

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday January 10, 2013

Note new time

4:30 P.M. *

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
CERTIFICATES OF APPROPRIATENESS
- IV. DEMOLITION DELAY**
 - A. 612 North Walnut Owner John Simpson
Construction of an addition on an existing notable house
- V. NEW BUSINESS**
- VI. OLD BUSINESS**
 - A. Matlock Heights Information sessions
- VII. COMMISSIONERS' COMMENTS**
- VIII. PUBLIC COMMENTS**
- IX. ANNOUNCEMENTS**
- X. ADJOURNMENT**

Next meeting date is Thursday January 24, 2012 at 4:30 p.m. in the McCloskey Room

Posted: January 3, 2012

PARTIAL DEMOLITION

SUMMARY

This is a request for partial demolition in order to construct an additional room on an existing residential building.

Partial Demolition
612 North Walnut

12-21-2012
Owner: John Simpson

Zoning CD

105-055-610061 N 612 House; Carpenter-Builder/ Queen Anne, c.1900
Request for a rear addition.



Under the UDO Chapter 20.11 Definition of partial demolition, the activity of “addition” is included as partial demolition “Construction or attachment of any addition to a building or

structure.” This property is a part of the Cottage Grove Study Area on the 2001 survey. It is located along the Walnut Street corridor and has been used as a commercial office for many years. It is situated on the east side of Walnut between a new apartment block and a modified tri-plex.

It is perhaps the only remaining brick Queen Anne residential structure in Bloomington with excellent integrity. The house is a simple gabled-ell with a prominent chamfered bay window in front. There are varying rows of shaped shingles on each gable on either side



of a brick apron. The cornice work has full returns with a wide plain frieze. The unusual brick work features repeating boxed pilasters with alternating window bays. There is an unusual tracery tripartite arched window in either the gable end and at the rear of the house. The brick front porch appears to have

been built later, noting the change in brick color and texture. A confirming 1907 Sanborn of the porch footprint which shows a wooden porch.

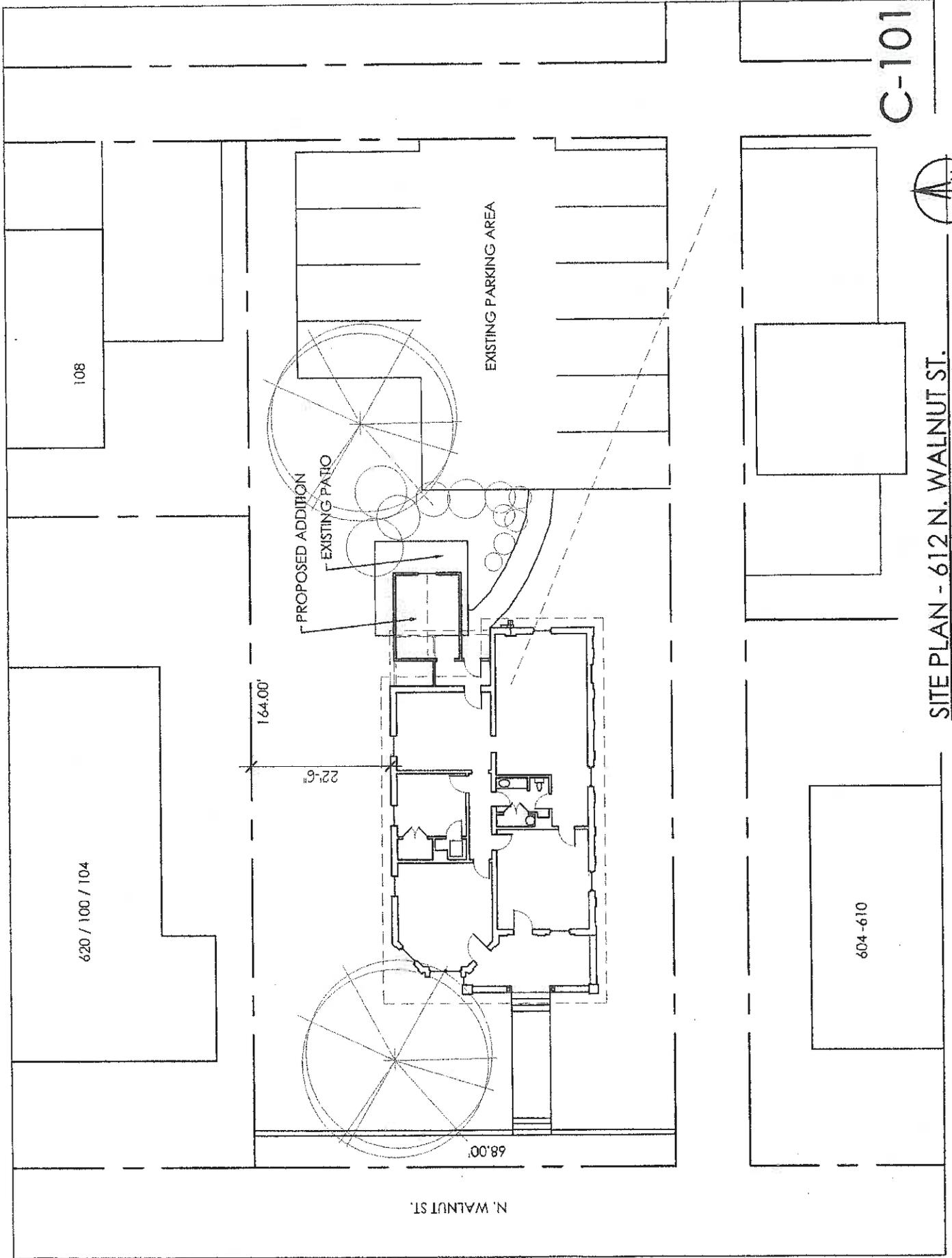
The proposed work will take place at the northeast corner of the house where there is currently a later frame addition with a shed roof. No part of the original house will be removed. The proposed room will be about 14'x11' in size and its gabled roof will meet the existing shed roof at a perpendicular angle.



The remodel will convert the existing office space to a five bedroom rental unit. The location of the addition will not affect any original part of the house and will not impact the integrity of the brick work. The room will be accessed through an addition previously used for storage and extend over a concrete patio. None of this material is original to the house. A new gable will cover the 11'x14' bedroom addition. The two windows will be clad wood and the framing will be cement board. The dimensions of the

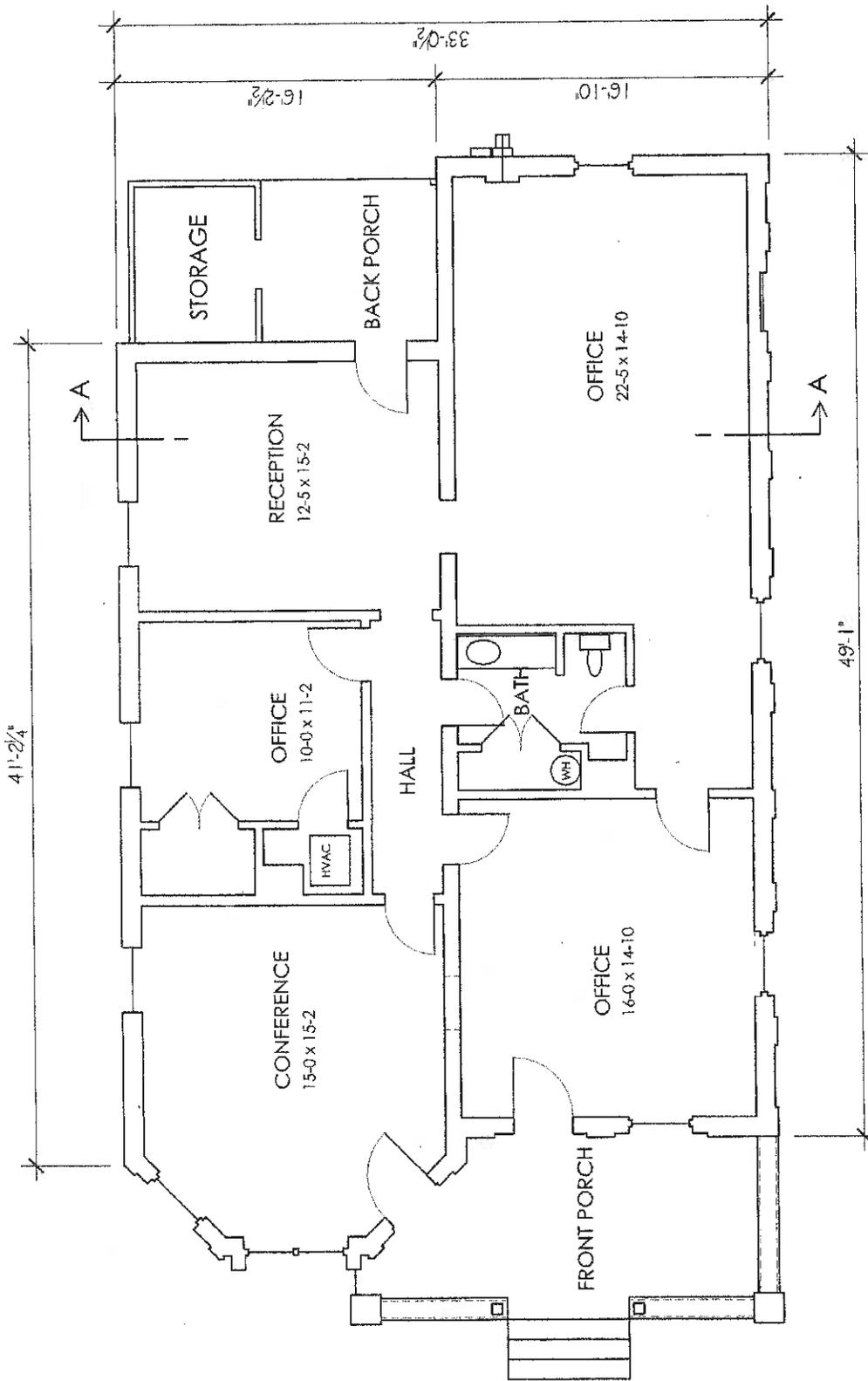
double hung windows are proportional to the existing historic windows without replicating them exactly.

The existing rear yard parking will remain the same.



SITE PLAN - 612 N. WALNUT ST.
 SCALE: 1" = 20'-0"
 11-30-11



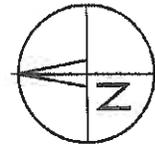
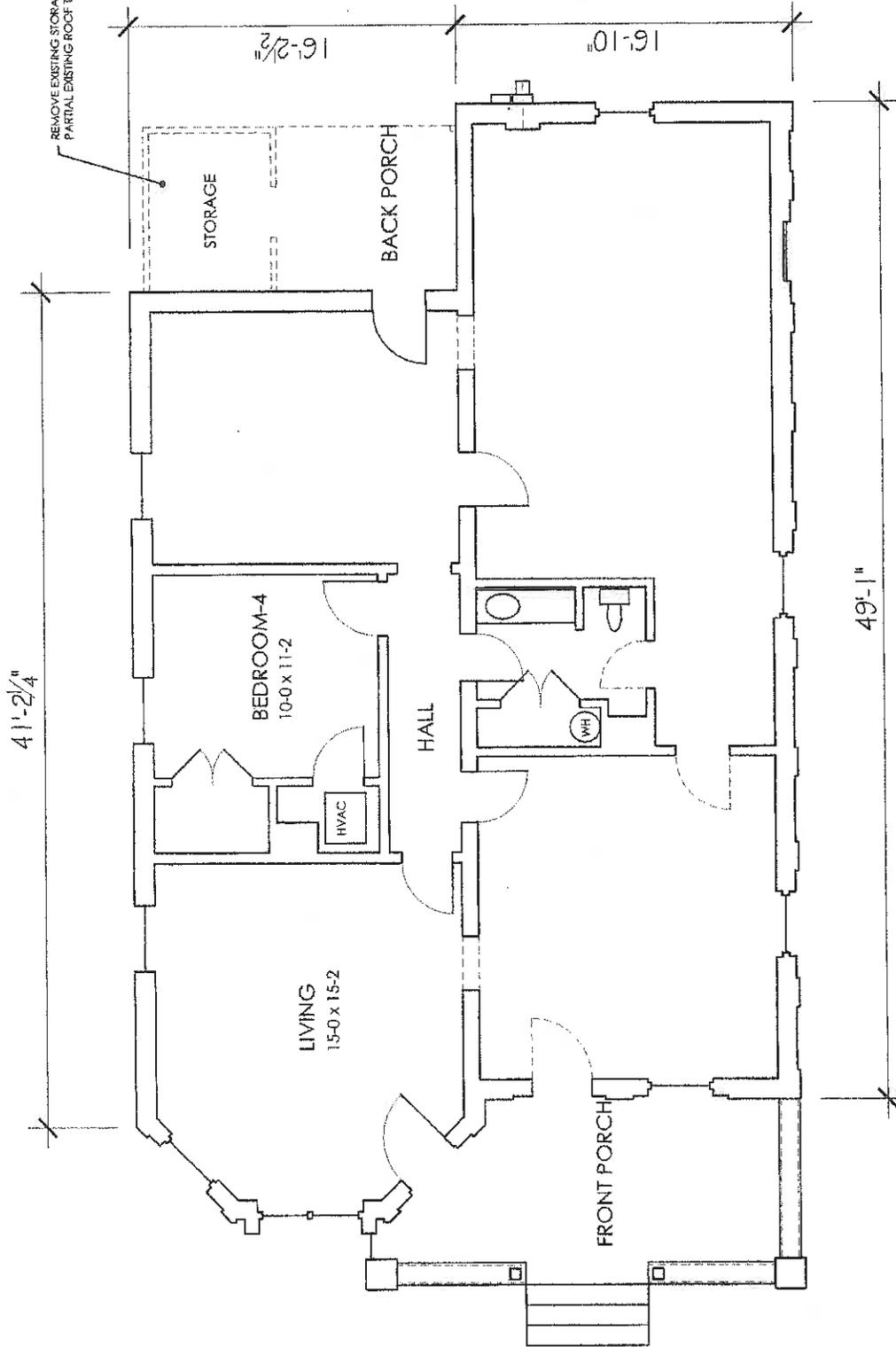


EXISTING MAIN LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0" 1609 SF + 242 SF COVERED PORCHES 11-30-11

A-101

612 N. WALNUT ST.

MCA - MARC CORNETT ARCHITECTS 101 E KIRKWOOD AVE BLOOMINGTON, IN 812-325-5964
 marccornett@yahoo.com

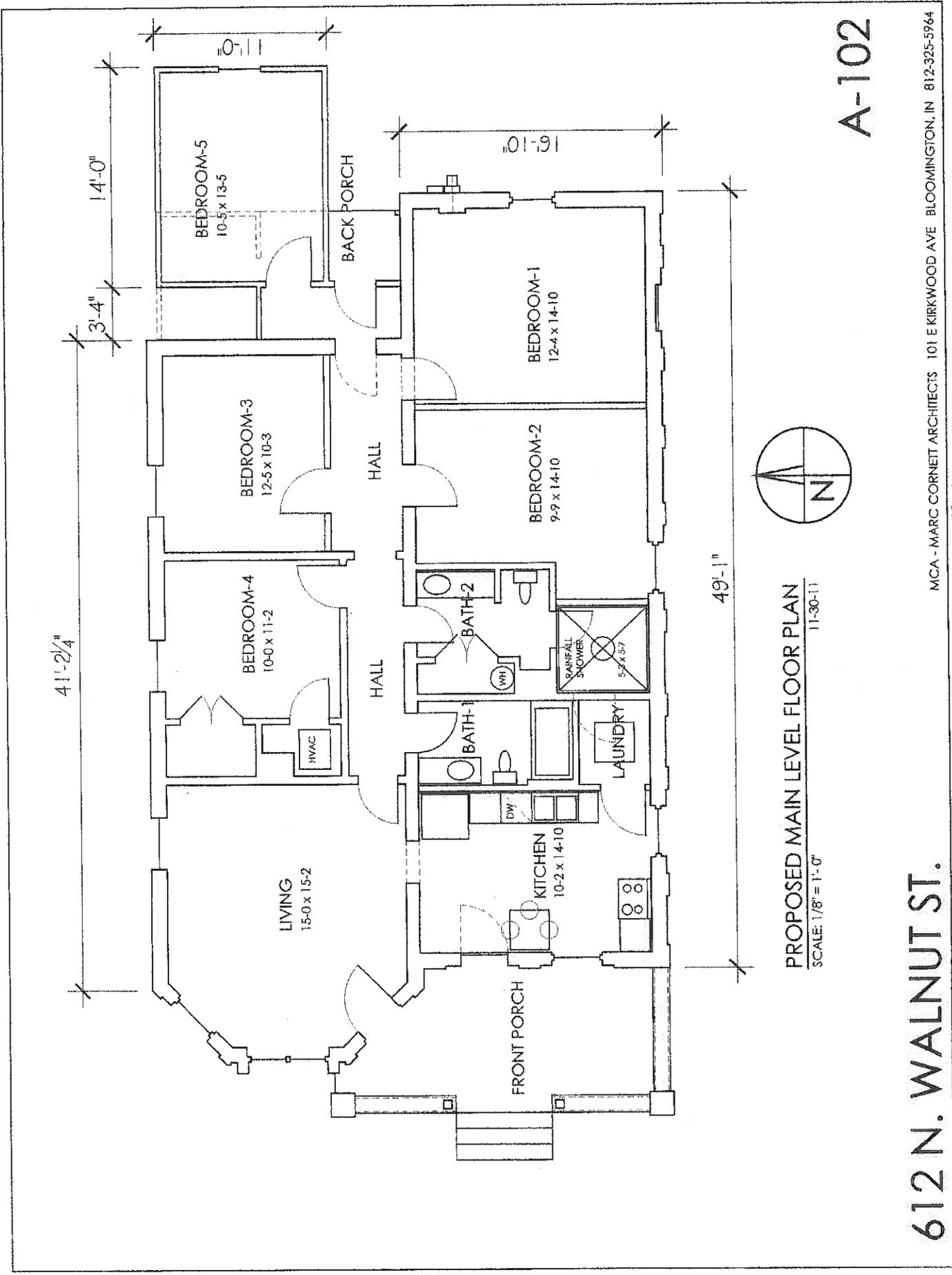


DEMO MAIN LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 11-30-11

A-103

612 N. WALNUT ST.

MCA - MARC CORNETT ARCHITECTS 101 E KIRKWOOD AVE BLOOMINGTON, IN 812-325-5864
 marccornett@yahoo.com



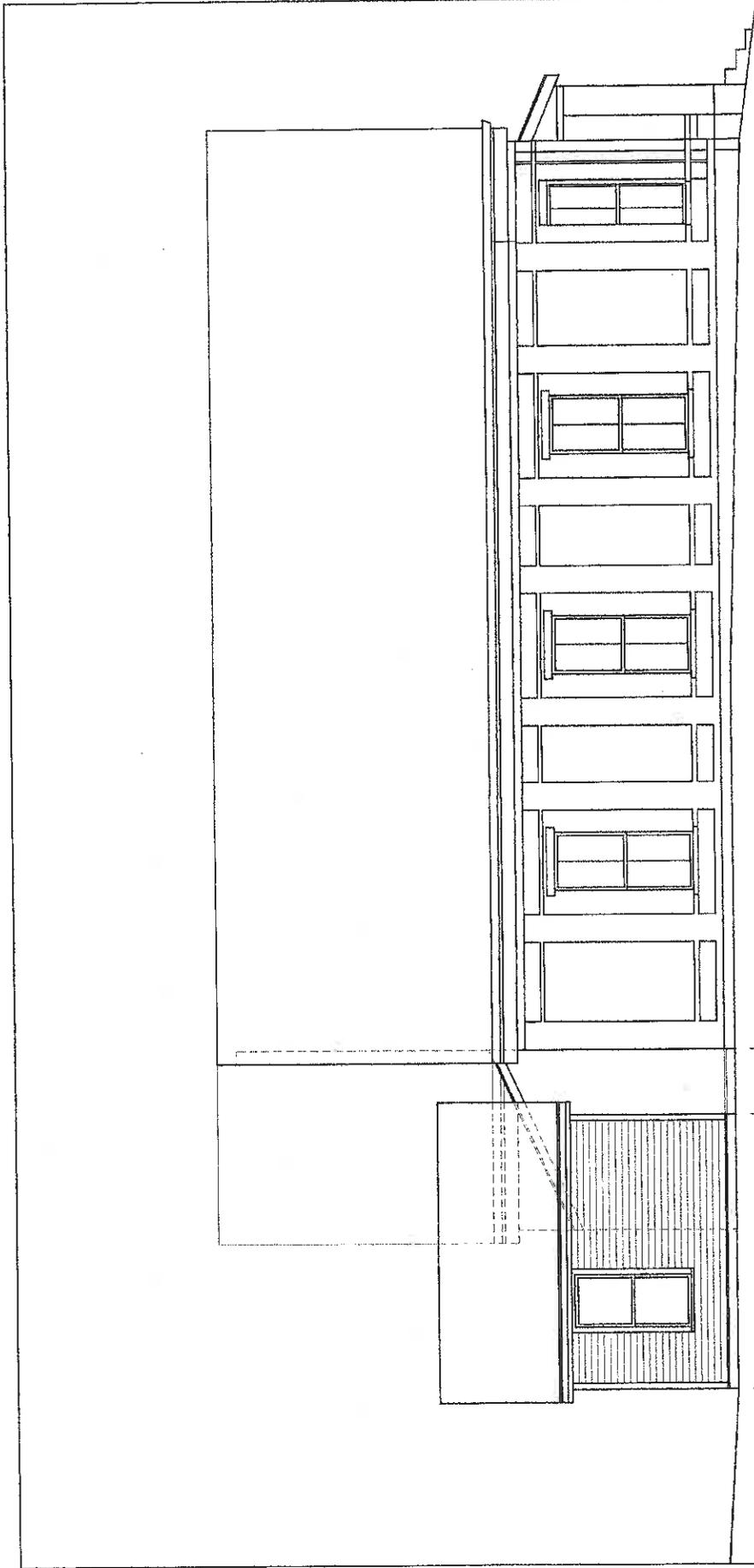
A-102



PROPOSED MAIN LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 11-30-11

612 N. WALNUT ST.

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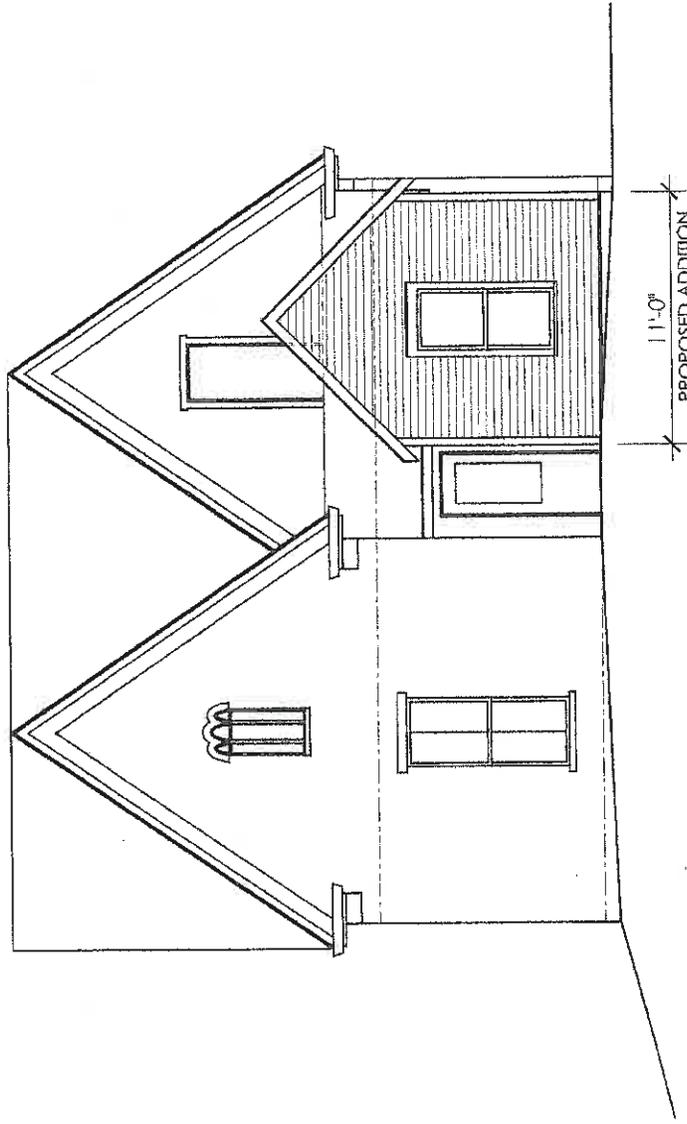


SIDE (NORTH) BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
11-30-11

A-201

612 N. WALNUT ST.

MCA - MARC CORNETT ARCHITECTS 101 E KIRKWOOD AVE BLOOMINGTON, IN 812-325-5964
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REAR (EAST) BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

11-30-11

A-202

612 N. WALNUT ST.

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2013 Historic Preservation Commission

Meeting Date	Application Deadline	Fax Legal Ad	Deliver Packets	Meeting Room & Time
01/10	01/02	01/03	01/04	McCloskey 4:30
01/24 Tentative	01/16	01/17	01/18	McCloskey 4:30
02/14	02/06	02/07	02/08	McCloskey 4:30
02/28 Tentative	02/20	02/21	02/22	McCloskey 4:30
03/14	03/06	03/07	03/08	McCloskey 4:30
03/28 Tentative	03/20	03/21	03/22	McCloskey 4:30
04/11	04/03	04/04	04/05	McCloskey 4:30
04/ 25 Tentative	04/17	04/18	04/19	McCloskey 4:30
05/09	05/01	05/02	05/03	McCloskey 4:30
05/23 Tentative	05/15	05/16	05/17	McCloskey 4:30
06/13	06/05	06/06	06/07	McCloskey 4:30
06/27 Tentative	06/19	06/20	06/21	McCloskey 4:30
07/11	07/03	07/03	07/05	Hooker 4:30
07/25 Tentative	07/17	07/18	07/19	McCloskey 4:30
08/08	07/31	08/01	08/02	McCloskey 4:30
08/22 Tentative	08/14	08/15	08/16	McCloskey 4:30
09/12	09/04	09/05	09/06	McCloskey 4:30
09/26 Tentative	09/18	09/19	09/20	McCloskey 4:30
10/10	10/02	10/03	10/04	McCloskey 4:30
10/24 Tentative	10/16	10/17	10/18	McCloskey 4:30
11/14	11/06	11/07	11/08	McCloskey 4:30
11/26 Tentative	11/18	11/19	11/20	McCloskey 4:30
12/12	12/04	12/05	12/06	McCloskey 4:30
12/26 Tentative	12/18	12/19	12/20	McCloskey 4:30