

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday February 14, 2013

4:30 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - CERTIFICATES OF APPROPRIATENESS**
 - A. COA-1-13**
 - 600 West Howe Street
 - Owner: Julia Carr
 - Request to build a shed
 - B. COA-2-13**
 - 112 East Third Street Representative Jim Parrott
 - Request for a sign on the east side of the building.
- IV. DEMOLITION DELAY**
- V. NEW BUSINESS**
 - A. Showers Technology Park-presentation CTP Consultants
 - B. Preservation Month lectures and events
- VI. OLD BUSINESS**
 - A. Matlock Heights Application : Conservation District
- VII. COMMISSIONERS' COMMENTS**
- VIII. PUBLIC COMMENTS**
- IX. ANNOUNCEMENTS**
- X. ADJOURNMENT**

Next meeting date is Thursday February 28, 2013 at 4:30 p.m. in the McCloskey Room

Posted: February 7, 2013

Summary: This is a request to build a shed in the rear yard of a house on Howe to be used as a writing studio.

COA-1-13

**600 West Howe Street
 Owner: Julia Karr
 Prospect Hill Conservation District**

Request construction of and 8' x 10' shed in the rear yard.

89 C 600 House; Carpenter Builder/ Pyramidal Cottage, c.1900

The property is located on the section of Howe that contains lots that extend from Howe to Smith. The property is located along an alley on its east side and at the "T" of Jackson Street as it dead ends into Smith. In the block to the east there are several homes facing Smith, but these discontinue for a few lots west of the alley. The house is a pyramidal –ell with some

modification. The proposed structure will be used as a studio but the template for its design comes from the rural outbuildings nearby. The owner walked through Prospect Hill taking note of the many remaining outbuildings that predate the automobile. The owner will use wood board and batten siding and salvaged windows. The shape of the building and roof is taken from animal coops, but will serve the purpose of its proposed use.



The owner has determined to use salvaged parts to build the structure whenever possible. It will have a simple shed roof form. The windows will be as depicted

but taken from salvage sources around town. The shape of the windows on the north and west sides echoes the existing mudroom addition on the house. The salvaged east door will front the alley. The windows facing the house will be a row of double hung windows.

The roof is corrugated metal which seems an appropriate treatment in this instance. Staff checked with Planning and the roof of this structure does not have to conform to residential standards. A corrugated roof, therefore is possible and appropriate to the rural nature of many of the existing building in the area. A house in the 500 block of Smith was originally a chicken house that was expanded to become one of the more interesting and eclectic homes in Prospect Hill.

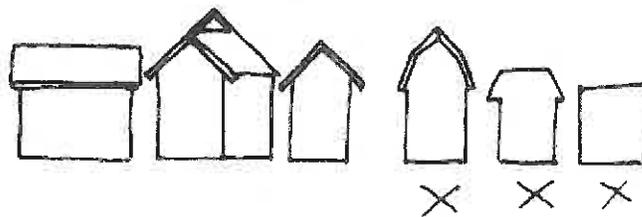


Rear showing high ribbon windows on existing mudroom.

Although not directly mentioned in the design guidelines, the shape of the structure has precedent in many rural buildings, longer than wide with a simple shed roof.

From the Prospect Hill Conservation District Guidelines.

Roof Shape



Context

2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

ACCESSORY STRUCTURES

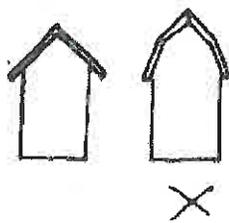
Definition : Any structure secondary to the principal building on the lot and greater than 80 square feet in size is subject to the following guidelines:

SUBJECT TO REVIEW AND APPROVAL:

All structures greater than 80 square feet.

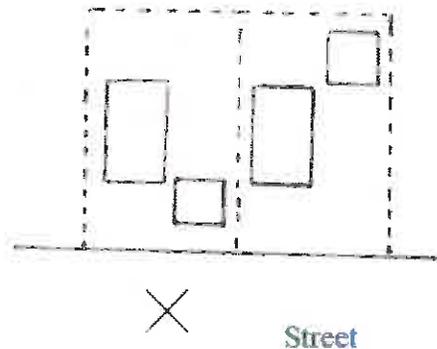
RECOMMENDED

1. New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern
2. New structures should be placed, where possible, in a subordinate position to the primary building on the lot.



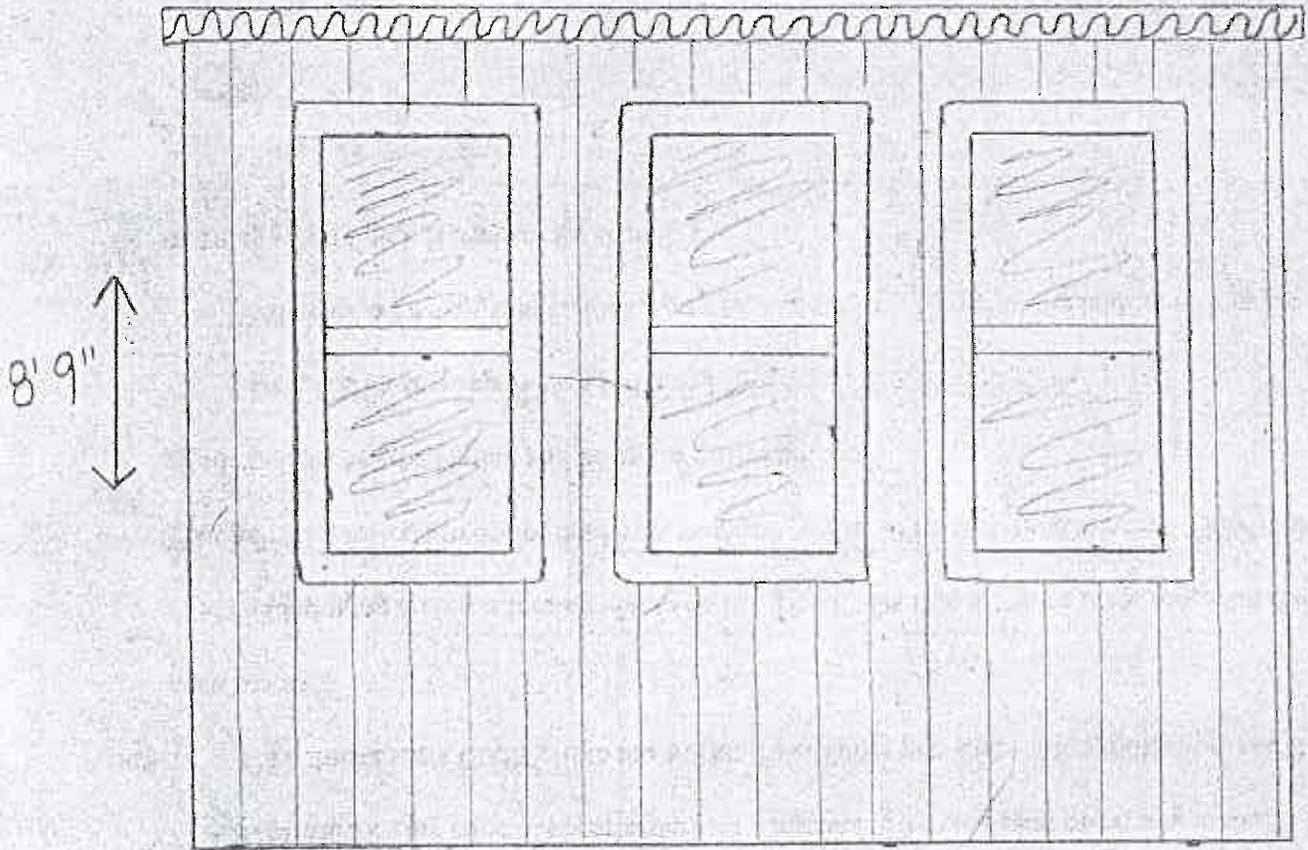
Compatible Design

Subordinate location

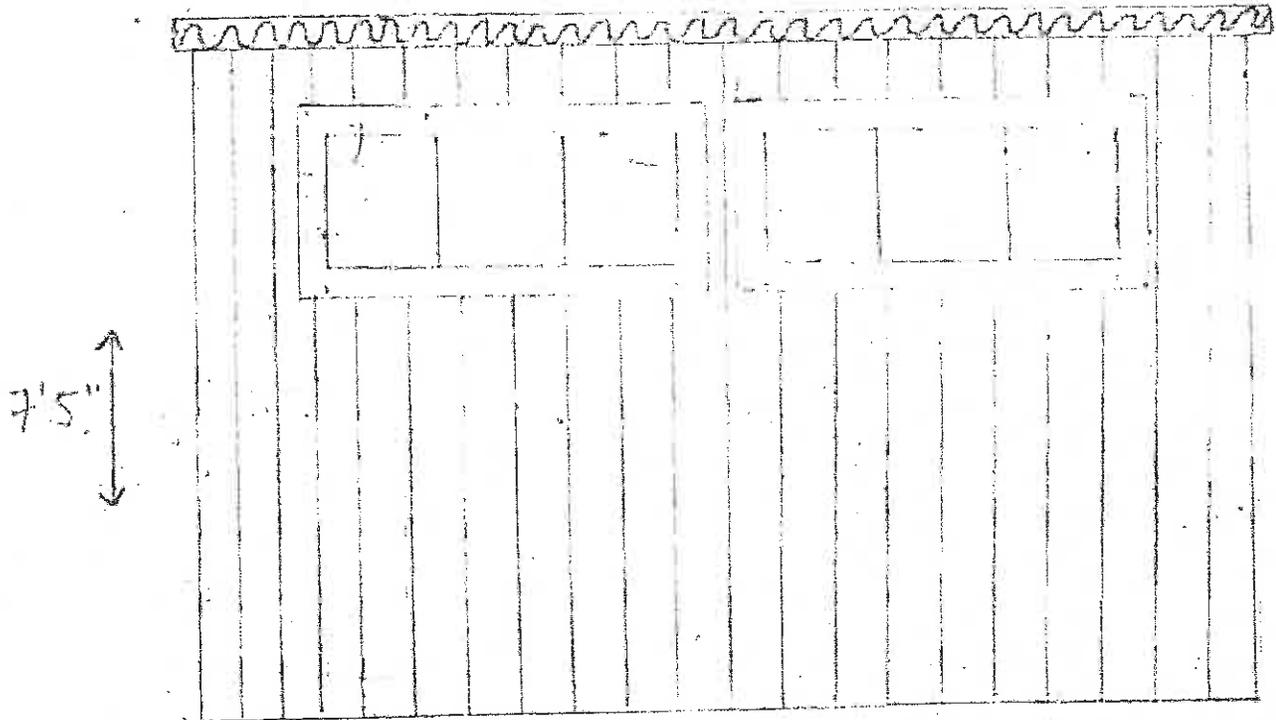


The placement of the new structure on the long, (145') lot is still 20' from the back fence line and Smith right of way. It is 17' away from the nearest adjacent property. Smith is unimproved with sidewalks at this location. The placement is within the setbacks proposed by the guidelines for a secondary structure.

Staff recommends approval of COA-1-13 with the condition that the petitioner's receive the appropriate approvals from the Board of Zoning Appeals or Hearing Officer. Staff would support moving the double hung windows closer together and framing them using the option of divided light windows if they are available.



12' South facing / towards the rear of house



North facing / towards Smith Ave.

8'

8'

11'6"

7'5"



East facing / towards alley

West facing / towards Jeff Powell's

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

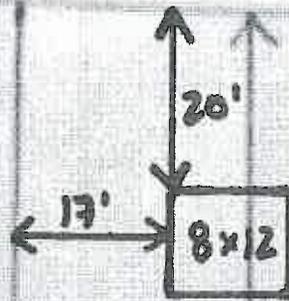
A "Complete Application" consists of the following:

1. A legal description of the lot _____
2. A description of the nature of the proposed modifications or new construction:
New construction of an 8x12' studio shed (detached). The length of the building will run east to west, and be (approximately) 12' It will connect to the rear of the main house, with vertical board & batten wood siding and recessed hinged horizontal windows (wooden? recycled) the door is recessed hinged. The higher elevation will face the house (south) & will have picture windows looking into kitchen. Other exterior walls will have horizontal windows like those on rear of house (2 on the 1st, 1 on 2nd). All windows will be recessed and the roof will be tin. Other colors will be the same as the house.
3. A description of the materials used.
Recycled and reused materials will be used throughout where possible.
Vertical wood board & batten siding
Recycled wood frame windows
Recessed wood door
Tin roof
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.

SMITH

JENSEN



61'

76'



195'

HOME

ALLEY

19'



16'



SIDEWALK

39'

600 W. Howe St.



REAR 600 W HOWIE



LOOKING EAST ACROSS AULEY



FRONT 600 W HOWIE



LOOKING NORTH ON JACKSON WEST SIDE



FRONT 600 W. HOWE



LOOKING NORTH ON JACKSON
EAST SIDE



SMITH



WEST NEIGHBOR ON SMITH

COA-02-13

**Home Laundry Company Building
300 East 3rd Street**

Owner

Petitioner:

**Parrott Signs for College Town Cutters
Jim Parrott representative**

Zoning CD

Request for a sign for a new use, College Town “Beer and Wine Lounge”

This is an application for a sign on the east side of the Home Laundry to be located on the building’s 2007 addition. The building was converted to mixed use with several different businesses on the first floor. The Commission has subsequently reviewed several petitions for signage. Some have been implemented and some have not.

In 2008, the Commission approved two oval wood painted (3’x6’) wall signs for Rachel’s Café. In 2009 there was another request for signage on the east and west sides of the building for a tenant, College Town Cutters, who currently occupy Unit D of the retail space in the rear of the building. At that time they requested two oval 3’ x 5’ wall signs. Both have no interior lighting



EXISTING SIGNAGE 2008

Senoj, a business located in the corner bay, has metal signage above the canopy that was approved in 2010. These signs are still in use.

A plan to name the building itself with standing metal channel letters in a moderne font above the corner canopy was approved in 2007, but that permit has expired.

The current proposal will be the second sign on the aluminum bay of the building, facing east. It will be approximately the same size, coloration, and shape as the existing College Town Cutters sign that is above the door. The 30"x60" oval aluminum sign will have a four color process print of the company logo. There is a depiction of the location and scale of the sign on the building attached to this report. The sign will be visible to traffic going west, but is located deep in the lot and therefore difficult to see from other perspectives.

Staff recommends approval

1 FLAT PANEL SIGN WITH THE COLLEGE TOWN BEER & WINE LOUNGE LOGO. THE SIGN WILL BE MADE OF 1/8" ALUMINUM ~~AND~~ WITH A 4 COLOR PROCESS PRINT OF THE LOGO WITH A CLEAR APPLIED OVER ALL. THE SIGN WILL BE INSTALLED ON THE EAST SIDE OF THE BUILDING TOWARDS THE SOUTH END.

3. A description of the materials used.

1/8" POLYMETAL ALUMINUM PANEL.
 4 COLOR PROCESS PRINT OF THE LOGO APPLIED TO THE FIRST SURFACE.
 A CLEAR LAMINATE IS THEN APPLIED OVER THE PRINT.

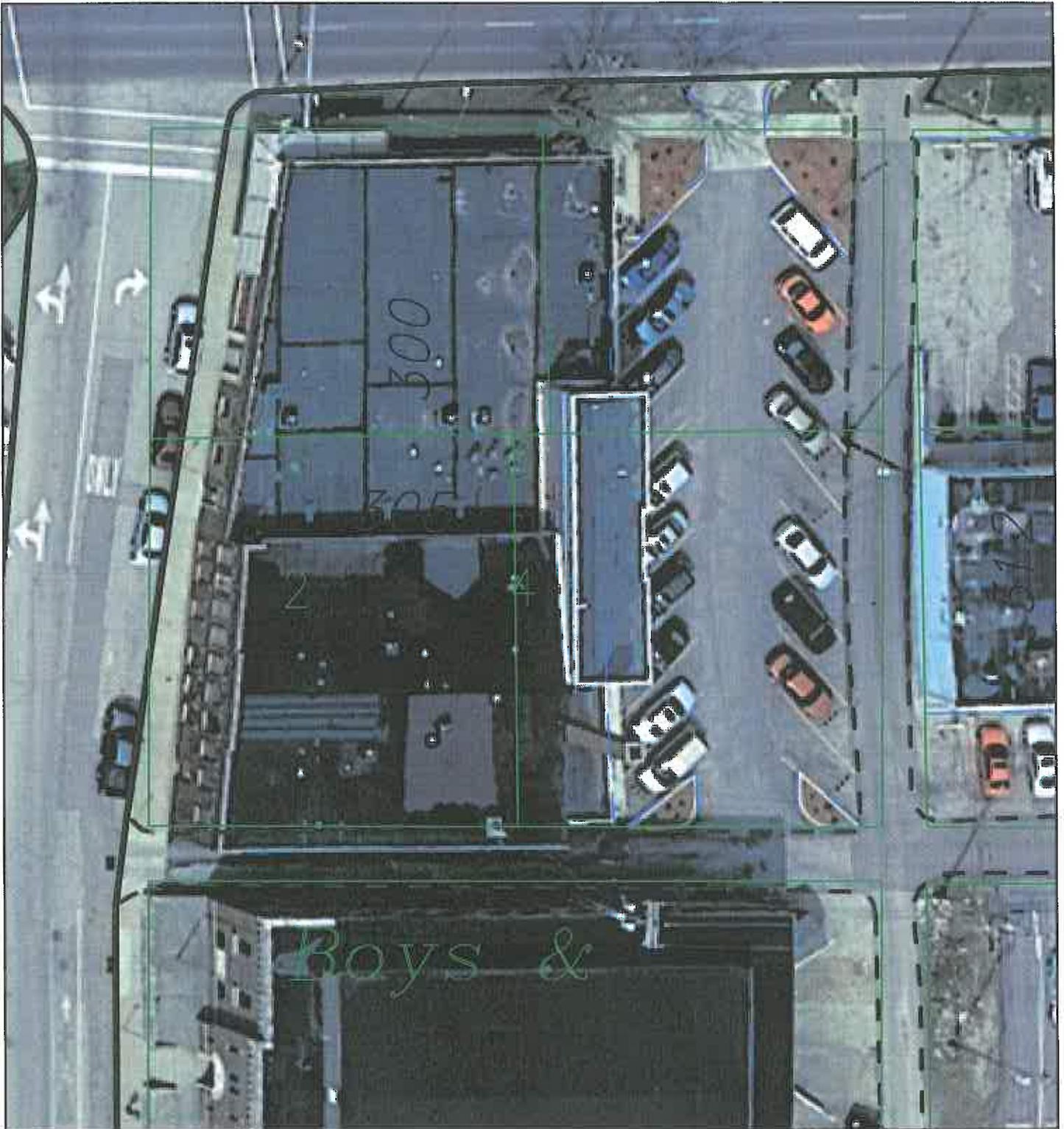
30" X 60"

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

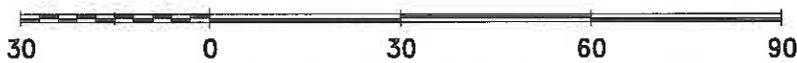
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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





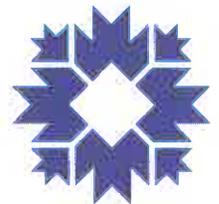
By: shayp
7 Feb 13



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 30'

the designation. The Ad Hoc Committee will determine if secondary and primary areas will be assigned to the district and will categorize each building on the basis of merit.

A vote will be taken at the next regular meeting of the Bloomington Historic Preservation Commission after appropriate educational meetings have taken place. The Commission meets the second Thursday of each month at 4:30 P.M. in the McCloskey Room of Showers City Hall on Morton Street. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting materials. If you feel uncertain about the merits of the designation, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which the action is taken. Action by the Commission must occur within ninety days of the filing date, unless a preliminary meeting is requested.

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

1. A legal description of the proposed district

Survey completed 2012 by Bloomington Restorations, Inc. (attached)

Including the following addresses:

East Glendora Drive: 201, 211, 221, 301, 311, 321, 331, 401, 411, 200, 220, 400, 444;

East Gilbert Drive: 201, 211, 210, 220, 300, 310;

East Saville Avenue: 411, 410, 420;

East Vernon Avenue: 409, 410;

E. SR 45/46 Bypass: 201, 211, 221, 231, 401, 411;

North Fritz Drive: 2521, 2511, 2431, 2421, 2411, 2321, 2303, 2301, 2201, 2530, 2520, 2510, 2500, 2440, 2430, 2420, 2410, 2400, 2330, 2320, 2310, 2300, 2210, 2206;

North Martha Street: 2230, 2244, 2300, 2305, 2301, 2243, 2231;

North Laverne Drive: 2411, 2410, 2400;

North Barbara Drive: 2431, 2421, 2411, 2407, 2420, 2410, 2400;

North Dunn Street: 2421, 2411, 2401, 2341, 2331, 2321, 2311, 2301, 2211.

Property Classifications:

Outstanding

North Fritz Drive: 2301

Notable

East Glendora Drive: 201

North Fritz Drive: 2431, 2303;

North Martha Street: 2244, 2230;

North Barbara Drive: 2431.

North Dunn Street: 2401

Contributing

East Glendora Drive: 211, 221, 301, 311, 321, 331, 401, 411, 200, 220, 400, 444;

East Gilbert Drive: 201, 211, 210,300, 310;
East Saville Avenue: 411, 420;
East Vernon Avenue: 409, 410;
East SR 45/46 Bypass: 201, 211, 221, 231, 401, 411;
North Fritz Drive: 2521, 2511, 2421, 2411, 2321, 2301, 2201, 2430, 2530, 2520, 2510, 2500,
2440, 2430, 2420, 2410, 2400, 2330, 2320, 2300, 2210, 2206;
North Martha Street: 2243, 2231, 2300;
North Laverne Drive: 2411, 2410, 2400;
North Barbara Drive: 2421, 2411, 2407, 2420, 2410, 2400;
North Dunn Street: 2421, 2411, 2341, 2331, 2321, 2311, 2301; 2211

Non-Contributing

East Gilbert Drive: 220
East Saville Avenue: 410
North Martha Street: 2305
North Martha Street: 2301

2. Provide photographs of the structure(s) proposed for designation. If the district contains several structures, provide a representative sampling

Entire area photographed, archival photos included.

3. Provide a zoning map and a geographic information system map showing the proposed boundaries of the district. The material may be obtained from staff.

Attached properties classified

4. Provide copies of any listing on the state or national registry or historic survey information.

Attached

5. If the designation is proposed on grounds other than architectural significance, supply evidence of the historic linkages described. Such evidence as deed transfers, Sanborn maps, City Directory entries, and Atlases, written and oral histories may be used.

Included: aerials, plat maps, articles, house tour notes

An historic district must be ruled to meet one of the following criteria by the Historic Preservation Commission:

Historic:

- a. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state or national history. ✓
- b. Is the site of an historic event:
- c. Exemplifies the cultural, political, economic, social or historic heritage of the community or ✓

Architecturally worthy:

- a. Embodies the distinguishing characteristics of an architectural or engineering type; or
√
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Contains elements of design, detail materials or craftsmanship which represent a significant innovation; or
- d. Contains any architectural style, detail, or other element in danger of being lost; or
- e. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city; or √
- f. Exemplifies the built environment in an era of history characterized by a distinct architectural style.√

Please describe under which category(s) the proposed district qualifies to be locally designated.

1. History

(a) Matlock Heights illustrates a pattern of idealized midcentury development on curvilinear streets with large irregularly shaped lots. Throughout the 19th and 20th century there was a discernable interest in pastoral settings, which played out not only in the designs of new subdivisions, but also, earlier in graveyards (like Rose Hill) and parks especially in larger cities. The goal was to escape the congestion of urban life for the experience of nature. In Matlock Heights it has produced an idealized landscape of softly rolling hills, now with mature trees and still without sidewalks. Individual houses were characteristically placed at a horizontal plane to the street in order to block street noise from the private backyards. The rear yard evolved into an outdoor entertainment area opening into the house through sliding glass doors, usually several opening into bedroom and family rooms.

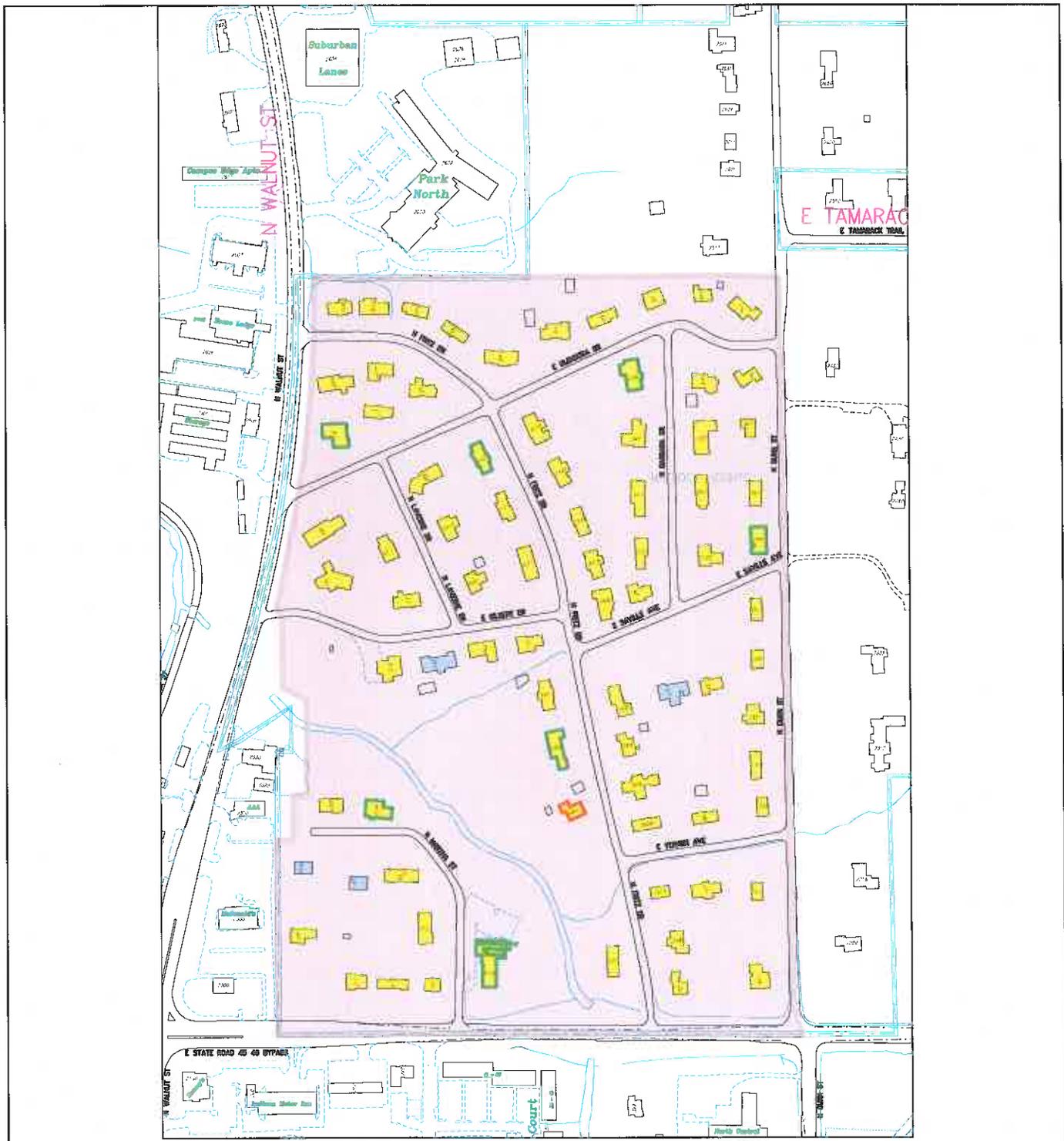
The district illustrates the use of high production practices in housing development after WW II . The return of WWII veterans produced unprecedented demand. In fact new housing had been depressed since 1929. C. 1950 photographs show the initial landscape mostly in crops except for a swath of trees along a creek bed in the south west corner of the district near the Matlock Farm which is visible in the lower center of the tract. It is the only structure (plus barns and accessory buildings) The 1961 aerial reveals that 70 houses were constructed before this time (between 1952 and 1961), only ten were added later. Photographs taken shortly after construction, show almost no vegetation. Housing at mid century was production oriented with increasingly shorter times to fill a subdivision. Houses were constructed without prospective buyers.

Matlock Heights reflects the use of a national marketing supported by print media, advertising and television. The suburban ideal was validated through situation comedies, movies and a group of magazines called "Shelter magazines" such as Sunset Magazine (1898) Better Homes and Gardens (1922) House and Garden (1901), House Beautiful (1896). One of these magazine, Better Homes and Gardens featured the house located at Fritz Drive (Five Star Home No. 2001)

- (b) Locally, Matlock Heights illustrates the development of mid century housing on rural tracts of land. The original farmstead is preserved within this subdivision and most development occurred within 12 years of the initial subdivision on November 8, 1952 by Waldron and Martha Fritz. George Matlock, one of the settling residents of Monroe County died in 1877 and is buried in Bethel Church graveyard.

Architecturally worthy

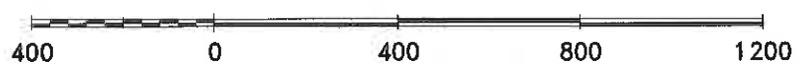
- (a) shows remarkable consistency of forms and materials
The housing in Matlock Heights is an excellent illustration of the use of limestone veneer into the mid-20th century. The use of limestone is common in other locations , but the proportion and consistency of the use of limestone in this district is notable. Out of 80 properties, 62 have limestone veneer features or chimneys, an additional 6 are either sandstone or fieldstone. A total of 85% of the district is constructed with some masonry details.
As an expression of a mid century neighborhood, Matlock Heights is remarkable in its consistency of form. There are 8 split levels among the 80 properties and 61 ranches. Within the ranch form there are several "styles" including colonial, french and spanish etc.
- (e) Matlock Heights is a completely residential district. It is distinguished from surrounding areas by changes in use, era of construction, street layout, kinds of buildings and scale. Entering the neighborhood from any of its boundaries immediately announces that you have arrived in a distinct place.
- (f) Although many subdivisions from the 50s, 60s, and 70s, contain ranches, none in Bloomington have the consistency and proportion of representation a single area. The concentration of construction dates (1952-62), as illustrated by aerials taken in 1949-1961, show how uniformly the buildings illustrate the era.



Matlock Heights Conservation District

City of Bloomington
Housing & Neighborhood

By: winklec
19 Nov 12



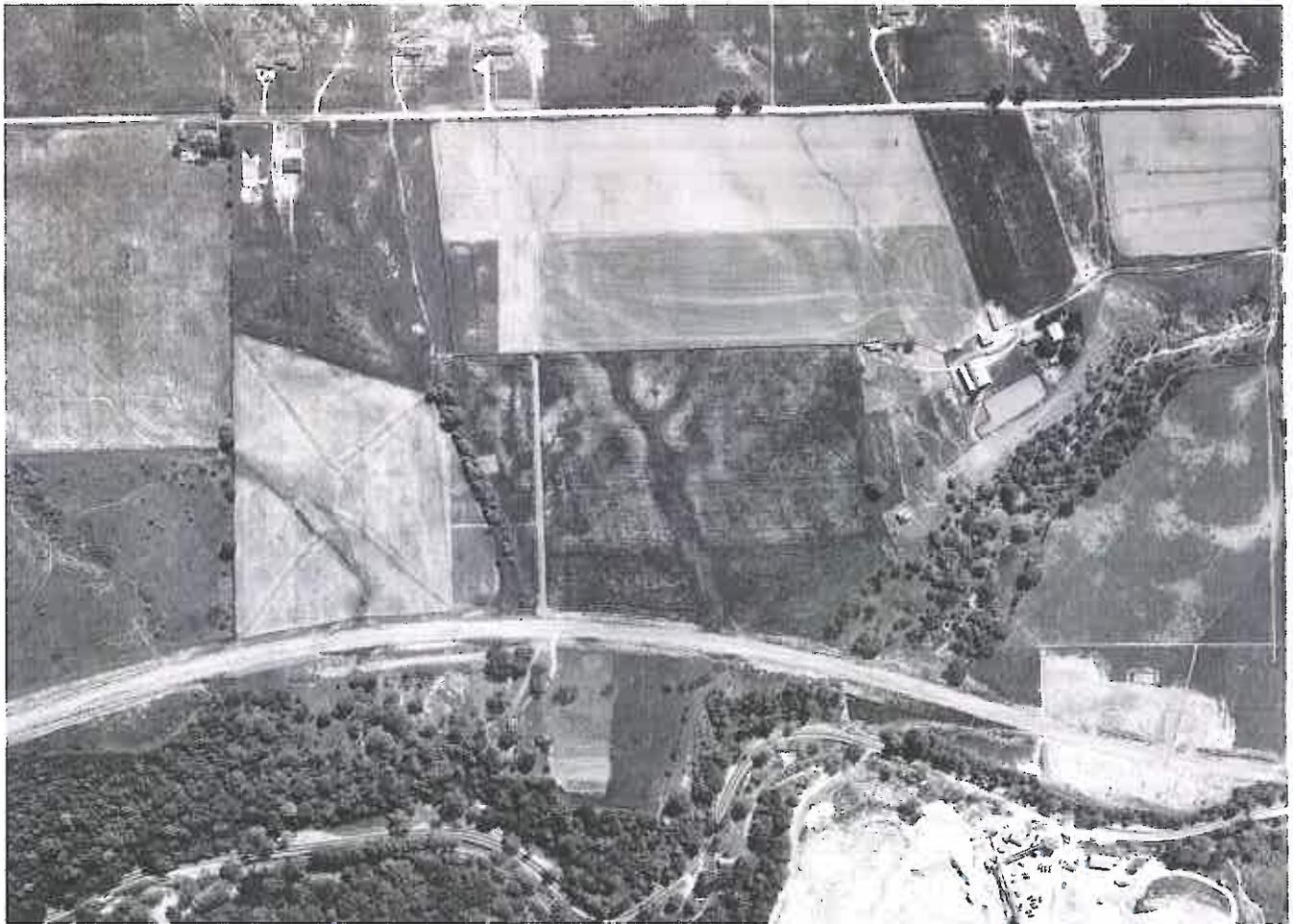
Scale: 1" = 400'

For reference only; map information NOT warranted.

21



1961



1949

MATLOCK HEIGHTS HISTORY, IN LOCAL AND NATIONAL CONTEXT

Matlock Heights was platted in 1951, by Waldron Fritz and Gilbert Swaim, on land that had been long held in farming by the Matlock Family. The neighborhood prizes the c. 1850 farmhouse built by George Matlock, located in the heart of the neighborhood. It was spared from demolition by the Sullivan family in the 1950's when Waldron and Martha Fritz subdivided the farm for "modern housing." Development of the neighborhood was highly concentrated: all but ten of the current existing houses were constructed within a decade of the recorded plat. Waldron Fritz went on to develop several other mid-century neighborhoods on the outskirts of Bloomington including, most prominently, Fritz Terrace.

Fritz and Swaim's platting for Matlock Heights featured large lots, curvilinear streets, and some eighty homes, the majority of which were constructed of limestone in the ranch architectural forms. Sixty-one of the seventy-nine homes in Matlock Heights are ranch style. The homes reflect a change in the national values of that era, with the fusion of the western ranch ideal and the modernist concept of leisure inspiring the forms of this mid-century neighborhood. Plans for new and "modern housing" had been circulating through magazines such as *House Beautiful*, *Sunset*, and *House and Garden*, which set the style and wetted the appetite for the suburban ideal. Romance of open spaces, independence of single family homes, natural landscaping, backyard privacy, and informality were worked into the modern suburban dream. Rambling floor plans, expanses of windows, and curvilinear streets express the aspirations of a generation who sought to live in nature.

Although other characteristic building materials are present in the neighborhood, like rustic vertical siding and brick, Matlock Heights is yet another and later expression of Bloomington's enthusiasm for stone. The limestone industry reached its nadir in the 1930's and 40's, but the era of the 50's saw resurgence, partially through the returned popularity of stone in the construction of ranch homes. Limestone veneer homes, some with stone knee walls and massive chimneys reflect a long standing local industry translated through the new style in the neighborhood. It is the consistency of age, form, and building materials that make Matlock Heights an outstanding and eminently preservable example of its era.

Fritz, Swaim, and other builders spawned the distinctiveness of Matlock Heights using architectural cohesiveness of the mid-century modern form throughout. The home located at 2421 Barbara Drive is just one result of the above mentioned marketing strategies; this red brick "colonial" style ranch was named *Better Homes and Gardens* magazine's best-selling plan of all time, (Five Star Home #2001.) Designed by Bertram Webber, the home was touted for its open and free circulation, cross ventilation, easy access to the patio, and two closets for every bedroom.

Most of the contributing homes in this neighborhood have not been significantly altered since their origination, which underscores that these high-quality homes remain durable examples of their kind. Lots in Matlock Heights Conservation District are large, with 1.85 buildings per acre. Homes average 2,800 square feet at ground level. The longest horizontal plane of most of these homes is seen from the front of the lot with a good setback from the street. There are sizable yards with no sidewalks and little through-traffic from non-resident vehicles. Homeowners in Matlock Heights believe strongly that these characteristics need to be preserved.

The diversity of owners spans a nice range including owners aging in place, young families with children, working professionals, and business owners. Homeowners tend to remain in Matlock Heights for many years. Many of them now value utilization of solar power and multiple other energy efficient improvements well-adapted to their mid-century modern house forms. Pride of ownership is apparent as homes and properties

are kept in good repair and landscaping reflects the pride of place.

The Matlock Heights Neighborhood Association has been active for many years, seeking to promote a safe and harmonious living environment for its residents, protect this special place from incompatible development, and to preserve our valuable mid-century modern homes from destruction. Because there is little undeveloped property in Matlock Heights, any new construction deemed necessary would likely involve the demolition or relocation of existing buildings. The recommendations laid out in the following guidelines can advise on such topics, should such a circumstance arise.

The Matlock Heights Conservation District, (MHCD,) was implemented to help preserve our unique residential housing and to provide stability to a neighborhood where college student housing development pressure is heavy. Our distinctiveness should ensure that families are likely to purchase homes here and work together for the enhancement of the neighborhood over time. With support from the Bloomington Historic Preservation Commission, (BHPC,) we have established these design guidelines for any future changes in Matlock Heights, in hopes of helping to preserve the historic character of this place. Our value of history, the diverse families that live here, and pride in our neighborhood encourage us in this endeavor.

2410 Laverne Drive



201 East Matlock (SR 45/46 Bypass)



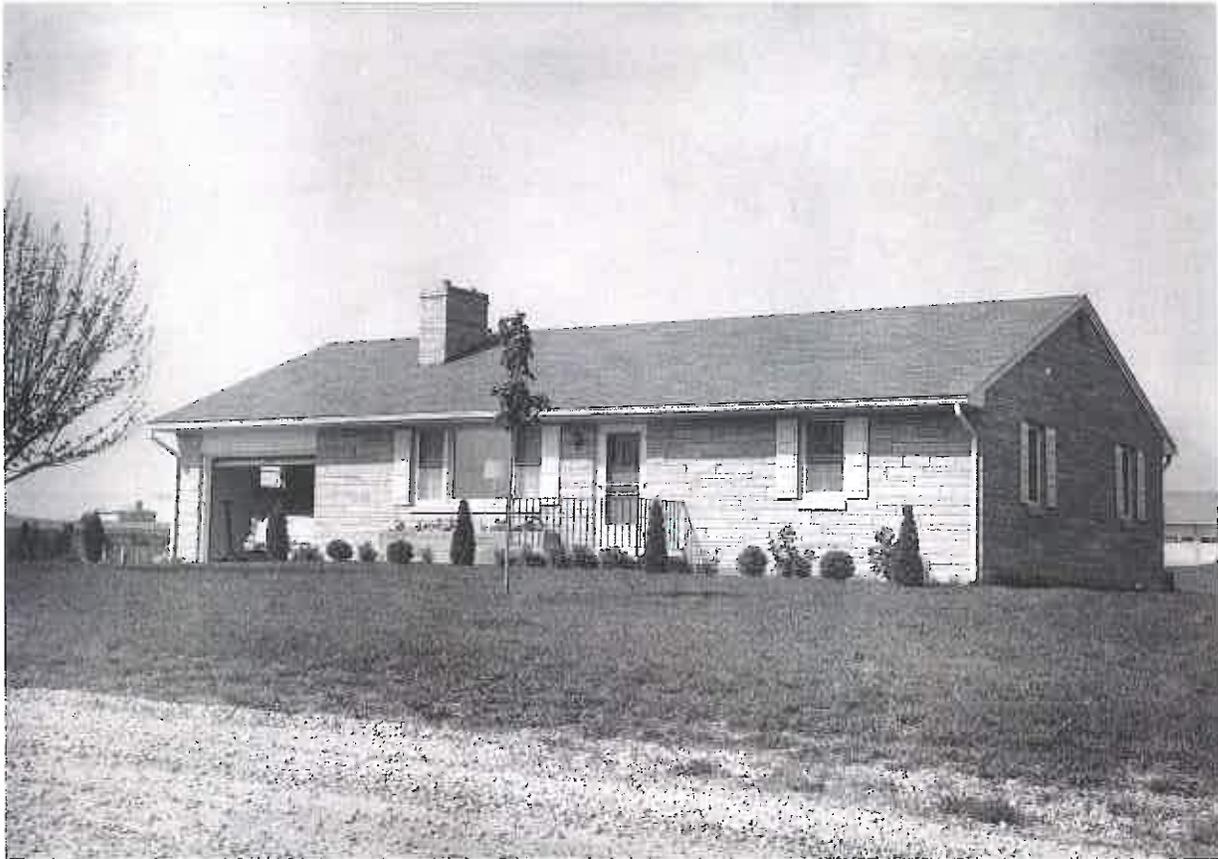
211 East Gilbert Avenue



400 Glendora Drive



2400 Laverne Avenue



2420 Barbara Drive



2420 North Fritz Drive





