIXED PANELS
- 8 NEW METAL RAILING SYSTEM AND ADA ACCESSIBLE RAMP. PAINTED DARK BRONZE
- 9 EXISTING BRICK DETAILING
- 10 REPLACEMENT WINDOW-- FIXED OPENING. ALUMINUM CLAD WOOD.
- 11 NEW ALUMINUM CLAD ENTRY DOOR - FIELD PAINTED
- 12 ALUMINUM LOUVER INFILL IN EXISTING OPENING - FIELD PAINTED
- 13 CMU INFILL AT EXISTING OPENING TO BASEMENT.
- 14 EXISTING EPDM ROOFING ON BARREL VAULT
- 15 EXISTING POWER POLE
- 16 NEW EXTERIOR INSULATED HOLLOW METAL DOOR PAINTED FINISH-- COLOR TO BE DETERMINED
- 17 EXISTING BRICK WALLS
- 18 RE-BUILT CMU WALLS AT EXISTING STORAGE ROOM PAINTED FINISH.
- 19 REAR WALL MAY BE VENEERED TO MATCH FUTURE BUS STATION WALL AS PART OF BUS STATION PROJECT. WALL AND REAR ELEVATION WILL BE BLOCKED VISUALLY BY THE FUTURE BUS STATION CANOPY AND LOADING ZONES.
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- 24 NEW DOWN-LIGHT MOUNTED ON BUILDING. FINISH-- DARK BRONZE
- 25 NEW DECORATIVE LIGHT AT BUILDING ENTRANCE-- FINISH - DARK BRONZE
- 26 NEW ALUM. CLAD WOOD SLIDING DOOR WITH FULL VISION PANEL. REMOVE ANGLE WINDOW AND ENLARGE CURRENT OPENING TO CREATE DOOR OPENING ONTO NEW PRIVATE DECK AREA.

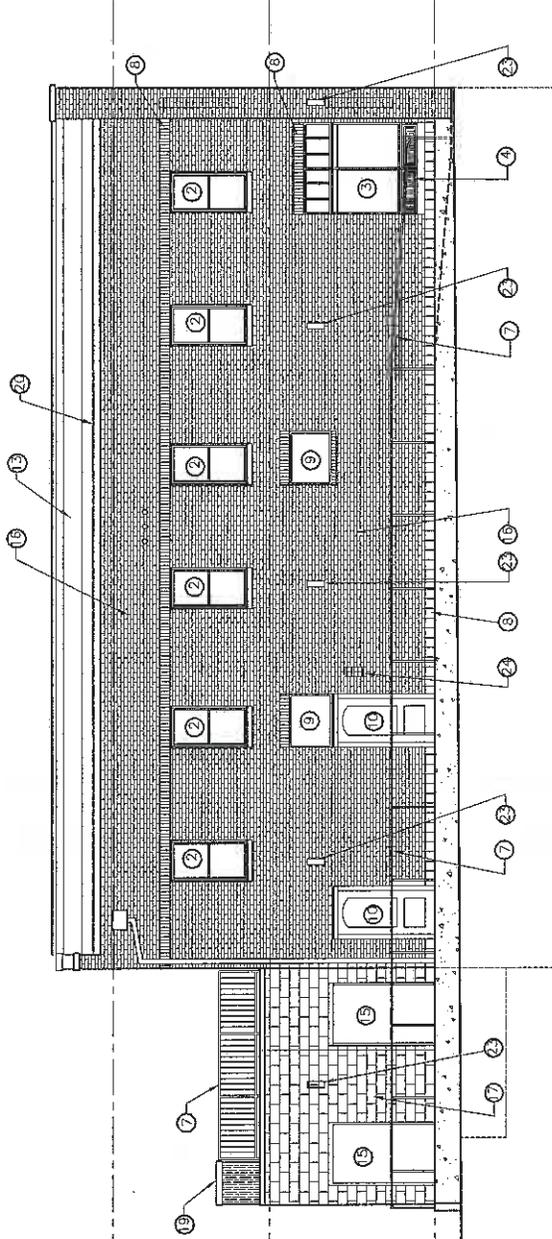


The Fleener Building
PROPOSED RESTORATION AND RENOVATIONS

8-31-2012

LEGEND

- 17 RESTORE EXISTING WOOD FIXED SASH WINDOW
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- 46 EXISTING STONE SIGN INLAID IN BRICK
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- 48 FACE OF LETTER TO BE DARK BRONZE FINISH, BACK-LITE WITH WHITE NEON CONCEALED IN CHANNEL LETTER.
- 49 NEW DOWN-LIGHT MOUNTED ON BUILDING, FINISH - DARK BRONZE
- 50 NEW DECORATIVE LIGHT AT BUILDING ENTRANCE - FINISH - DARK BRONZE
- 51 NEW ALUM. CLAD WOOD SLIDING DOOR WITH FULL VISION PANEL, REMOVE ONE WINDOW AND ENLARGE CURRENT OPENING TO CREATE



EAST ELEVATION
FACING ADJACENT BUILDING

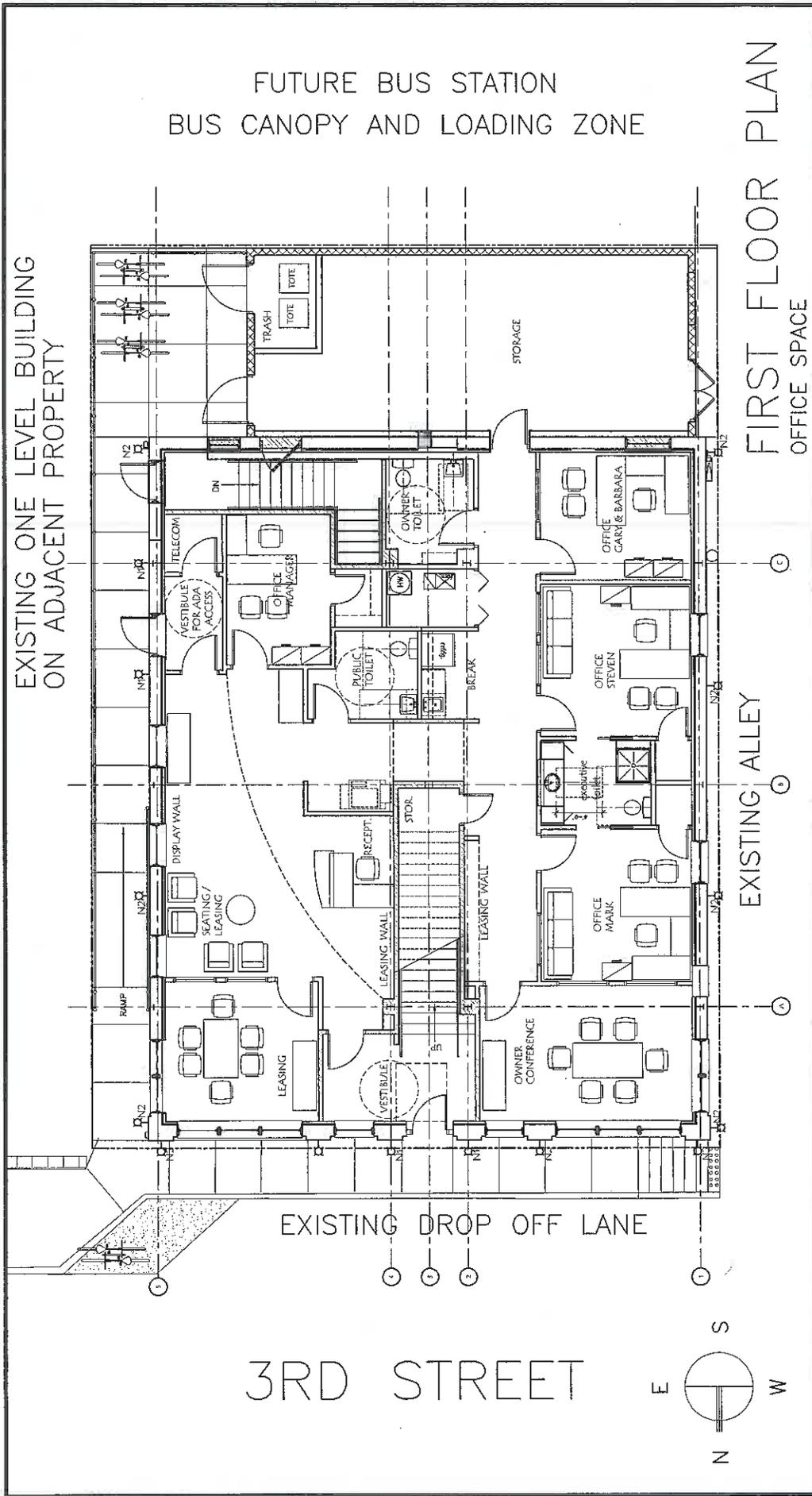
The Fleener Building

PROPOSED RESTORATION AND RENOVATIONS



8-31-2012

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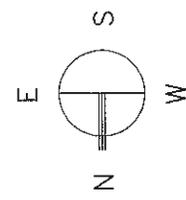


The Fleener Building
 PROPOSED RESTORATION AND RENOVATIONS

FIRST FLOOR PLAN
 OFFICE SPACE

EXISTING ONE LEVEL BUILDING
 ON ADJACENT PROPERTY

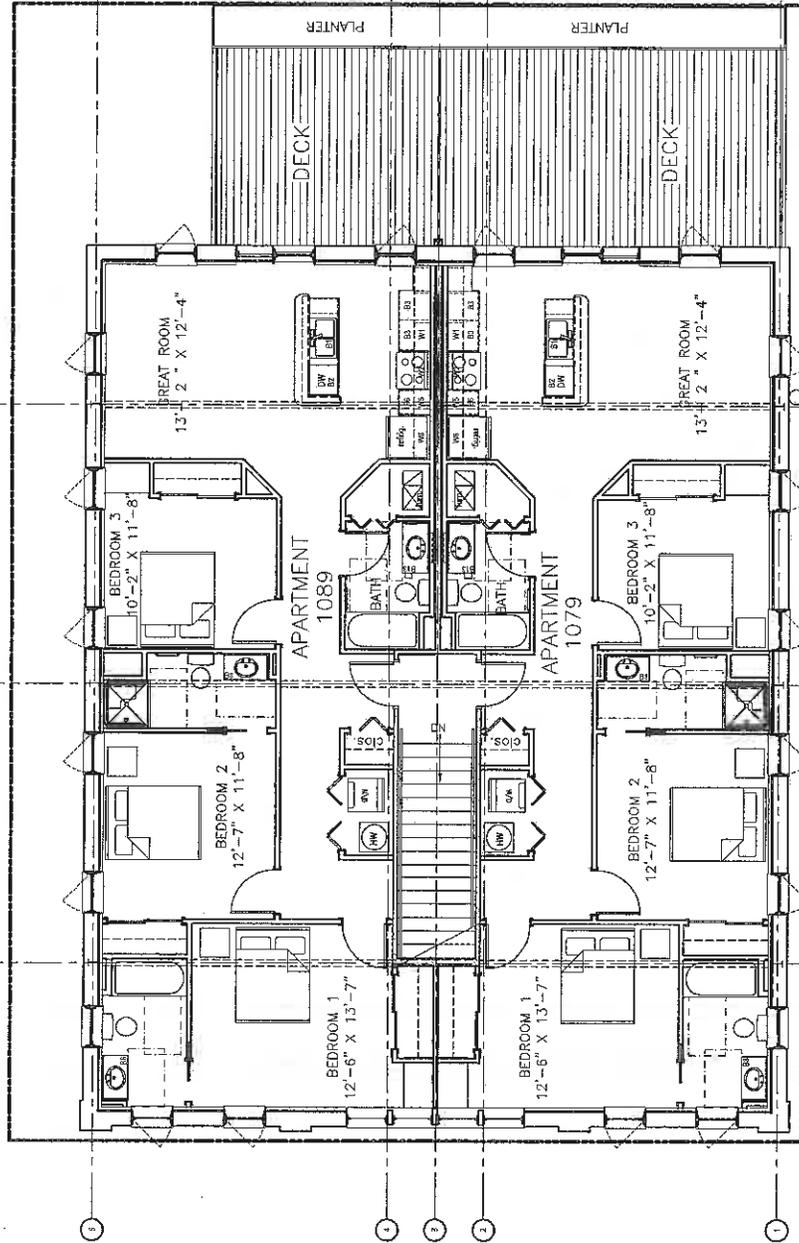
3RD STREET



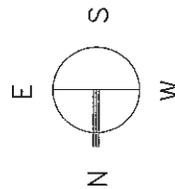
8-31-2012

EXISTING ONE LEVEL BUILDING
ON ADJACENT PROPERTY

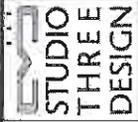
FUTURE BUS STATION
BUS CANOPY AND LOADING ZONE



3RD STREET



SECOND FLOOR PLAN
TWO APARTMENTS



The Fleener Building
PROPOSED RESTORATION AND RENOVATIONS

8-31-2012

128

Fleener Building, 112 E. Third St., Bloomington, Monroe County, Indiana



Figure 1: Monroe Count GIS, Part of Fractional Outlot 21, 112 E. 3rd. St.

Evening World

May 14, 1927

Construction Is Started On Business Building

Joseph Fleener, who is building a combination business building an (sic) apartment house on east Third street between Walnut and Washington, is having the excavating done by Edward Duncan. There will be a full basement.

Mitchell Bros., were given a contract to erect the building which will be a two-story brick structure. There will be two business rooms on the first floor and apartment above, the cost approximately \$15,000.

General Index of Deeds

Bloomington City #6

Grantee	Fleener, Joseph B.
Grantor	Hood, Myrtle et. al
Kind of Deed	war
Date of Deed	March 7, 1923
Consideration	\$5000

Fleener Building, 112 E. Third St., Bloomington, Monroe County,
Indiana

Description of Lands: Part East ½ of Fractional Lot 21

Recorded March 9, 1923

Book 72

Page 65

General Index of Deeds

Bloomington City #6

Grantee Mitchell, James L. and Clive D.

Grantor Fleener, Joseph B. and wife

Kind of Deed war

Date of Deed 11/28/1927

Consideration \$1

Description of Lands: Part E ½ of Fractional Lot 21

Recorded 12/20/1927

Book 79

Page 72

west Eighth street.

Edgar Walden, who recently sold his cottage on south Rogers street, is moving to Des Moines, Ia., where he has a position in a state mill.

Charles Walden is building a suburban grocery store room on south Maple street and will conduct the business in his own name.

Bery Curry has bought a lot on east Sixteen street from Harry Morgan and will begin erection of rental property.

Thomas To Open Another Addition To Bloomington

U. G. Thomas, sub-division promoter of Kokomo, has arrived in Bloomington and is planning to open up a new tract at an early date. He states that he has traveled all over the country and has found no own of the size the equal of this city.

Last fall, Mr. Thomas bought the William C. Fess farm near the Bloomington Country club for \$12,000, and sold it in lots and acre tracts within six weeks, at a net profit of \$10,000. He has two propositions under consideration now and will make a definite announcement within a few days, he said.

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500 Chicks Perish During Wind Storm

Between 400 and 500 small chickens, about one week old perished during the windstorm about 10 o'clock Monday night when a three-room hen house and brooder was blown away on the farm of Robert Coy, near Nineveh.

About 100 hens were in the house at the time, but were able to save themselves. The chicks were killed and drowned. A lighted incubator fortunately failed to become ignited when it was turned on its side.—Franklin Star.

wedding anniversary with an extensive trip through Glacier National Park, Canada, the state of Washington, and Vancouver Island. This trip was pushed by Mrs. Opperman, in spite of physical ailments, because of her great love for travel and her desire to bring happiness to those going with her.

Surviving relatives are two sisters, Mrs. Minnie Barnard, of Seattle, Wash.; and Miss Laura Scoble, Chicago; two brothers, Will Scoble, Seattle, Wash. and Fred Scoble, Washington, Ind.; and two daughters, Mrs. F. M. Andrews, of this city, and Miss Ella Opperman, Dean of Music of Florida State College, Tallahassee, Fla. Miss Laura Scoble and Miss Opperman were at the bedside of Mrs. Opperman.

Mrs. Opperman is remembered by all as one who was a constant guide and leader and whose help and advice were always waiting for those who needed her. Her last days were full of helpful messages and plans for others.

Funeral services will be held at the funeral home at Aurora, Ind., Monday afternoon. For close friends who wish to pay their last respects, the home of Mrs. F. M. Andrews will be open Sunday afternoon from three to five o'clock.

FROM JAPAN'S HOLLYWOOD



Komaka Sumada, star of the Japanese movie world, recently arrived in Los Angeles bearing gifts from the Japanese screen colony at Kyoto to Charles Chaplin, Pola Negri, Mary Pickford and others.

more than 80 people lost their lives and 300 were hurt by a torn were completely wrecked while adjacent ones were un-

1927 ACTS ARE RECEIVED BY THE CLERK

New Laws Containing Acts of Last Legislature Arrive Today.

The 1927 Acts of the Indiana legislature were received by County Clerk Hinkle Thursday and a receipt was mailed immediately to the state house. When receipts have been forwarded by all county clerks in the state, Governor Jackson will issue a proclamation which will automatically place the acts in force.

One hundred and eighty copies of the 1927 Acts were allotted to this county. One copy of the Acts will be distributed to each circuit and city judge, each prosecutor, city attorney and city clerk, each newspaper in the county, each county official, each justice of the peace, each township trustee, and each school trustee of the city and to certain other officers, and the remainder will then be distributed to those applying for them. Attorneys will be given preference, as is provided by law, the clerk indicated.

Mattress Factory Plans Building In This City

According to a report here today, a mattress factory seems assured for Bloomington.

It is said a company has taken a lease on a tract of ground on west Second street between Rogers and Maple, and that a modern fire proof two-story building will be erected in which mattresses will be manufactured. The factory would employ several men, it was said.

Flue Fire At Harrell Home This Morning

Fire at 11 o'clock this morning caused damage estimated at \$5 to the home of John Harrell, local business man. The house which is located at 322 east Second street, caught fire on the roof from a flue.

Plain Drunks Assessed \$40 Each In Police Court

Three men pleaded guilty to public intoxication in police court Friday night.

Each man was assessed \$40 for his spree.

TWO HOUSES IN EVERY 500 ARE FOUND VACANT

Low Ratio Causes Construction Company to Start Building Again.

That the ratio of vacant houses in Bloomington at the present time is only 2 to every 500 was ascertained in a survey by Pavil Wilson, of the firm of Wilson & Vermilya, which has already launched another big building program for 1927. This firm, which has its own construction crews, built most of the house on east First street last summer and is planning a new addition on south Walnut street which calls for erection of 15 houses. Before starting out on a building campaign this season, the firm had a complete survey made of the city as to vacant property with the above results.

Showers Factory Plant Number 4 Re-opens Monday

Plant number 4 of the Showers Bros. company factory on south Rogers street will be started up in all departments Monday, it was announced today from the Showers administrative offices.

The plant has been closed for several days.

Two Freeze to Death

LARAMIE, Wyo., May 14.—Two sheepherders were frozen to death near here in the week-end blizzard and search was under way today for seven University of Wyoming students who left here yesterday afternoon by automobile for Cheyenne, 35 miles distant, and have not been heard from since.

Previous approval December 2008

Amendment COA-13-08:

Fleener Building 112 East Third Street
Zoning CD Petitioner(s): Steve and Mark Hoffman
 Tim Cover representative

Changes to the approved plan including, removal of all windows and openings on the south side for more insulation from noise, change of a door to window on the west side (addition) and on the east side change of a door to a window on the addition and 2 conversions of doors to windows on the historic building. The first floor will have the same number of openings but a different configuration of doors and windows. Use of aluminum clad wood replacement windows on the second floor, wood windows elsewhere and the front ribbon windows will be restored.

The Fleener Building is a vernacular commercial block located along the south side of the East Third Street corridor between Washington and Walnut. It was built in 1927, during a period of construction in the neighborhood that also saw completion of the Coca Cola Building remodel (1924) and the Home Laundry (1922). The owner of the Fleener Building has applied for a demolition permit for a later rear addition and improvements leading to its reuse. The building has been vacant since 2002 when it was vacated by its long term tenant the Modern Cleaners. The Fleener Building is one of four very similar brick commercial buildings built in the 1920's that remain in Bloomington. These include the S.P. Mitchell Building (1928) at the corner of Hillside and Walnut and the Mitchell Brothers Building at 406-408 South Walnut (1922). All are designed for retail on the first floor and residential above.



The existing store front shows double hung and multi-light windows on the Third Street façade. Most of the double hung are replacement windows. The ribbon windows on the second floor may not be of the same era as the original construction and staff was unable to find photographs that would determine how old they are. They are however, wood muntin divided light windows and we are aware that most of the other Mitchell buildings have divided lights.

The changes proposed are:.



North elevation:

- The center windows were initially called out as replacements. We have changed this to reflect restoring the existing fixed windows (1A) and adding hardware to the two outside (1B) windows to function as a casement to allow for ventilation.
- Replacement windows have been defined as aluminum clad wood
- Center doors have been defined as fixed or operable leaves.

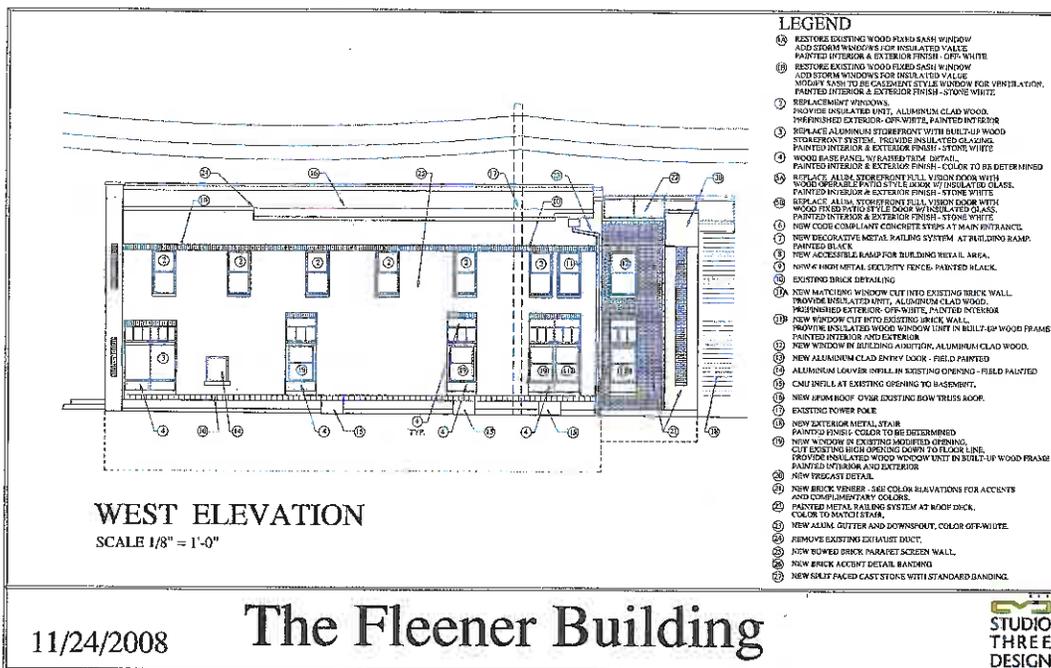


- LEGEND**
- RESTORE EXISTING WOOD FIXED CASE WINDOW
 - ADD STORM WINDOWS FOR INSULATED WALLS
 - PAINTED INTERIOR & EXTERIOR FINISH - OFF-WHITE
 - RESTORE EXISTING WOOD FIXED CASE WINDOW
 - ADD STORM WINDOWS FOR INSULATED WALLS
 - REPAIR EXISTING CASEMENT STYLE WINDOW FOR VENTILATION
 - PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
 - REPLACEMENT WINDOWS
 - PROVIDE INSULATED UNIT, ALUMINUM CLAD WOOD
 - REFURBISHED EXTERIOR - OFF-WHITE, PAINTED INTERIOR
 - REPLACE ALUMINUM STOREFRONT WITH HEAVY DUTY WOOD STOREFRONT SYSTEM, PROVIDE INSULATED GLAZING
 - PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
 - WOOD BASE PANEL, W/RAISED TRIM DETAIL
 - PAINTED INTERIOR & EXTERIOR FINISH - COLOR TO BE DETERMINED
 - REPLACE ALUM. STOREFRONT FULL VISION DOOR WITH WOOD OPERABLE PATIO STYLE DOOR W/ INSULATED GLASS
 - PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
 - REPLACE ALUM. STOREFRONT FULL VISION DOOR WITH WOOD OPERABLE PATIO STYLE DOOR W/ INSULATED GLASS
 - PAINTED INTERIOR & EXTERIOR FINISH - STONE WHITE
 - NEW CODE COMPLIANT CONCOURSE STAIRS AT MAIN ENTRANCE
 - NEW DECORATIVE METAL RAILING SYSTEM AT BUILDING BAND
 - PAINTED BLACK
 - NEW ACCESSIBLE RAMP FOR BUILDING RETAIL AREA
 - NEW 6' HIGH METAL SECURITY FENCE - PAINTED BLACK
 - EXISTING BRICK DETAILING
 - NEW MATCHING WINDOW CUT INTO EXISTING BRICK WALL
 - PROVIDE INSULATED UNIT, ALUMINUM CLAD WOOD
 - REFURBISHED EXTERIOR - OFF-WHITE, PAINTED INTERIOR
 - NEW WINDOW CUT INTO EXISTING BRICK WALL
 - PROVIDE INSULATED WOOD WINDOW UNIT IN BUILT-UP WOOD FRAME
 - PAINTED INTERIOR AND EXTERIOR
 - NEW WINDOW IN BUILDING ADDITION, ALUMINUM CLAD WOOD
 - NEW ALUMINUM CLAD ENTRY DOOR - FIELD PAINTED
 - ALUMINUM LEANER IN EXISTING OPENING - FIELD PAINTED
 - CMU IN WALL AT EXISTING OPENING TO BASEMENT
 - NEW EPOXY ROOF OVER EXISTING BOW TRUSS ROOF
 - EXISTING POWER POLE
 - NEW ESTERHAM METAL STAIR
 - PAINTED FINISH - COLOR TO BE DETERMINED
 - NEW WINDOW IN EXISTING MODIFIED OPENING
 - CUT RESTING HIGH OPENING DOWN TO FLOOR LINE
 - PROVIDE INSULATED WOOD WINDOW UNIT IN BUILT-UP WOOD FRAME
 - PAINTED INTERIOR AND EXTERIOR
 - NEW PRE-CAST DETAIL
 - NEW BRICK VENEER - SEE COLOR ELEVATIONS FOR ACCENTS AND COMPLEMENTARY COLORS
 - PAINTED METAL RAILING SYSTEM AT ROOF DECK
 - COLOR TO MATCH STAIRS
 - NEW ALUM. GUTTER AND DOWNSPOUT, COLOR OFF-WHITE
 - REMOVE EXISTING EXHAUST DUCT
 - NEW BOWPED TRICK PARAPET SCREEN WALL
 - NEW BRICK ACCENT DETAIL, SANDING
 - NEW SPLIT FACED CAST STONE WITH STANDARD SANDING



West elevation

- Door at new addition has been removed and changed to a window. (no entry from alley side).
- Brick band on addition has been changed to a brick header above the window only.
- The fence noted along the west elevation has been removed.
- Replacement windows have been defined as aluminum clad wood
- Level one windows have been defined as painted wood windows and transoms.



11/24/2008

The Fleener Building

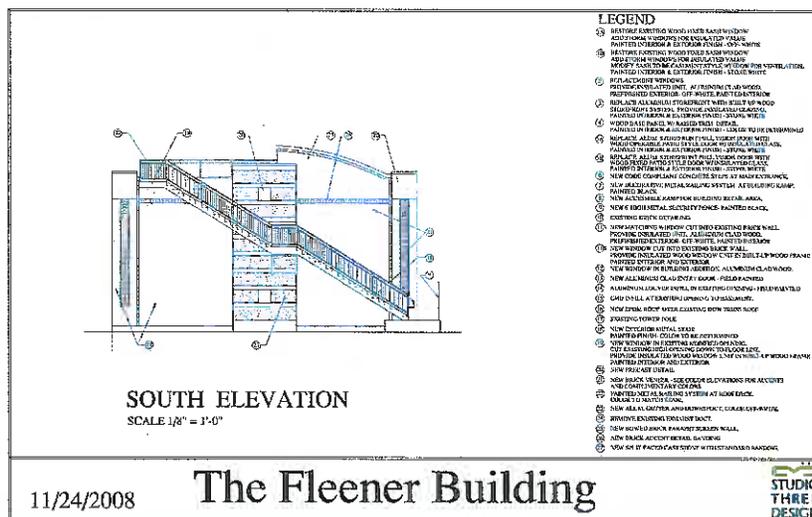
STUDIO THREE DESIGN

You will remember that the south elevation currently has a one story addition with a lean-to open structure on the second floor. The south addition abuts another building on a separate lot. There are some windows on this façade of the original building, however this elevation will, in the future, face a drive way through which the buses for the new transit station will pass. For this reason, and proximity to the lot line, the designer chose to create a sound wall to minimize noise.



South elevation

- The CMU wall in front of the stair has been removed to facilitate construction against the property line.
- The central mass has been modified to be a cast stone type of product as a response to comments from Plan commission.
- The stair has shifted 4' to the East to maintain clearance between the roof deck and the existing power lines.
- The doors and windows on the south elevation have been removed to add in sound insulation between the bus terminal and the apartment units.
- The back stair now only serves the roof deck.

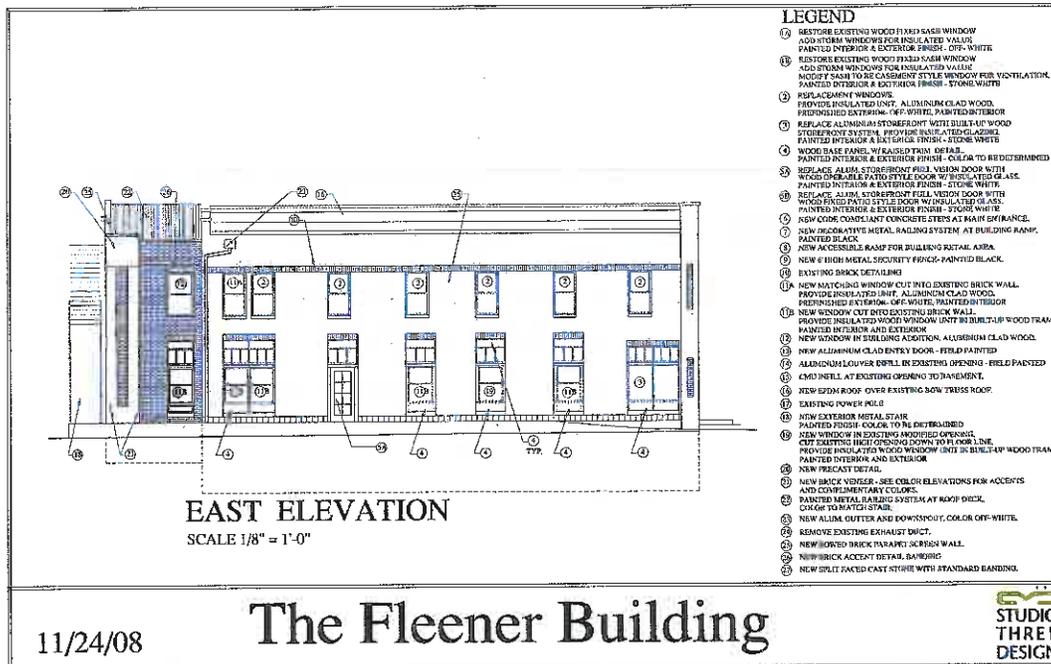


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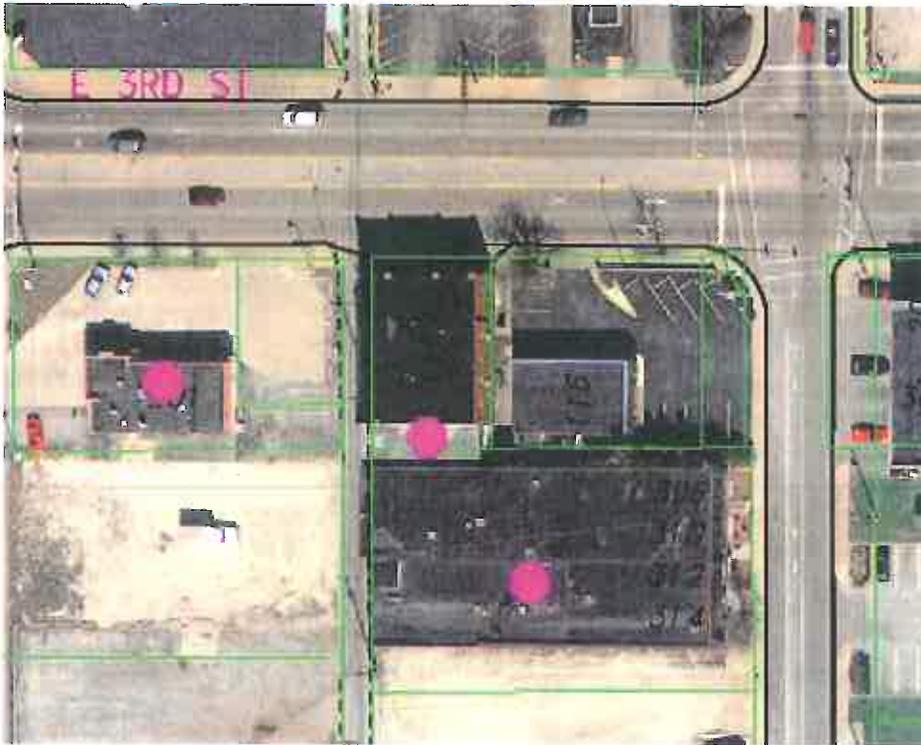


East elevation

- Two exterior apartment unit doors have been removed and a single entrance door for the building has been provided.
- Previous apartment door openings have been changed to wood framed windows to match
- Replacement windows have been defined as aluminum clad wood.
- Level one windows have been defined as painted wood windows and transoms.



Staff has included side by side comparisons of the plans presented in September and in December as an attachment and color renderings provided by the architect.



This aerial shows building proposed for demolition when the new city transit facility is begun. It is still undecided whether a building will be built adjacent to the west side of the Fleener building, or whether that area will be an open plaza space.

Staff recommends approval.



Nancy Hiestand <hiestann@bloomington.in.gov>

Commemoration of Susan B. Anthony's lectures in Bloomington

1 message

lara weaver <lweave@gmail.com>

Tue, Aug 28, 2012 at 11:35 AM

To: hiestann@bloomington.in.gov

Dear Ms Heistand,

I am contacting you on behalf of the Monroe County Women's Commission. In partnership with the City's Commission on the Status of Women, we are planning to commemorate Susan B. Anthony's visits and lectures in Bloomington in the late 1880s.

Anthony visited Bloomington at least twice. It appears that she was invited by Bloomington's Equal Suffrage Club. She may have even stayed with Maud Showers - of the Showers Bros - as Maud was very active with the club.

Records show that Anthony lectured on the steps of the Walnut Street Presbyterian Church in early November (either the 10th or 11th) of 1887. As you most likely know, the Redmen building (which houses Williams Jewellery, Athena, Chateau Thomas) now sits where the old church used to be.

We think that this is an exciting piece of Bloomington history and merits a historical marker. Our hope is to install a bronze historical marker plaque in the sidewalk in front of the Redmen Building to recognize her visit here.

At this point in our planning process, we are reaching out to you in hopes that the Bloomington Historic Preservation Commission shares our enthusiasm for such a commemoration and would be interested in supporting this effort.

Specifically, we are wondering if the Commission might direct us to any grant opportunities that would help with the costs of plaque production and installation. We are estimating that the project total to be \$2,000 at this time. In addition, once we realize the project, we hope that Commissioners would join us as we celebrate the installation - details to come.

Thank you very much for your time. I look forward to hearing from you or another member of the Commission.
Sincerely,
Lara Weaver
Commissioner, Monroe County Women's Commission
(812) 219-8681