

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday December 13, 2012

4:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES July 12, 2012**
- IV. CERTIFICATES OF APPROPRIATENESS-CONSENT AGENDA**
 - A. COA-36-12
322 West 2nd Street Henley House (Amethyst House)
Representative
Request to make repairs to a chimney as a part of a roof replacement project.
 - B. COA-30-12 Amendment
319 North Fairview Owner: Robert Harmon
Request to change approved window configuration on a second floor enclosure
- CERTIFICATES OF APPROPRIATENESS**
 - A. COA-37-12
529 North College Farmer House Museum
Representative Emily Purcell
Request for an exterior mural
 - B. COA-38-12
525 South Jordan -Owner Alan MacKay
Rear dormer addition in the Elm Heights Historic District
- V. DEMOLITION DELAY**
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
 - A. Matlock Heights Information sessions
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday January 10, 2012 at 4:00 p.m. in the McCloskey Room

Posted: December 6, 2012

Summary:

Request to reroof and build structural support for a chimney on the Henley House.

COA-36-12

**322 West 2nd Street "Henley House" Amethyst House
Owner: Amethyst House**

Zoning MD

105-055-90177 N Henley House, 322 West Second Street; Free Classic, c.1900; J. L. Nichols, Architect, Architecture BHD

Case Background:



The structure(s) are located south of Prospect Hill on a busy corner near the hospital. A craftsman style frame bungalow and a free classic landmark were connected by a breezeway that was approved in the mid-1990s. This property is zoned medical and has been used for the Women in Transition substance abuse program since 2000. It received federal funding for a restoration at that time. It was previously used as retail space and was designated in 1981. The breezeway connecting the bungalow and the Henley House was constructed under Title 8 (then Title 20). The structure now requires a new roof and the owners also hope to rectify a chronic problem with the large chimney on

the west side (South Madison) which staff established as original to the house taken from the Nichols *Album of Artistic Dwellings*.



Currently the principal roof on the Henley House has a chronic leak at the cove created by the back side of the chimney and roof slope. Plans show a roof modification to both support the rather large brick chimney and rectify conditions that have led to this failure. The design for the cricket (wedge shape) against the chimney should be invisible from the street. As a part of this repair, rotten wood siding and gutters will be replaced in

kind. The chimney will be taken down and the materials salvaged for reuse in this project.

The current K-style gutters are being replaced in kind.



Other than construction of the cricket on the chimney, the described improvements constitute replacement in kind and would not require a Certificate of Appropriateness.

Staff recommends approval.

A "Complete Application" consists of the following:

1. A legal description of the lot. (322 W. 2nd St.) A part of Seminary Lot Number Fifteen (15) in the City of Bloomington, Indiana, being a part of Section 5, Township 8 North, Range 1 West, bounded and described as follows, to-wit: Beginning at a point on the West line of said Seminary Lot Number 15, a distance of 102.85 feet North of the Southwest corner of said Lot; running thence North 60.65 feet; running thence East 44 feet; thence South 60.65 feet; thence West 44 feet to the place of beginning. A part of Seminary Lot Number Fifteen (15) in the City of Bloomington, Indiana, being a part of Section Five (5), Township Eight (8) North, Range One (1) West, bounded and described as follows, to-wit: Beginning at the Southwest corner of said Seminary Lot Number Fifteen (15); running thence East Forty-four (44) feet; thence North One Hundred Two and Eighty-five (102.85) feet; thence West Forty-four (44) feet; thence South One Hundred Two and Eighty-five (102.85) feet along the West line of said Lot to the place of beginning.
2. A description of the nature of the proposed modifications or new construction:

We are wanting to do maintenance & repair work to make the roof (especially where the roofing intersects vertical surfaces) weather tight and leak-proof.

The facility consists of two residential type structures, on a sloping lot, connected with a one-story stepped roof passageway. The north structure is one-story and the south structure is two-story. The proposed maintenance & repair work consists of removing (& disposing) the existing shingles down to the existing roof deck; replace any rotten decking, and re-roofing the facility, including gutters. Additional repairs include:

 - 1) At the stepped roof passageway's end wall sections, remove and dispose of rotten siding, wall sheathing, & wall cavity insulation and replace with new, including roof-to-wall flashing that had been omitted originally.
 - 2) At the two-story structure, remove the existing masonry chimney, with deteriorated mortar, down to the roof-ceiling line (salvaging the brick), reinforce with concrete masonry, and re-lay the salvaged brick. There will be a cricket framed on the uphill side of the chimney, and the rotted roof section on the downhill side will be restructured/reframed. New chimney-to-roof base flashing and counter flashing will also be included.
3. A description of the materials used.

The material to be used will be asphalt shingles, wood framing material (painted where exposed), pre-finished gutters & downspouts, a combination of metal flashing & asphaltic underlayment, and salvaged brick from the original chimney (with a limestone coping cap).
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required. (see attachment)
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or







Typical Existing Roof Plan Notes

- Downspout location
- Gutter location
- Pipe penetration location
- Roof vent location
- Rafter framing @ chimney (below roofing)
- Chimney location

PROJECT BASE BID

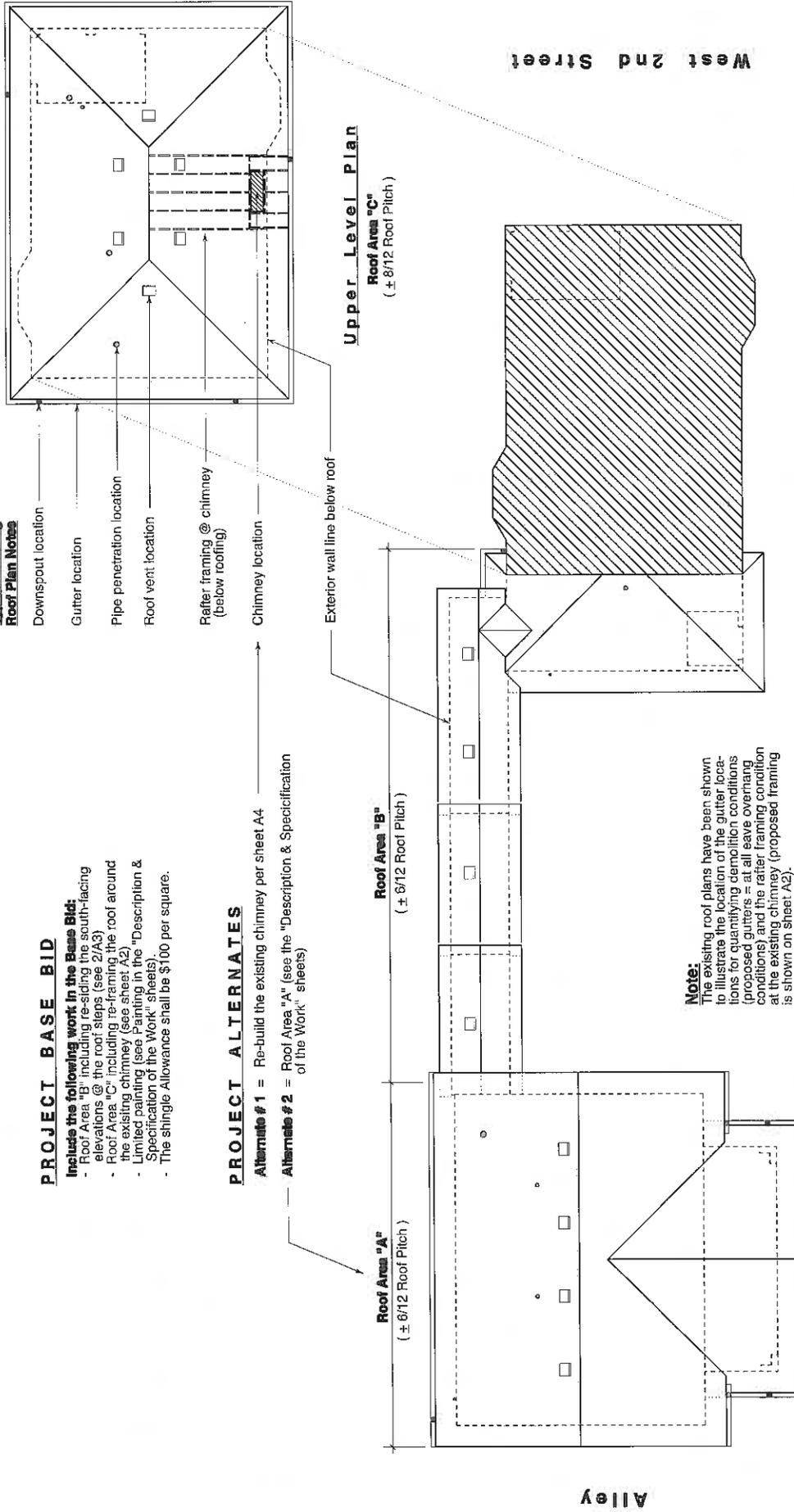
Include the following work in the Base Bid:

- Roof Area "B" including re-siding the south-facing elevations @ the roof steps (see 2/A3)
- Roof Area "C" including re-framing the roof around the existing chimney (see sheet A2)
- Limited painting (see Parting in the "Description & Specification of the Work" sheets).
- The shingle Allowance shall be \$100 per square.

PROJECT ALTERNATES

Alternate # 1 = Re-build the existing chimney per sheet A4

Alternate # 2 = Roof Area "A" (see the "Description & Specification of the Work" sheets)



Note:
The existing roof plans have been shown to illustrate the location of the gutter locations for quantifying demolition conditions (proposed gutters = at all eave overhang conditions) and the rafter framing condition at the existing chimney (proposed framing is shown on sheet A2).

Main Level Plan



EXISTING ROOF PLANS

Scale: 3/32" = 1'-0"

South Madison Street

West 2nd Street

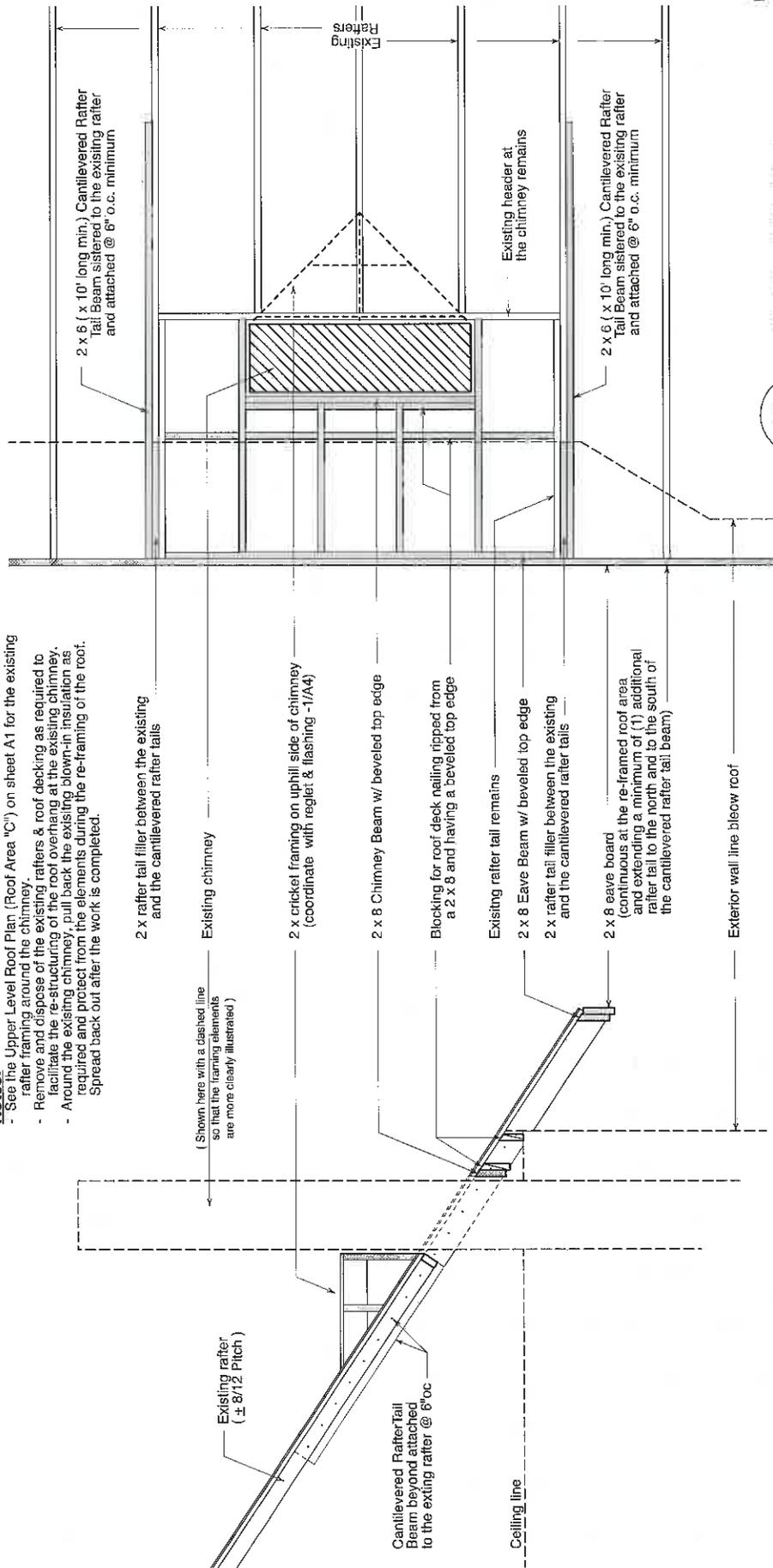
Upper Level Plan

Roof Area "C"
(± 8/12 Roof Pitch)

Amethyst House Roofing 322 W. 2nd Street Bloomington, IN 47403 (Corner of 2nd & Madison Streets)		7 Nov 12
John Byers Associates 220 N. Rogers Street Bloomington, IN 47404 (812) 332-2436		Sheet A1

Notes:

- See the Upper Level Roof Plan (Roof Area "C") on sheet A1 for the existing rafter framing around the chimney.
- Remove and dispose of the existing rafters & roof decking as required to facilitate the re-structuring of the roof overhanging at the existing chimney.
- Around the existing chimney, pull back the existing blown-in insulation as required and protect from the elements during the re-framing of the roof. Spread back out after the work is completed.



2 x rafter tail filler between the existing and the cantilevered rafter tails

(Shown here with a dashed line so that the framing elements are more clearly illustrated)

Existing chimney

2 x cricket framing on uphill side of chimney (coordinate with reglet & flashing -1/A4)

2 x 8 Chimney Beam w/ beveled top edge

Blocking for roof deck nailing ripped from a 2 x 8 and having a beveled top edge

Existing rafter tail remains

2 x 8 Eave Beam w/ beveled top edge

2 x rafter tail filler between the existing and the cantilevered rafter tails

2 x 8 eave board (continuous at the re-framed roof area and extending a minimum of (1) additional rafter tail to the north and to the south of the cantilevered rafter tail beam)

Exterior wall line below roof

Existing rafter (± 8/12 Pitch)

Cantilevered Rafter Tail Beam beyond attached to the existing rafter @ 6"oc

Ceiling line

2
A2

PLAN DETAIL

Scale: 1/2" = 1'-0"



SECTION DETAIL

Scale: 1/2" = 1'-0"

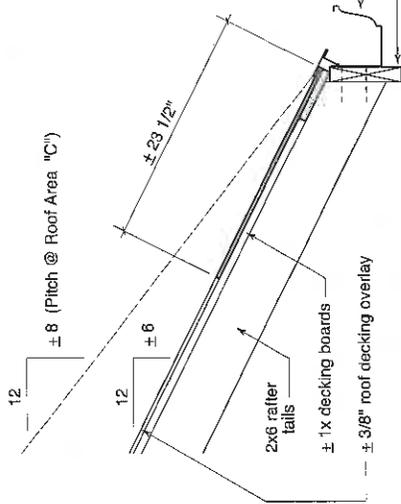
1
A2

(Looking South)

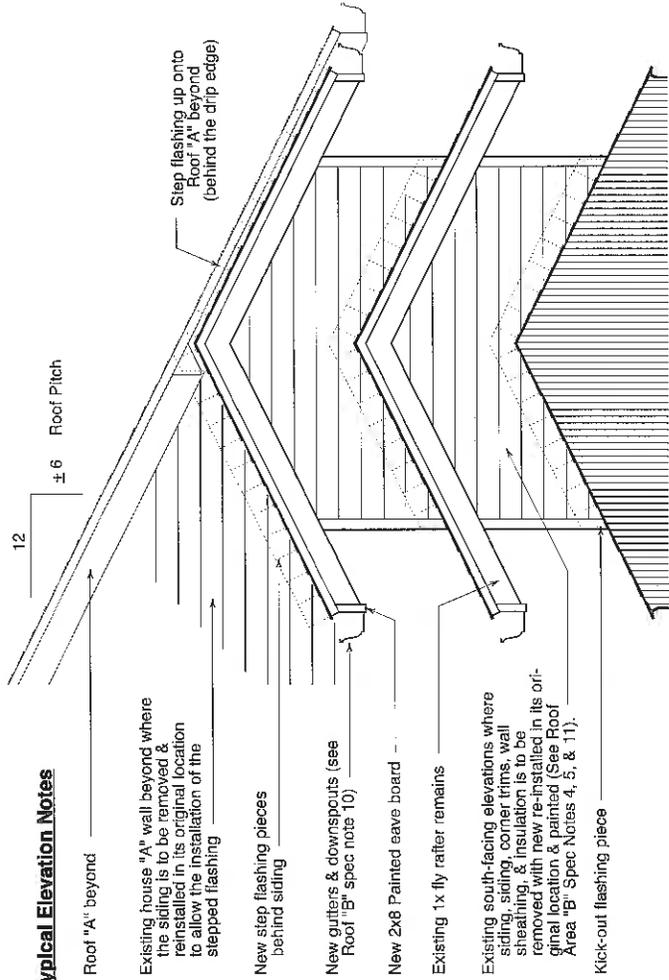
RE-STRUCTURING OF THE ROOF AREA AROUND THE CHIMNEY

Amethyst House Roofing Bloomington, IN 47403 322 W. 2nd Street (Corner of 2nd & Madison Streets)	
7 Nov 12 Sheet A2	John Byers Associates 220 N. Rogers Street Bloomington, IN 47404 (812) 332-2436

Typical Existing Overhang Notes



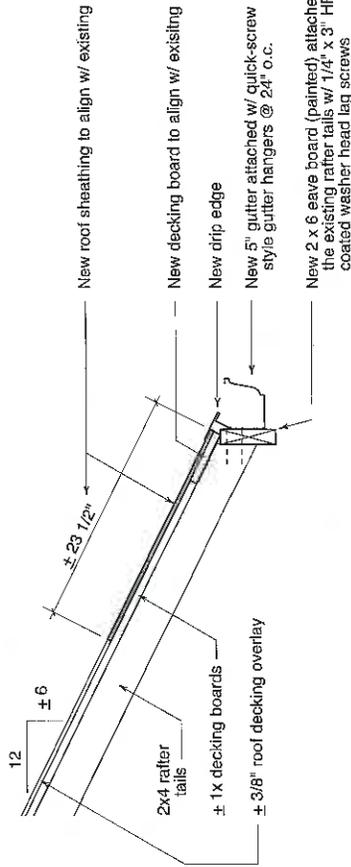
Typical Elevation Notes



Typical Proposed Overhang Notes

Same notes as below, except:
6" gutter
2 x 8 eave board

Roof Area "A" & Roof Area "B" @ connecting roof (Roof Area "C" = Similar except 8 / 12 pitch)



Roof Area "B" @ 1-story section of the South House

1 OVERHANG DETAILS

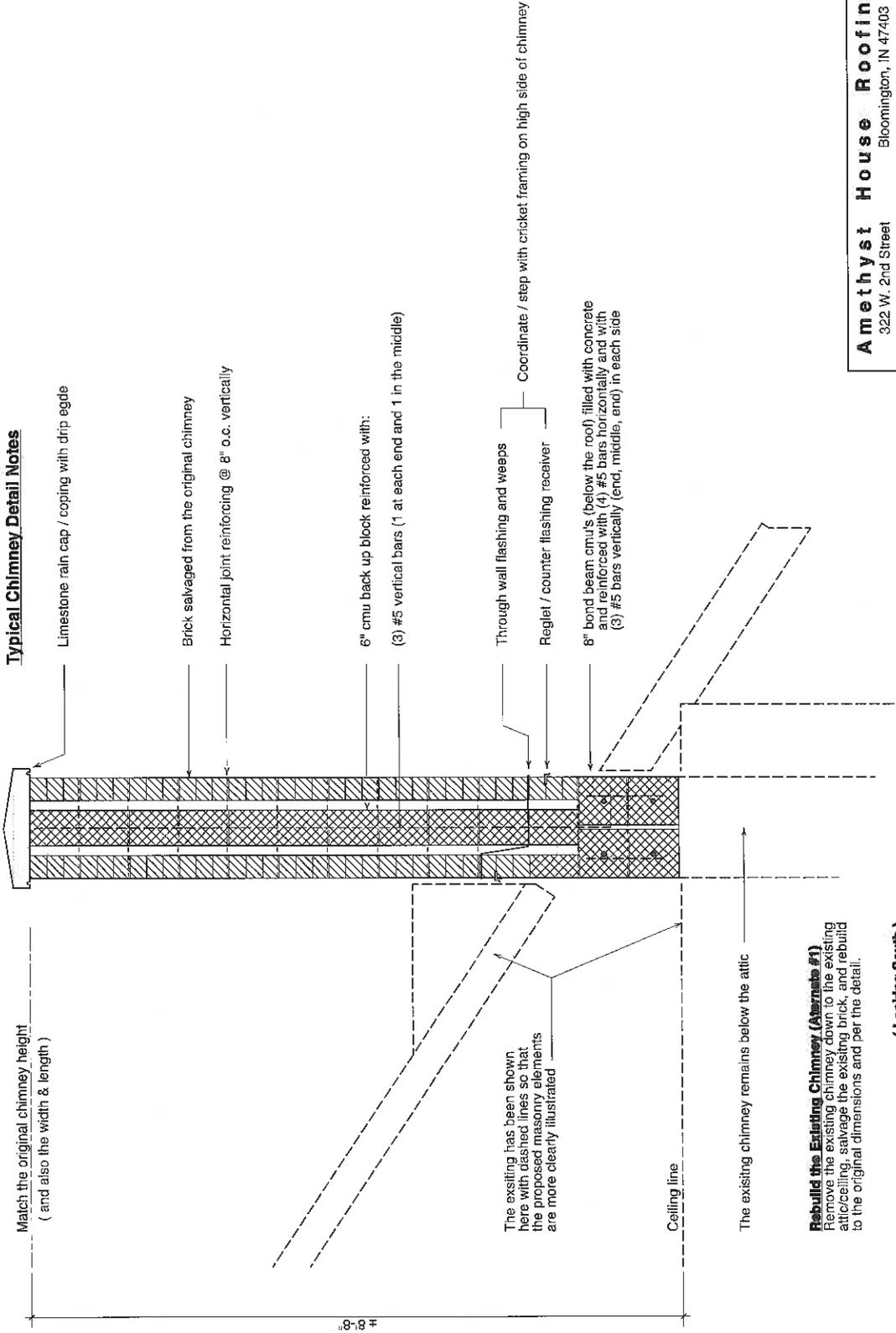
Scale: 1" = 1'-0"

2 STEPPED ELEVATION DETAIL

Scale: 1/2" = 1'-0"

Amethyst House Roofing 322 W. 2nd Street (Corner of 2nd & Madison Streets) Bloomington, IN 47403	7 Nov 12
	Sheet A3
John Byers Associates 220 N. Rogers Street Bloomington, IN 47404 (812) 382-2436	

Typical Chimney Detail Notes



Rebuild the Existing Chimney (Alternate #1)
Remove the existing chimney down to the existing attic/ceiling, salvage the existing brick, and rebuild to the original dimensions and per the detail.

(Looking South)

1
A4

CHIMNEY DETAIL

Scale: 3/4" = 1'-0"

Amethyst House Roofing 322 W. 2nd Street (Corner of 2nd & Madison Streets) Bloomington, IN 47403	7 Nov 12
	Sheet A4
John Byers Associates 220 N. Rogers Street Bloomington, IN 47404 (812) 332-2436	

Summary

This is a request to enclose a second floor open area on the southwest corner of an existing house in the Fairview Historic District.

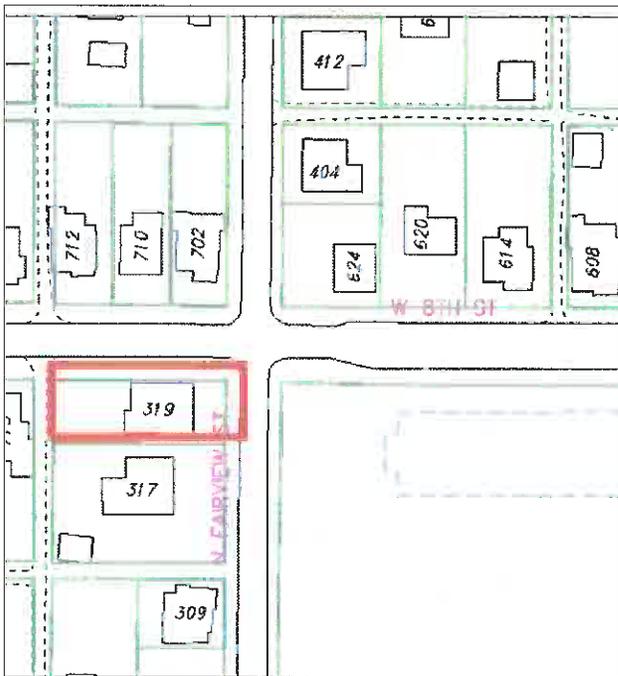
COA-30-12 AMENDMENT:

319 North Fairview Street
Zoning RC

Fairview Historic District
Petitioner(s): Robert Harman

Request for an amendment to a COA that reconfigures the fenestration of a second floor enclosed space previously reviewed informally in September and then approved at the October 11th meeting. The owner is returning to modify the placement, size and number of windows.

105-055-64392 C 319 House; Carpenter-Builder/ Gabled-ell, c.1895 NR BHD



This house is a contributing part of the Fairview Historic District, which was locally designated in 1999. The house is a modest gabled-ell with a restored front porch. The structure is covered with vinyl siding and has had several dramatic rear modifications, not entirely compatible with the historic part of the building.

The rear second floor open porch area was approved for enclosure in October. The owner has reviewed the drawings and thinks that another, more useable design is possible which meets his goal of increasing window exposure and having an open sleeping room.



He has decided to purchase new windows that will make the use of multiples of the same dimension window available to the design. The new design more closely resembles a sleeping porch with a wrap around window system, which, while not often found on a gabled-ell, is certainly present in the neighborhood as a historic form. The previously approved drawing is attached as well as the suggested amendment.

The new design equally fulfills the compatibility criteria for proportion and placement of windows, either is compatible.

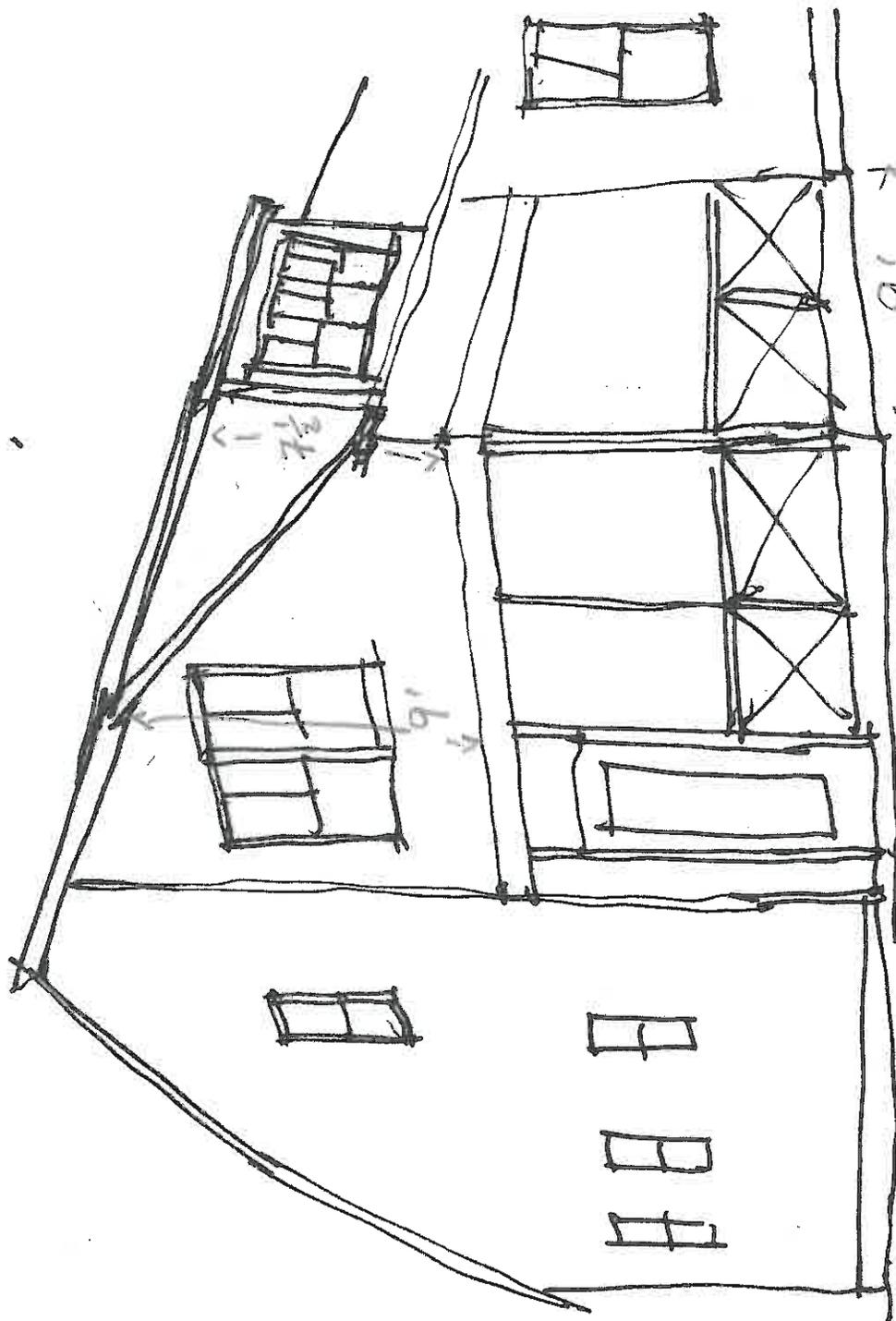


EXISTING



Staff recommends approval with the recommendation that the windows stay proportioned as they are in either of the approved drawings.

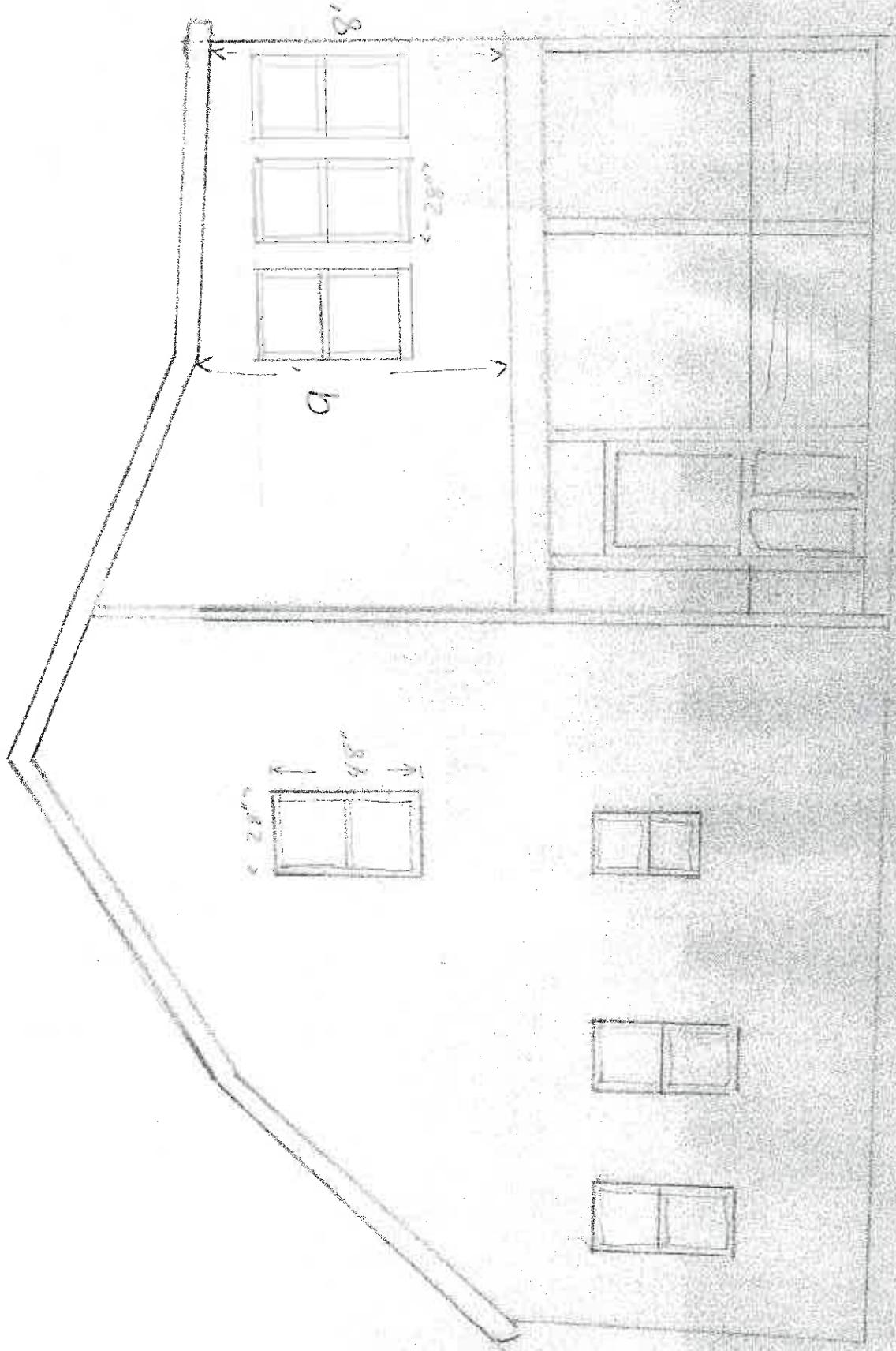
addition
over screened
porch



existing
Screened porch

S.W. CORNER
COA-30-12 APPROVAL

ALL WINDOWS: 28" x 48"

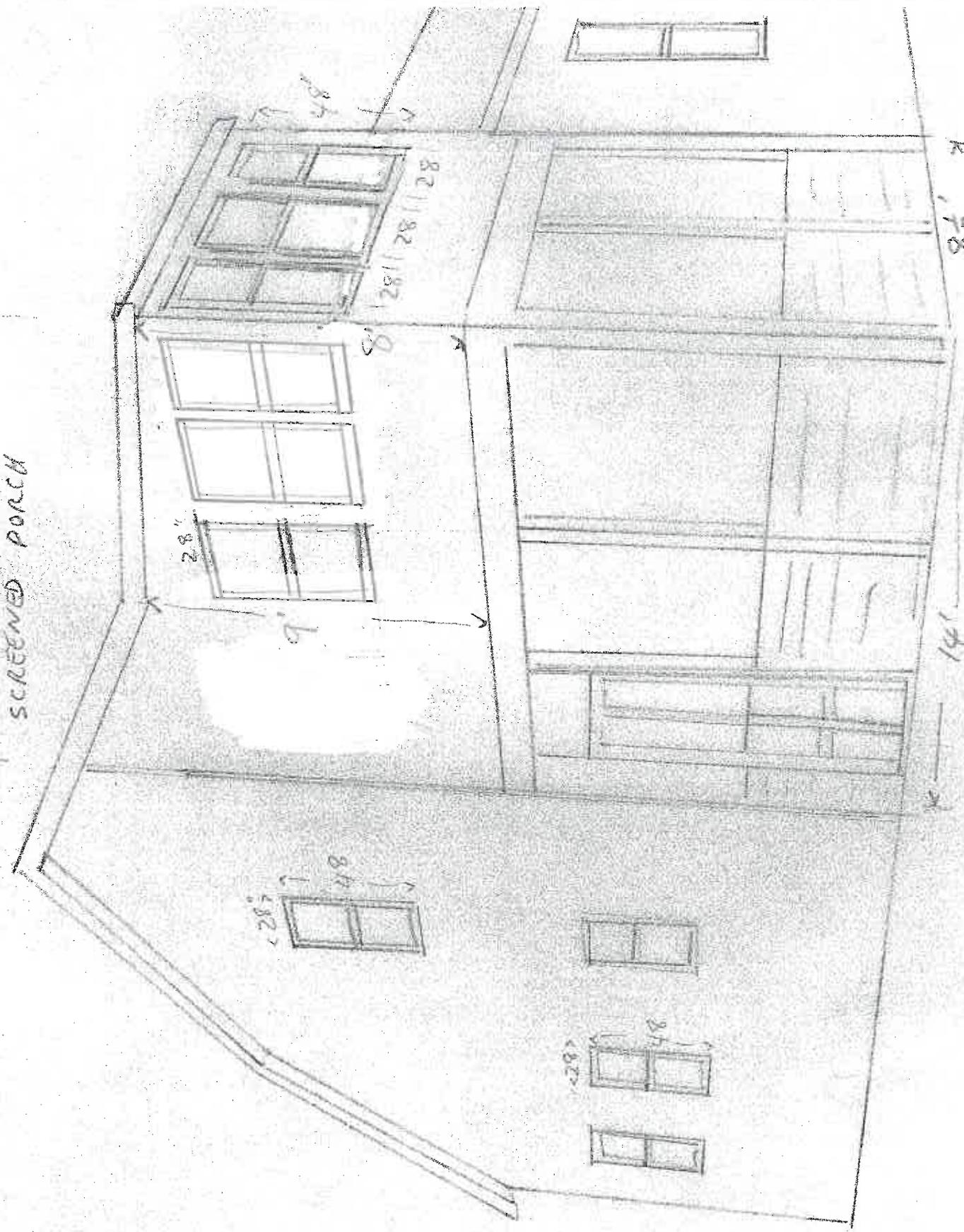


WEST

14'
EXISTING SCREENED
PORCH

COA-30-12 AMENDMENT

ADDITION OVER
SCREENED PORCH



EXISTING SCREENED
PORCH

SW
CORNER

COA-30-12 AMENDMENT

Summary

This is a request to place a mural on the north side of the Farmer House Museum funded by a BUEA Arts Grant.

COA-37-12:

**529 North College The Farmer House Museum
Zoning CD Owner Farmer House Museum, Inc.**

Request for a COA in order to paint a mural depicting the historic (2nd) courthouse on the north side of the building facing traffic.



The property was designated in 1975 (HP-23-75) along with Seminary Park, as two of the first locally designated sites under Bloomington's new Historic Ordinance, called Chapter 20.09. In 1999, Mary Ellen Farmer left the house to the Bloomington community, and it is preserved as a site that interprets family history in the county. The mission stated on their web site

<http://www.wix.com/thefarmerhousemuseum/homepage> follows:

"The Farmer House Museum, located in a historic 1869 residence, seeks to preserve and interpret family life in Monroe County, Indiana. By promoting a dialogue with the past, the museum hopes to inspire the public to

appreciate and understand human forces that have shaped our community."



Farmer House Museum is a small not-for-profit house museum that collaborates with the History Center and the annual quilt show for seasonal events. A collection of artifacts from three generations of a family are housed here. A statement by the Director follows. The house is located in a key developing corridor next to Woodburn House, Herman B Wells own home, which has perennially been used to house distinguished visitors and hold receptions. The

profile of Farmer House is higher because of this proximity.

Information from the 1975 designation:

The house was built in 1869 by Rev. Ambrose Y. Moore of the First Presbyterian Church. It was one of three brick houses in a row on North College, of which the Woodburn House (owned by Indiana University) remains. The Sudbury brick was demolished in the 1920's.

The house has brick bearing walls 14" thick and before its additions, was a typical "I" house, one room deep with a central hall bracketed by rooms on either side. The portico porches are both original, but the rear of the house has had several additions. The house now consists of eleven rooms, the front rooms have eleven foot ceilings and tall narrow windows. The interior doors all have transoms for circulation.

Other occupants were: William A. Rawles, first dean of the School of Business and namesake of Rawles Hall on the IU campus and John Dolan who owned the Dolan Spoke and Stave Factory which was located in what is now Third Street Park. The Farmers occupied the house in 1952.

In 1975, Mary Ellen Farmer stated: "Our intent and dream for Bloomington is that this house, with adjacent historic houses, Woodburn and Loudon (now demolished); and some of the buildings of the Showers Factory complex; and perhaps the adjacent open spaces on Morton Street between 9th and 11th Streets, be developed in to an Historic Area, and be preserved and enjoyed as part of Bloomington's heritage." At least part of Mrs. Farmer's dream came true.

The house was recently painted and repaired with a BUEA façade grant. They have decided to take advantage of another BUEA sponsored grant which supports arts related projects. The proposed mural on the north house wall will face the southbound traffic on North College. The mural depicts the 2nd courthouse and is based on information provided mainly by Robert Leffler's research. There is a current rendering at the MCHC that provides precedent. This illustration shows the courthouse before its 1856 remodeling which added wings to either side, and established a pillared entry and mansard tower. For this iteration, there are verifying photographs.

The Commission has never considered this kind of signage on a historic building before. Staff has seen this kind of signage in other communities, especially those promoting local tourism with a historic hook. Although the mural can't be considered to contribute to the integrity of the existing building, there are other considerations as well:

The signage is removable

The signage does no damage to existing historic fabric

The signage is instructive about local history

The signage may raise the profile of a struggling not-for-profit with similar goals to the BHPC



From the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.

Identify retain and preserve:

The proposal does no damage to unique or defining materials associated with the building

Protect and Maintain

The proposal will add another layer of paint product to an already painted wall.

Repair

NA

Replace

NA

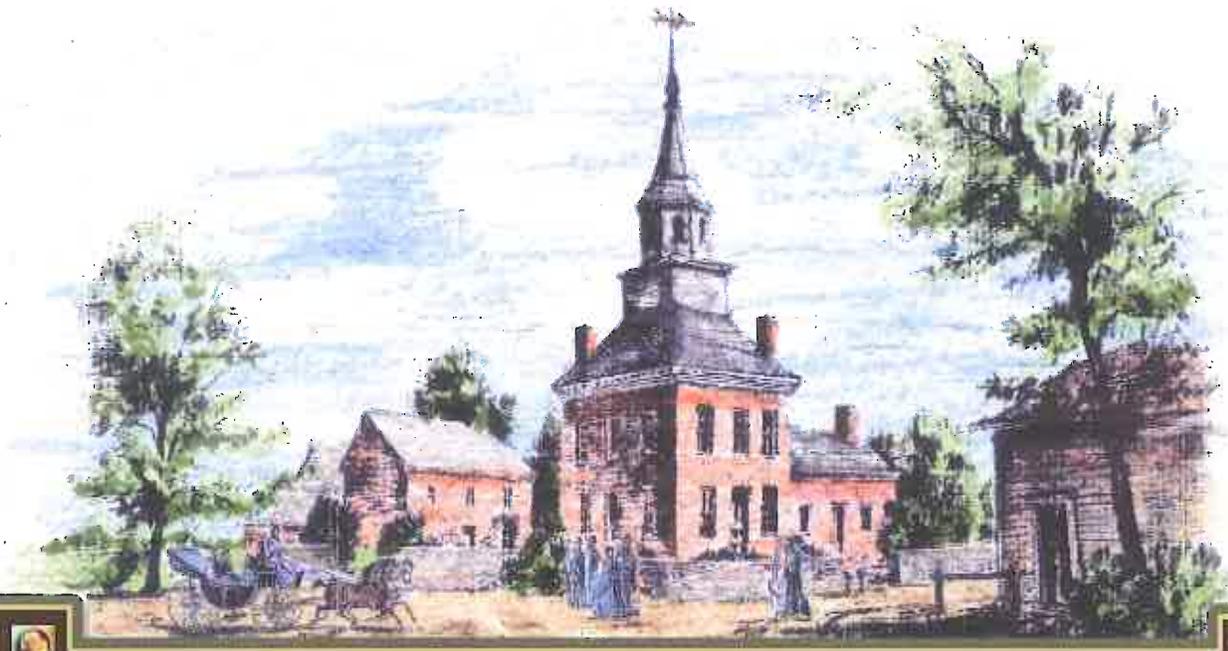
Alterations to Historic Buildings

“Some exterior and interior alterations to historic buildings are generally necessary to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character defining spaces, materials, features, or finishes.”

The proposal is clearly not a replica of earlier historic that would detract from the integrity of the historic house. It is clearly differentiated as a sign. The sign will help assure the museum's stability by providing a higher profile on this corridor.

Staff recommends approval with the condition that all efforts are made to provide an accurate depiction of the building in a defined moment in time. The submission includes several speculative elements.





Farmer House Museum



Summary

Request to add a second floor by raising a dormer off of the rear elevation.

COA-38-12:

525 South Jordan Elm Heights Historic District

Zoning RC Owner Alan MacKay

Request for a COA in order to create a rear second floor addition.

105-055-76249 C 525 House; Cape Cod, c.1950



This is a aluminum sided ranch on the far eastern edge of the Elm Heights Historic District. In the survey the property was identified as a Cape Cod but, according to the assessor's records, the house was modified in the 1980s and may have been a National Home with dormers applied later. It is similar to several homes along Mitchell Street, that are not included in the district. It is not one of the styles mentioned in the district application. The owner wishes to remodel and improve space on the second floor by lifting a shed

roof across the existing slope of the rear roof. The owner wants to retain the existing wide vinyl siding, and use stucco on the dormer walls for contrast.



The interior organization of space has determined the placement of windows on the addition, to an extent. Both the front and back retain original picture (tripartite windows). This asymmetry is characteristic of the ranch.

The owner has taken a few more weeks, after filing last month and withdrawing, to assemble a better elevation. He has modified the scale of the dormer, now notched in one foot from either gable end. This setback will still require a variance.

REAR ELEVATION

The existing house maintains the same asymmetry in fenestration on the rear elevation.



The proposal is to roof the addition in metal, this is propelled by the low slope of the roof, which does not meet requirements for fiberglass or asphalt shingling. The roof covering should be fairly difficult to see from any angle. The proposed fenestration allows four windows across the wall of the dormer, with larger windows being on the south side of the house (living room) and the smaller windows being in the closets of the master bedroom. Staff thinks that a paired window in the living room (south side) would retain the proportions seen on other elevations.

From the Elm Heights Design Guidelines

Guidelines for Additions and New Construction

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. Construction of new buildings and structures.

- Design new houses and other structures to be compatible with, but distinguishable from, surrounding historic buildings.
- New buildings should be compatible with surrounding contributing properties in massing, proportion, height, scale, placement, and spacing.
- New construction should echo setback, orientation, and spatial rhythms of surrounding properties.
- Roof shape, size of window and door openings, and building materials should be primarily compatible with any structure already on the property and secondarily with surrounding contributing properties.
- Design new buildings so that the overall character of the site is retained, including its topography, any desirable historic features, and mature trees.

II. Construction of additions.

- Locate additions so as not to obscure the primary facade of the historic building.
- Retain significant building elements and site features, and minimize the loss of historic materials and details.
- Size and scale of additions should not visually overpower the historic building or significantly change the proportion of the original built mass to open space.
- Select exterior surface materials and architectural details for additions that are complementary to the existing building in terms of composition, module, texture, pattern, and detail.
- Additions should be self-supporting, distinguishable from the original historic building, and constructed so that they can be removed without harming the building's original structure.
- Protect historic features and large trees from immediate and delayed damage due to construction activities.
- Sensitive areas around historic features and mature trees should be roped off before demolition or construction begins.

This addition is built entirely to the rear of the property. It will be slightly visible from a public alley along the south side of the lot. A privacy fence also obscures the construction.

Staff questions the introduction of stucco, and the submitted pattern of fenestration on the dormer walls, but is prepared to recommend approval with the input of the Elm Heights Subcommittee.

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-58880-00 Campus Place Lot 22

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

We are planning to raise back portion of roof in order to add a living room and master bedroom suite. We would then cover new portion with black metal roofing, exterior walls of new portion only would be covered with Stucco material and painted to match existing walls. 4 windows are to be added to rear elevation, they would be double hung to match current windows.

3. A description of the materials used.

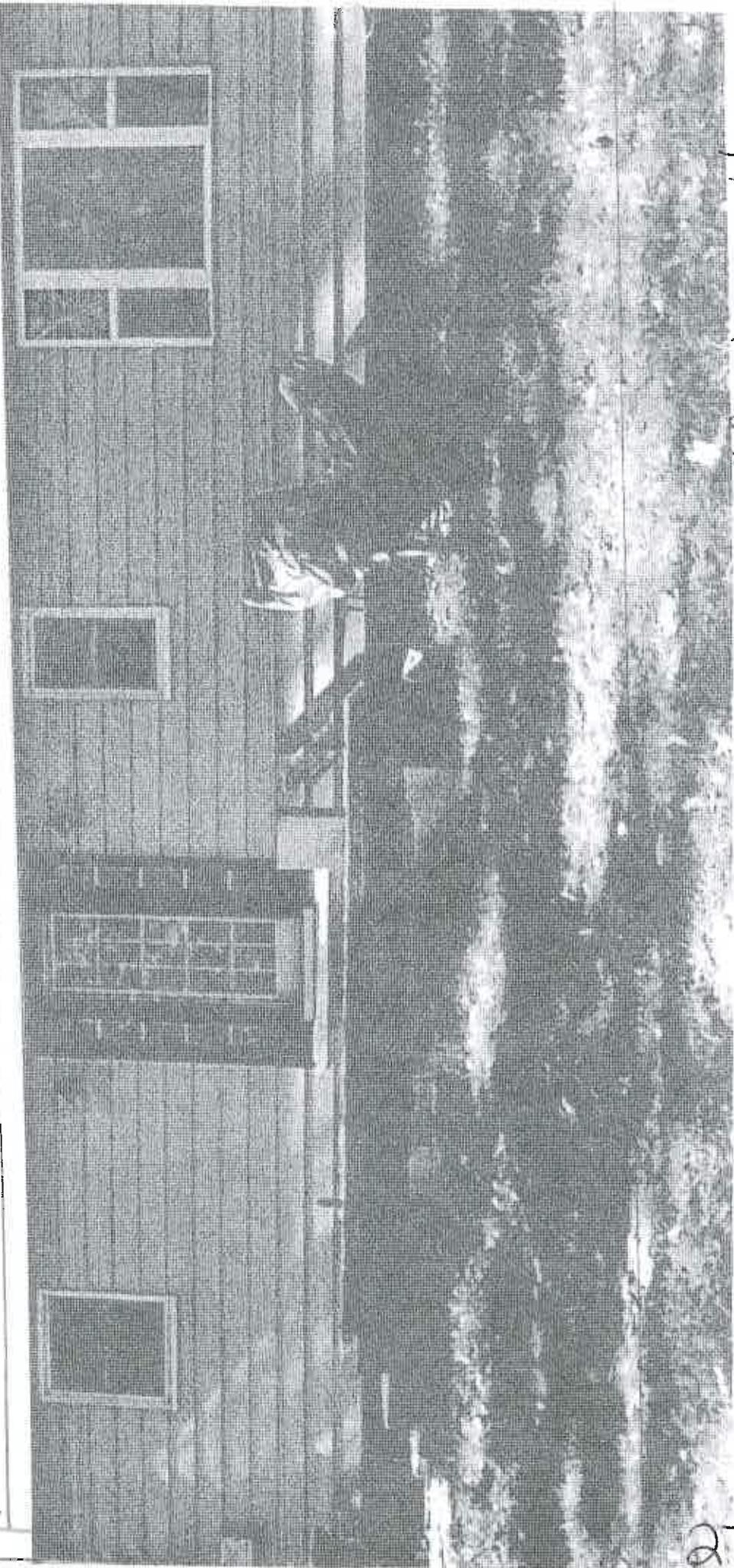
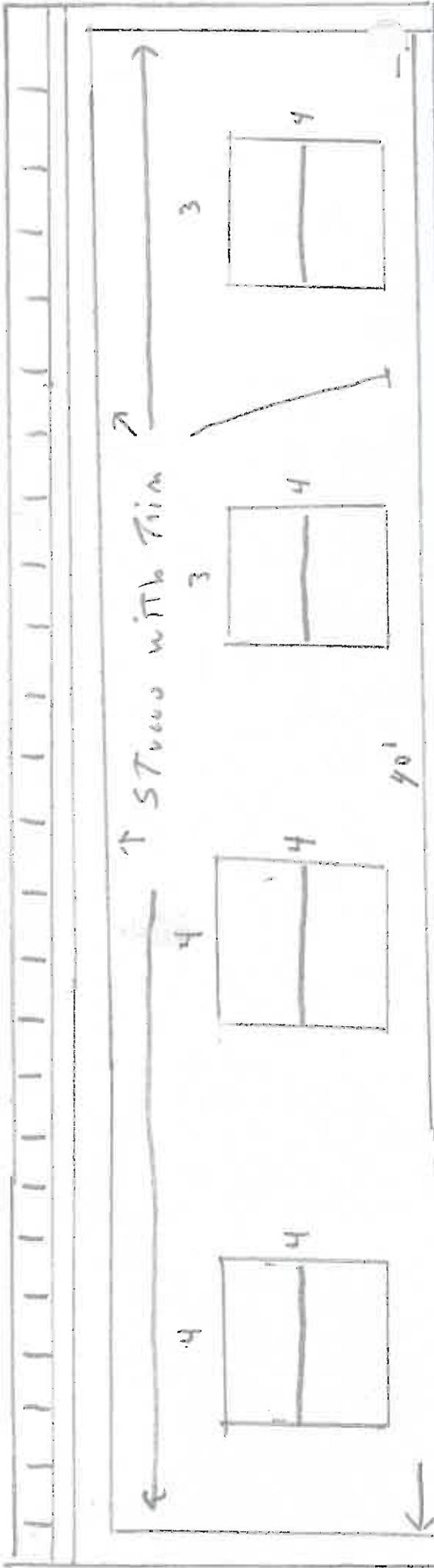
Metal residential roofing (black). double hung windows. Stucco painted to match siding, guttering to match balance of guttering.

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

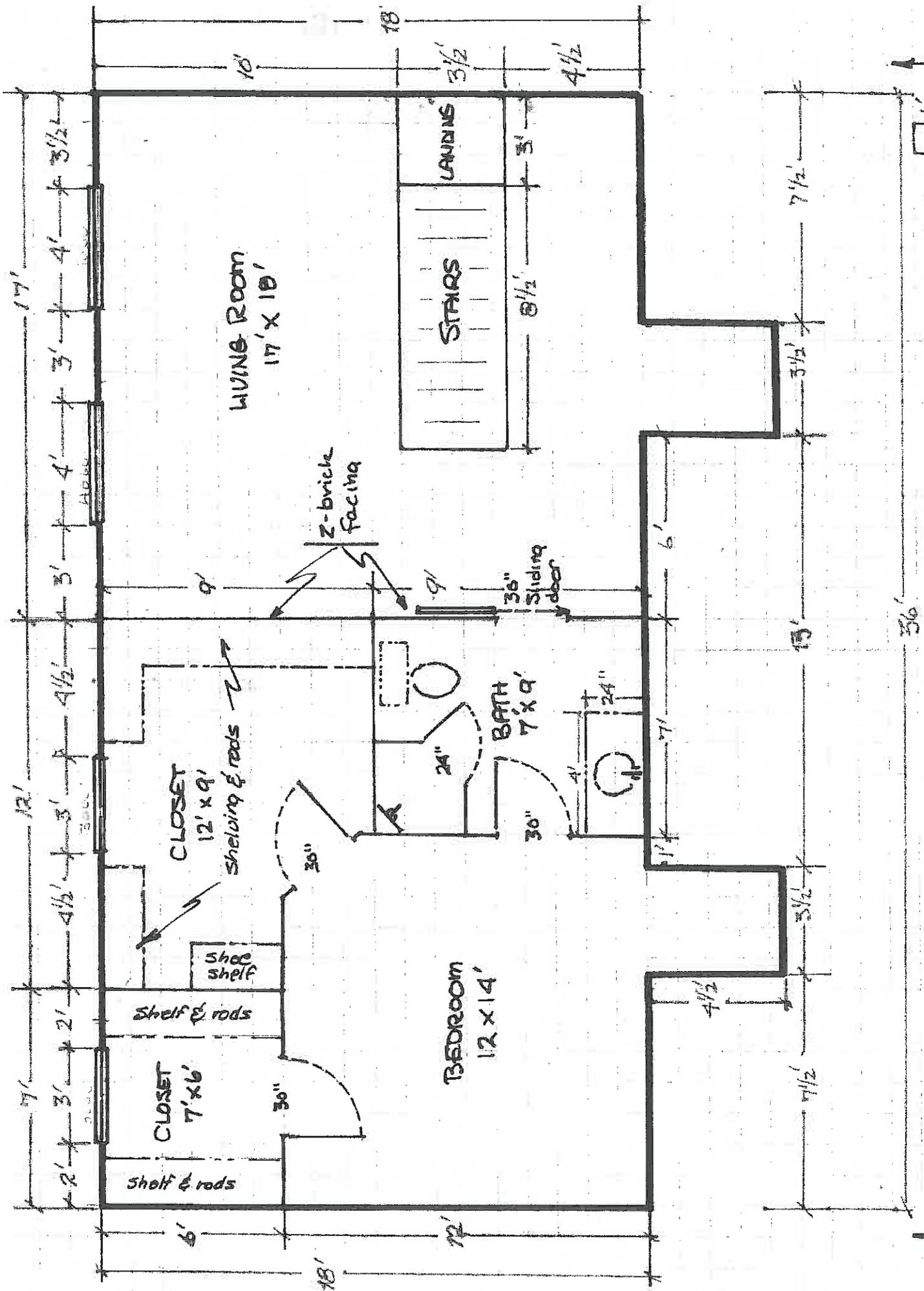
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares. Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

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

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



11-9 WITHDRAWN



WITHDRAWN

EXISTING WALLS / DORMERS & WINDOWS TO HERE

SCALE 1" = 36'

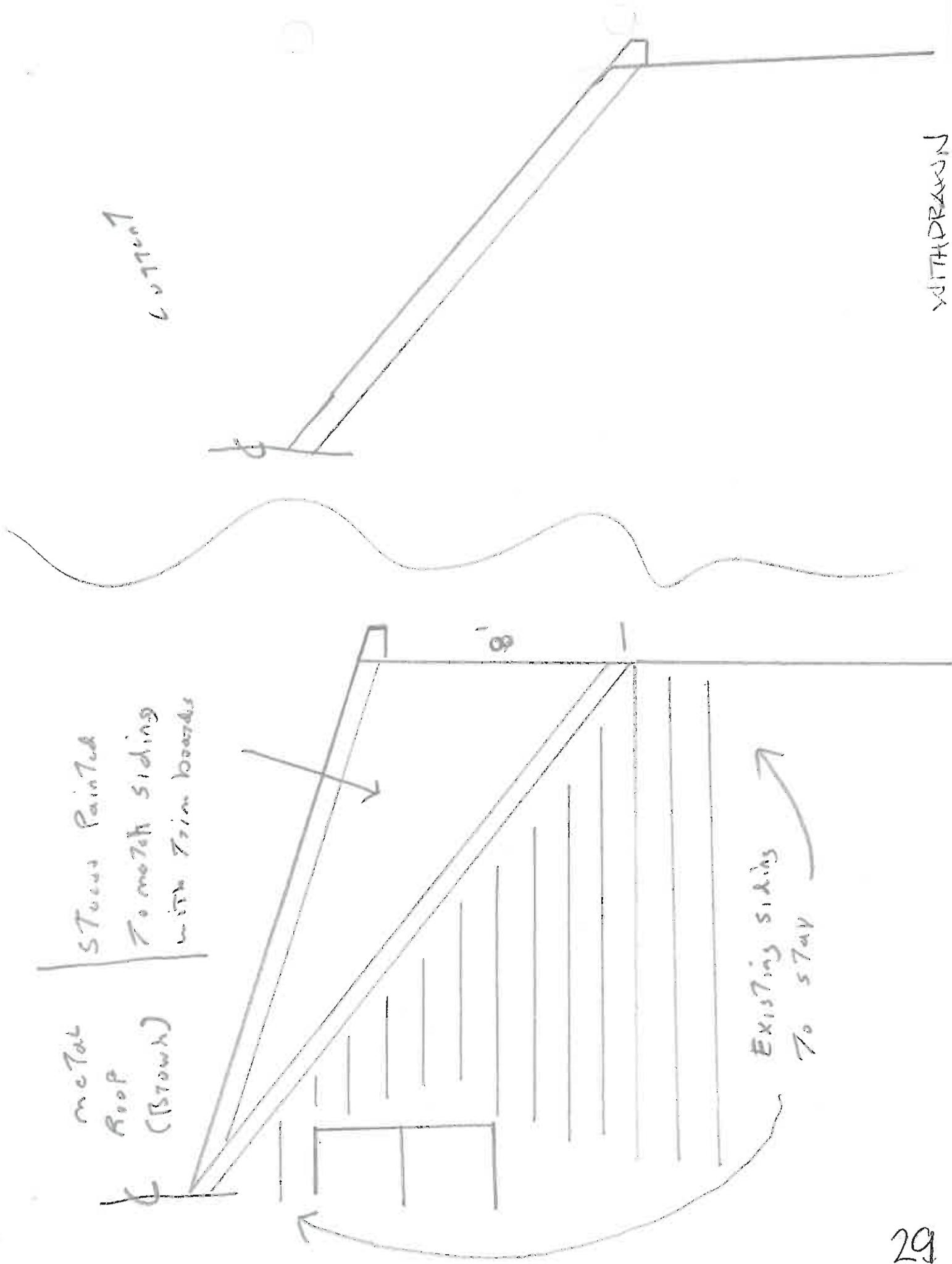
metal
Roof
(Brown)

Stucco Painted
To match siding
with trim boards

Existing siding
To stay

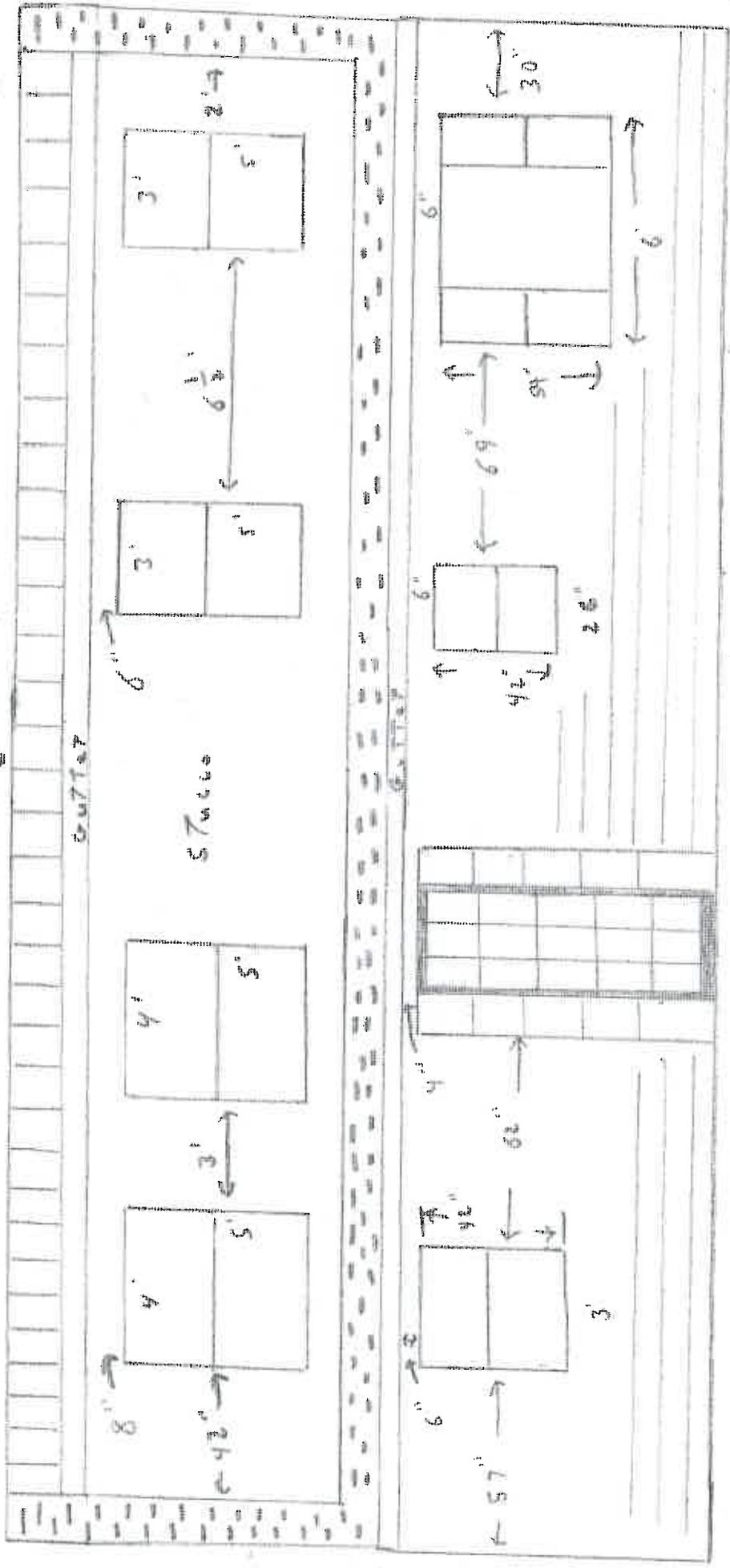
current

WITHDRAWN



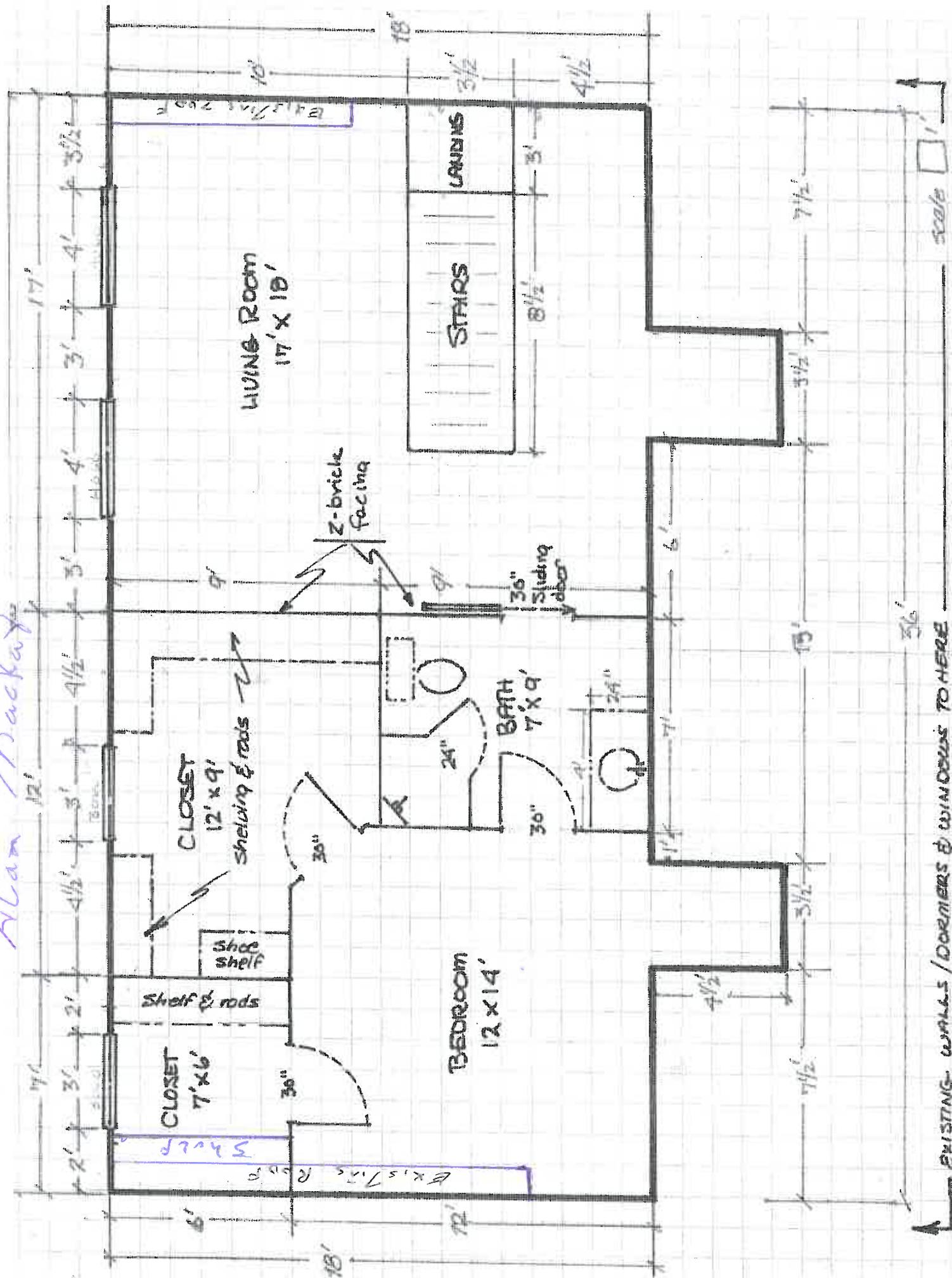
Existing Shingles

Low profile residential metal roof



Existing Structure with Siding w/ 30 cutters

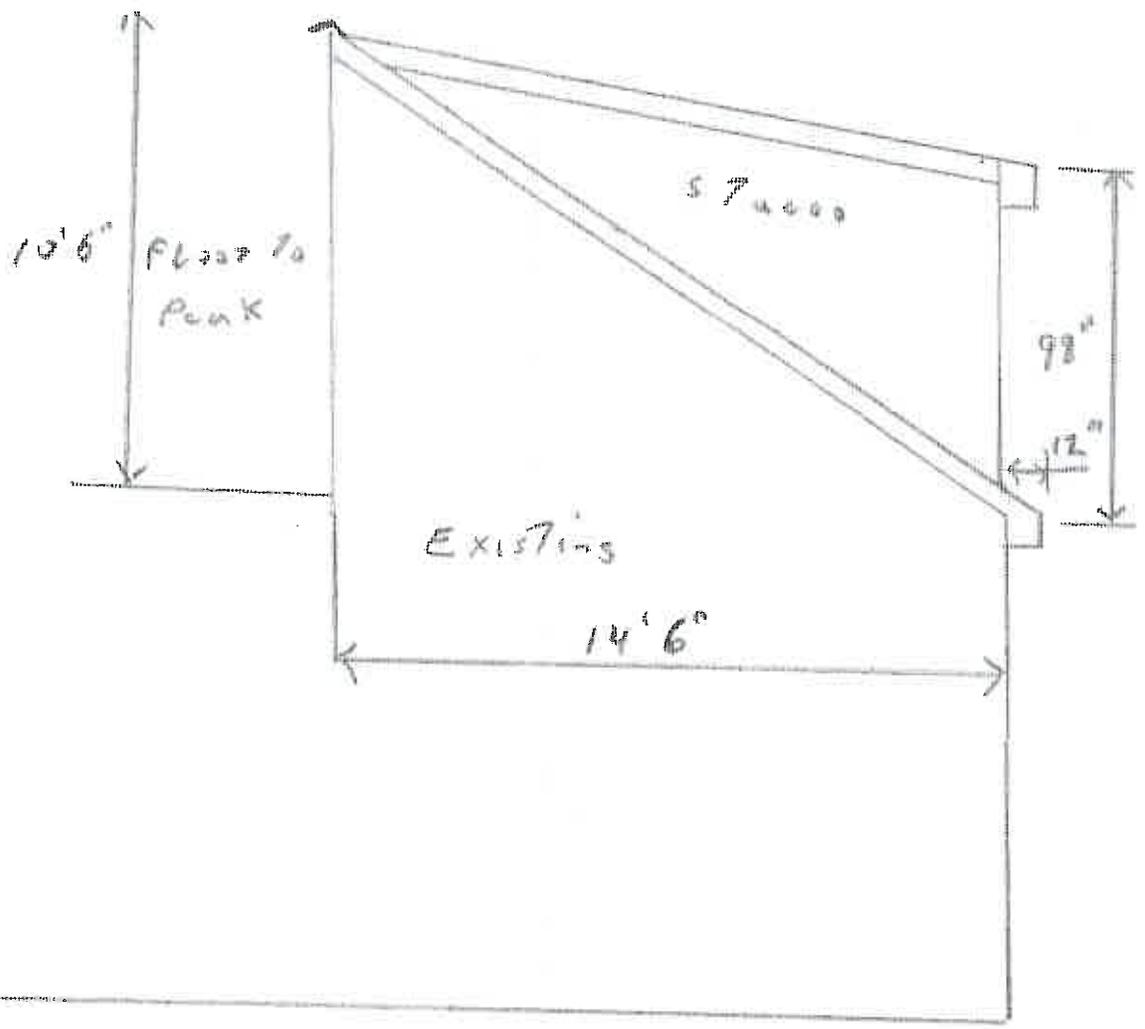
Alan Mackay



Scale 1" = 3/4"

EXISTING WALLS/DORMERS & WINDOWS TO HERE

NEW PORCH



Staff notes on the progress of the Matlock Heights Conservation District

Staff attended the first public information session on November 15th. There will be another session on Tuesday December 11th at 7 PM at the North Central Church of Christ at 2121 North Dunn Street.

Almost 40 people attended the first meeting including Susan Sandberg who lives in the proposed district. Staff presented some preliminary findings (attached posters) that analyzed the characteristics and significance of the area.

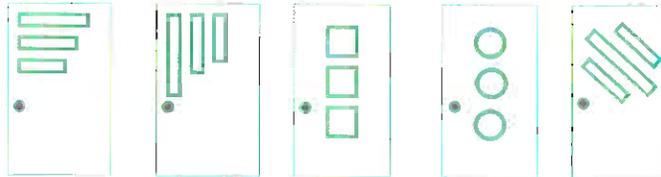
Staff sent copies of the different neighborhood mission statements that have been included in the guidelines (the preliminary exercise in the development of design guidelines) to the neighborhood president. A group of volunteers for the Matlock Heights subcommittee has been formed. Sandi Clothier and Marleen Newman have volunteered for the subcommittee, but were unable to attend during the Thanksgiving week meeting.

Staff received copies of a Better Homes and Gardens article from Richard Darling. The article described a house in Matlock Heights House completed in the 1950s and then re-reviewed 50 years later. It will be available at the meeting.

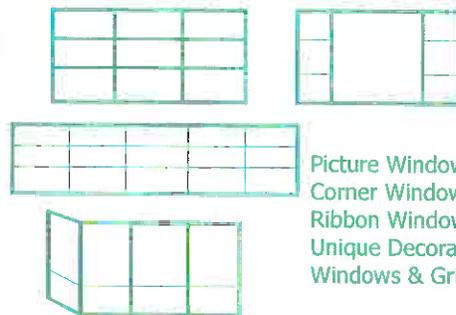
Staff has hired Marc Cornett to do drawings for the Design Guidelines which will be based on different templates than those used I for past districts. Staff meets with Marc Cornett on Monday to discuss illustrations.

Matlock Heights Neighborhood Historic Doors and Windows

Period Ranch Door Configurations



Period Ranch Window Configurations



Picture Windows
Corner Windows
Ribbon Windows
Unique Decorative
Windows & Grills

Matlock Heights Neighborhood Characteristics

Ranch



Split Level



Mid Century Characteristics

Horizontality
 Complex massing
 Multiple roofs
 Front-facing garage
 Complex fenestration
 Massive chimneys
 Limestone veneer

Lower density
 Curvilinear streets
 Accommodates topography
 Visual access to outside
 Sprawling footprint
 Deep overhanging eaves
 Irregular lots



.66 Acre
 3180 Square
 Feet



.37 Acre
 2755
 Square Feet

Garden Hill 8.32 build-
 ings per acre, ground
 floor average 1100

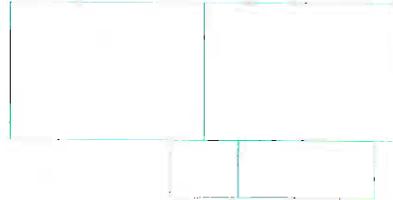
Prospect Hill 6.5 build-
 ings per acre 1300
 square foot ground floor

McDoel Gardens
 6.5 Buildings per acre
 1077 square feet ground
 floor

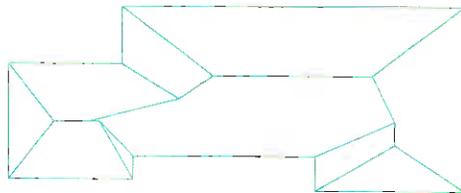
Matlock Heights
 1.85 Buildings per acre
 2800 square foot ground
 floor

Matlock Heights Neighborhood Historic Roof and Massing

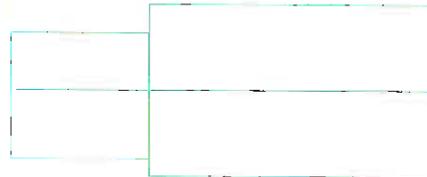
Ranch Style Homes



Flat or Winged Roof



Complex Hipped
Roof systems



Side-Gabled Stepped Roof