

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday February 28, 2013

4:30 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES September 13, 2012

IV. HISTORIC DESIGNATION

A. CD-01-13

Matlock Heights Conservation District Application

Area roughly bounded by Walnut Street on the west, SR 45/46 Bypass on the south, the west side of North Dunn Street on the east, and including both sides of Glendora and Fritz Drive on the north.

V. CERTIFICATES OF APPROPRIATENESS

A. COA-3-13

1126 East First Street Owner Laura Stolberg.

Request to build a read deck

VI. NEW BUSINESS

VII. OLD BUSINESS

A. Preservation Month Activities : Calendar Update

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Next meeting date is Thursday March 14, 2013 at 4:30 p.m. in the McCloskey Room

Posted: February 21, 2013

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday September 13, 2012

4:00 P.M.

AGENDA

I. CALL TO ORDER

The meeting was called to order by Chairman Dave Harstad at 4:05 p.m.

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell

Jeannine Butler

Dave Harstad

Marjorie Hudgins

Marleen Newman

Chris Sturbaum

Doug Wissing

STAFF

Nancy Hiestand – HAND

Lisa Abbott - HAND

Amanda Cosby – HAND

Patty Mulvihill – CITY LEGAL

GUESTS

Mark Kaplan

Jon Blau

Debby Herbernick

Charles Webb

Mark Webb

Jonathan Hess

Tim Cover

Eric Swank

Jim Lewis

Karla Lewis

Kathy Holland

Jenny Southern

III. APPROVAL OF MINUTES May 10, 2012 and May 23, 2012

Motion #1:

Jeannine Butler made motion to approve May 10, 2012 minutes. Marjorie Hudgins

seconded motion. Motion passed 6/0/0 (yes/no/abstain).

Motion #2:

Marjorie Hudgins made motion to approve May 23, 2012 minutes. Chris Sturbaum seconded motion. Motion passed 6/0/0 (yes/no/abstain).

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.

Motion #3:

Jeannine Butler made motion to approve COA-28-12. Marjorie Hudgins seconded motion. Motion passed 7/0/0 (yes/no/abstain).

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.

Nancy gave her report with staff recommendation.

Public Comment:

Mark Kaplan said he was the Chair of the subcommittee of Elm Heights and is in support of this and commented that he would like the setback to be as it was. Mark would also like the trees to be staked and fenced so they are protected.

Debbie Herbenick lives at 528 S Highland Ave. said she is in support of this and wanted to comment that stonewall is in disrepair.

Commissioner's Comments:

Marleen Newman thinks this is a good compromise.

Chris Sturbaum said it is nice to see this outcome.

Danielle Bachant-Bell echoed fellow commissioner's comments.

Marjorie Hudgins said she is happy to see the house being saved.

Doug Wissing commented that this is a good outcome.

Dave Harstad thanked the neighbors.

Motion #4:

Danielle Bachant-Bell made a motion to approve COA-25-12, request to move the

building at 1201 E. 2nd ST to 1203 E. 2nd ST. Chris Sturbaum seconded motion. Motion passed 7/0/0 (yes/no/abstain).

Patty Mulvihill stated the Findings of Fact:

1. The Commission finds that relocating the contributing structure presently located at 1201 E. 2nd ST approximately 100 feet to the property commonly known as 1203 E. 2nd ST will not harm or jeopardize the historic nature of this contributing structure.
2. The Commission finds that relocating the contributing structure presently located at 1201 E. 2nd ST approximately 100 feet to the property commonly known as 1203 E. 2nd ST will not harm or jeopardize the historic nature of Elm Heights Historic District.
3. The Commission finds that relocating the contributing structure presently located at 1201 E. 2nd ST to the property commonly known as 1203 E. 2nd ST will not significantly alter the historic nature or feel of the Elm Heights Historic District as the contributing structure is only moving 100 feet away from its present location, will remain in the Elm Heights Historic District, and will in fact remain on the same block face as it presently sits.
4. The Commission finds that relocating the contributing structure presently located at 1201 E. 2nd ST to the property commonly known as 1203 E. 2nd ST will continue the historic nature of the Elm Heights Historic District because the relocated structure will be sitting upon a site which up until very recently also contained a contributing structure- the site of the relocation will once again contain a contributing structure.
5. The Commission finds that relocating the contributing structure presently located at 1201 E. 2nd ST to the property commonly known as 1203 E. 2nd ST is consistent with the flexibility element noted within the Design Guidelines of the Elm Heights Historic District. These Guidelines indicated a desire to allow property owners flexibility in their intentions with their properties provided the flexibility would not detract from or harm the historic character of either a structure or the Elm Heights Historic District. Because neither the contributing structure presently at 1201 E. 2nd ST nor the overall Elm Heights Historic District's historic character are detracted from by the relocation of the structure, the Commission finds that approving the relocation serves to adhere to the flexibility element noted within the Elm Heights Historic District Guidelines.
6. The Commission finds that Elm Heights Historic District Design Subcommittee found that relocating the contributing structure presently located at 1201 E. 2nd ST to the 1203 E. 2nd ST will not harm or jeopardize the historic character of either the structure or the District; and because of this, the Commission finds that the Subcommittee's support of the relocation further supports findings already rendered by this Commission.

Motion #5:

Chris Sturbaum made a motion to approve Patty's Findings of Fact for COA-25-12 that was stated. Marjorie Hudgins seconded motion. Motion passed 7/0/0 (yes/no/abstain).

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.

Nancy Hiestand gave her report and gave staff recommendation.

Commissioner's Questions/Comments:

Chris Sturbaum asked if the owners would consider using divided light windows such as 2 over 2 or 4 over 4.

Jeannine Butler commented that it would be nice to have bigger windows.

Motion #6:

Chris Sturbaum made a motion to approve COA-26-12 with the option to use either window styles. Marleen Newman seconded motion. Motion passed 7/0/0 (yes/no/abstain).

Patty Mulvihill stated the Findings of Fact:

1. The Commission finds that the proposed demolition and construction does not harm or jeopardize the historic character of the house or of the Prospect Hill Neighborhood.
2. While the portion of the house is being remodeled and reconstructed, the Commission finds that these changes do not alter the original character-defining features.
3. The Commission finds that the materials to be used by the owners are appropriate for the house and the neighborhood and will not detract from the historic character of the neighborhood.
4. The Commission finds that the two window options presented are both appropriate for the house and the neighborhood.
5. The Commission finds that since the area is nearly invisible from Smith Street the project will not harm the historic character of the house.

Motion #7:

Danielle Bachant-Bell made a motion to approve Patty's Findings of Fact for COA-26-12. Marjorie Hudgins seconded the motion. Motion passed 7/0/0 (yes/no/abstain).

- C. COA-27-12
112 E. 3rd Street Fleener Building Owners Pavilion Properties
Representative Tim Cover Studio Three Design
Request for a new development plan to rehabilitate the building

Nancy gave her report stating that this was designed by the Mitchell Brothers and is only 1 out of 4 buildings designed by them to be verified from the 1920's. Nancy gave staff recommendations.

Tim Cover stated the windows will look like double hung windows but are casements for a bigger opening. There will be 6 or 7 bricks between with a 16"-21" minimum spacing. Chris Sturbaum stated to Tim that staff would have to approve that.

Commissioner's Questions/Comments:

Chris Sturbaum asked if there was a full basement, Tim Cover confirmed there was. Chris also asked color of windows and doors. Tim replied by saying white mix, white aluminum clad and will be painting the wood a white. Signage will be in dark bronze color. Chris said he

would be disappointed if it's white.

Danielle Bachant-Bell agrees with Chris on the color, she recommended something like a hunter green.

Motion #8:

Jeannine Butler made a motion to approve COA-27-12. Danielle Bachant-Bell seconded motion. Motion passed 6/0/1 (yes/no/abstain).

Patty Mulvihill stated the Findings of Fact:

1. The Commission finds that the removal of two windows to create two patio doors on the south side of the building do not harm or jeopardize the historic nature or character of the building.
2. The Commission finds that the reconfiguration the doors and windows on the 1st floor of the east side of the building does not harm or jeopardize the historic nature or character of the building.
3. The Commission finds that the materials used in the replacement windows-aluminum clad wood- are appropriate replacement materials for this historic structure, in which the original windows are either removed or damaged, and will not harm or jeopardize the historic character of the building.
4. The Commission finds that the restoration of the front ribbon windows is appreciated and appropriate for continuing the historic character of the structure.
5. The Commission finds that the use of casement window on the upper level is appropriate to provide adequate egress provided said windows are still made to look like double hung windows so that the historic character of the structure is maintained and that the original windows are removed or badly damaged.
6. The Commission finds that it is appropriate for the owner to rebuild the concrete wall in the rear of the structure because the original materials are deteriorated and owners plan to rebuild with the same type of materials to ensure the integrity of the historic character of the building will be maintained.
7. The Commission finds that the plan to recreate openings on the storefront façade is based upon research into similar commercial buildings of the same era and is appropriate to the historic character of this building.

Motion #9:

Marjorie Hudgins made a motion to approve Patty's Findings of Fact that were just stated. Danielle Bachant-Bell seconded the motion. Motion passed 6/0/1 (yes/no/abstain).

VI. NEW BUSINESS

Nancy Hiestand said we would be starting 2 meetings per month in 2013. Marleen Newman suggested moving our meetings to 4:30 pm instead of 4:00 pm, with the fellow Commissioner's agreeing. Lisa Abbott said we will only be having the 2nd meeting if we have received any applications, or we will just cancel the 2nd meeting of the month. Nancy said we will also be having a special meeting this month to discuss Dirk Frasier for a shed.

Nancy Hiestand then discussed Matlock Heights and Carol Darling said that 70 people from the neighborhood wanted to submit this letter to the board, that letter is in the packet. Carol will be doing a presentation for the board Nancy said with four other neighborhoods. Nancy then discussed a grant for the Monroe County Women's Commission. She said they had a glass case that was vandalized. Nancy told the Commissioners that we have \$6,000 available in our budget but no programs to match this request.

Motion #10:

Marjorie Hudgins made a motion to approve having two meetings a month and for the meetings to be changed to 4:30 pm. Jeannine Butler seconded motion. Motion passed 6/0/1 (yes/no/abstain).

VII. OLD BUSINESS

VIII. COMMISSIONERS' COMMENTS

Danielle Bachant-Bell commented that the findings of fact are great and asked Patty if this is something we should be doing ourselves. Patty said that staff always does it, and we are required to have it.

IX. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

The meeting was adjourned at 5:50 PM.

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

- (1) **Historic:**
- a. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or
 - b. Is the site of an historic event; or
 - c. Exemplifies the cultural, political, economic, social, or historic heritage of the community.
- (2) **Architecturally worthy:**
- a. Embodies 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. Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
 - d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
 - e. Contains any architectural style, detail, or other element in danger of being lost; or
 - f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or
 - g. Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

The Matlock Heights Neighborhood Association initiated consideration of a Conservation District in discussions in September of 2010. At that time, staff was asked to speak about the district process at a neighborhood meeting. In October of 2010 more information about conservation districts was shared at a picnic. In April of the following year a member of Council addressed the group about conservation district designation. In November of 2011 Carol Darling submitted 45 letters signed by owners in support of the district. It represented over half of the owners in Matlock Heights. At the time, the Commission was still processing a request by Elm Heights for a full historic district and had to defer work on Matlock Heights as well as other potential districts.

Like Garden Hill, Bryan Park, and Maple Heights, Matlock Heights needed an updated survey to proceed. It had been over a decade since the last survey. The potential district

was duly surveyed by a hired consultant. This work was completed and adopted in September of 2012.

In 2012, because of the number of neighborhoods interested in historic districting, the Commission worked on a process to assess an area's readiness to proceed on historic designation. The idea was to allow neighborhoods to present a case for application, then assessing both neighborhood capacity and significance of the architecture. At the October 1st special meeting of the BHPC, Matlock Heights was selected as the next neighborhood to seek an application.

Over the ensuing months, a subcommittee was formed and three required public information meetings were held on : November 19, 2012, December 11, 2012 and January 15, 2013. The Neighborhood Association mailed two letters to owners: one providing general information about application (October 15, 2011) and one announcing the required public information meetings (November 2012). In addition there were a series of discussions about the development of design guidelines attended by a subcommittee including members of the commission and a council person representing the district. The neighborhood also distributed several newsletters (October 2010, April 2011, October 2011, April 2012, September 2012) explaining what a conservation district is and advising residents of the pending application. These were hand delivered to those living in the district.

Case Background

A conservation district must meet the same significance criteria as an historic district. Regulations for review in a conservation district are not as stringent as in an historic district. If a conservation district is adopted by ordinance of Common Council, then the Historic Commission will review only three activities:

1. The demolition of a building
2. The new construction of a principal building or accessory building
3. The moving of any building

After three years Common Council will hold a public to decide whether to retain the conservation district based upon a vote by owners.

The boundaries of the Matlock Heights district were set by the official survey of historically significant buildings in the neighborhood. The boundaries were also influenced by the location of nearby commercial zoning on the east side of Walnut Street (all of the properties included in the proposed district are zoned RC) and the presence of high speed and major corridors which form a natural boundary to this residential district.

The final accounting of structures is 80 houses within the district. Of these one is rated outstanding, seven are notable, and four are non-contributing, sixty eight contributing.

This is Bloomington's and possibly Indiana's first mid-century district application. The platting, sites and form of the houses in the neighborhood contrast with all other Bloomington districts that have been listed. Curvilinear streets, wedge shaped lots, and single story ranch houses are characteristic of the mid-century era and it is immediately evident when one enters the boundaries of the district. Just across 17th Street, in Garden Hill, the simple rectilinear lots and gridded streets of an urban neighborhood become the



rule. Matlock Heights is particularly distinguished by the short amount of time in which the district developed. Construction was concentrated into a single decade from 1952 and 1961. Neighbors provided early photographs of the area during its development. It shows typical speculative construction on cleared tracts. Today Matlock Heights streetscape features mature trees on its rolling topography. The neighborhood was built without sidewalks, and still has no sidewalks, but

most would characterize it as a walking community in a park-like setting. Traffic within the district is light though Matlock Heights was one of Bloomington's early communities designed for automobile traffic and the new commuter culture.

Development History

Reflecting a national trend in housing development, Matlock Heights was carved out of a large farm and still boasts the original farmhouse on North Fritz Drive. Built c. 1850 in the Greek Revival style, it is the district's only "outstanding" property. A classic I-house, the home has a classical entry with sidelights and transoms, corner pilasters and full gable returns. Since it remains, the story of mid-century development, on open fields, at the outskirts of town is still evident.

Waldron Fritz, the owner of the farmstead at the time, also developed Fritz Terrace on the west side of the city. It is fortunate and rare that the original farmhouse in this neighborhood still stands.



The background history of this report references Alan Hess's book, The Ranch House : The design of the balance of Matlock Heights homes reflect the change in the values of that era. Rambling floor plans, expanses of windows, and curvilinear streets express the aspirations of a generation who sought to live in nature rather than in the increasingly congested cities. Development In Matlock Heights was highly concentrated: all but ten houses were constructed within a decade of the recorded plat. The romance of open spaces, independence, natural landscaping, backyard privacy and informality were elements of the modern suburban dream. Modernism played out differently in Europe where architecture of this era was comprised of urban and high density apartment living. In America, the fusion of the western ideal of the ranch home and the concept of leisure inspired the form of the mid-century neighborhood. Fully 61 of the homes in Matlock Heights are ranch style. It is the consistency of age, form and materials that make Matlock Heights an outstanding and eminently preserve-able example of its era.

Historic Housing Forms

The architecture of the Matlock Heights is largely composed of traditional ranch forms with a few split levels. Limestone veneer is heavily featured, either as a siding material or a small feature, like a knee wall, across the primary façade. In order to analyze this district the Indiana Landmarks reference "Architectural Movements of the Recent Past" by Alan Higgins was used. There are subgroups of the ranch form defined here:

MINIMAL TRADITIONAL RANCH



This form is frequently mass-produced and typically side-gabled. At least one large picture window is present on the front façade. It often is developed on smaller lots. It may have a carport or attached garage but originally had no other additions or secondary rooms outside its rectangular footprint.

MASSED RANCH



The massed ranch features a squarer footprint that is almost always topped with a hipped roof. Deep boxed eaves and a low pitched roofs emphasize the horizontal plan. There may be knee walls of stone or carefully designed banks of windows that elongate the appearance of the structure.

POPULIST MODERN



This example evolved from the

International Style of the 1920s as it was reinvented after World War II. The style is influenced by Frank Lloyd Wright's "Usonian" designs and particularly identifiable by its low sweeping roofs and deep eaves.



SPLIT LEVEL

Sometimes referred to as the tri-level, the plan of the split-level was intended to be an alternative to the one level ranch. The two forms are often found together. The design includes a single level home split into two levels at the mid section of the house. The levels were defined by

uses: bedrooms on top, kitchen and living areas in the middle and service areas and garages in the basement. Brick is the most common exterior material, however, the levels are often defined by a change in materials to frame or vertical board.

Criteria

Historic Significance

A. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or

Matlock Heights illustrates a national pattern of idealized midcentury development on curvilinear streets with larger irregularly shaped lots. These subdivisions were usually carved from farmland at the perimeter of town. Housing developed in the 1950s continued an aesthetic which started in the 19th century. An ideal of semi-rural isolation was first set by public spaces reflected in the design of cemeteries and parks. Developers and architects adapted it to suburban housing, capitalizing on the desirability of individual ownership of a parcel of land and a single family house isolated from the congestion of urban centers and high rise apartments. So-called "street-car suburbs" in the 1880s preceded the evolution of the modern suburbs that were oriented to the automobile.

Another catalyst was the return of WWII veterans which produced unprecedented demand for housing, the construction of which had lagged since the crash of 1929. The houses were quickly built, marketed and purchased to meet the demand of growing families. Matlock Heights illustrates this. Seventy of the eighty houses were built between 1952 and 1961.

Matlock Heights also reflects the use of a national marketing strategies supported by print media, advertising and television. The suburban ideal was disseminated



through more diverse media than in the early twentieth century: Television, radio, and movies all enforced an image of a middle class that was inextricably bound to an image of independent single family housing. From situation comedies to a group of magazines called “Shelter magazines” such as Sunset Magazine (1898) Better Homes and Gardens (1922) House and Garden (1901), House Beautiful (1896), the image was fixed. One of these magazine, Better Homes and Gardens featured the house located at 2421 Barbara Drive (Five Star Home No. 2001)

C. Exemplifies the cultural, political, economic, social or historic heritage of the community

Matlock Heights was one of the first mid century suburbs developed locally and aside from the way it reflects national trends it also illustrates the development of mid century housing at the perimeter of Bloomington: without sidewalks on uniquely shaped lots. Because the original farmstead is preserved within this



subdivision, it shows the evolution of local living patterns. The original owner of the farmstead on Fritz Drive, George Matlock, was one of the settling residents of Monroe County. He died in 1877 and is buried in Bethel Church graveyard. The subdivision of Matlock’s farm land which created Matlock Heights (again named for an elevation like the Hills, Prospects, and Views characteristic of more

urban neighborhoods) occurred on November 8, 1952 and was signed by Waldron and Martha Fritz. Other comparable suburbs (Cascades 1956) (Fritz Terrace 1958) (Manor Woods 1957) were either less architecturally consistent or developed over a broader range of time.

Architectural Significance

A. Embodies distinguishing characteristics of an architectural or engineering type; **or**

Matlock Heights is a compelling portrait of early mid century development which features the local building material, limestone, in most of its resources. The designs of individual houses are creative in their selection of limestone features. Some may have a planter, stoop or knee wall with the rest of the property being sided with frame. This contrasts with similarly dated development which features a greater variety of building materials or more common examples. Masonry details and walls are present on 85% of the properties within the boundaries.



221 Glendora full facade



400 Glendora (knee wall entry)



Front-facing limestone chimney

The ranch form comprises 66 of the buildings in the district. Of these there are three discernable types: populist modern, minimal traditional ranch and massed plan. Some of these are non-contributing. There is an amazing amount of consistency within the boundaries of the district, 83.5% of the houses are ranch forms and are a single story in height, above grade. Because of the hilly topography many houses actually have two

floors for living space. The districts strength is its very uniform appearance from the street.

F. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city; or

Because the district is surrounded by larger throughfares where the uses are intensified and the zoning is different, Matlock has been able to maintain its basic integrity as a single story large lot subdivision while change happened around it. The visual appearance of the district is dramatically different from the building fabric that surrounds it, some of which has evolved into strip commercial uses. North of the district is a geographic break and also a break in the lot patterns. The houses facing Dunn are on extremely deep rectilinear lots. Executive Park north begins a pattern of large foot print commercial on Walnut just north of the district. South of the district the newly improved SR 45/46 Bypass forms a hard edge. Across the highway are several large footprints apartments. Having demonstrated before that the district has interior consistency, the edges are also easy to discern.



G. Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

The mid-century template of development radically changed the landscape of the community. Neighborhoods changed from a simple grid to irregular individual parcels. Houses went from primarily vertical elevations to long low single story buildings.. Imagine the contrast between the Queen Anne's on North Washington Street and the

collection of houses on Fritz. Also intrinsic to the ranch form were the diversity of window designs. On one structure there might be a large multi-light picture window, an entry portal and several sizes of other window groupings. Front doors also had characteristic designs based on a planer geometry, but no less distinctive than the doors on North Washington. The district contains the quintessential mail order mid-century design from Better Homes and Gardens Magazine. The house at 2431 Barbara Drive is built from its most popular plan, which was reintroduced in the 90s and was again a best seller.



201 E Gilbert Drive Judson Rogers architect 2431 Barbara Drive Better Homes Design
 The property at 201 E Gilbert was design by a California architect, Alvah Judson Rogers (1894-1972) who moved to Brown County in the late 1940s and worked in Bloomington. While in California he joined his brother in the firm of Rogers and Rogers.

Staff recommends:

1. approval of the Matlock Heights Conservation District
2. that interim protection be placed on the district until the action of Common Council
3. That the properties be classified as follows with a request that 201 E Gilbert be changed to ‘notable’

Of these the following properties are classified as outstanding

North Fritz Drive: 2301

The following properties are classified as Notable:

- East Glendora Drive: 201**
- North Fritz Drive: 2431, 2303;**
- North Martha Street: 2244, 2230;**
- North Barbara Drive: 2431.**
- North Dunn Street: 2401**

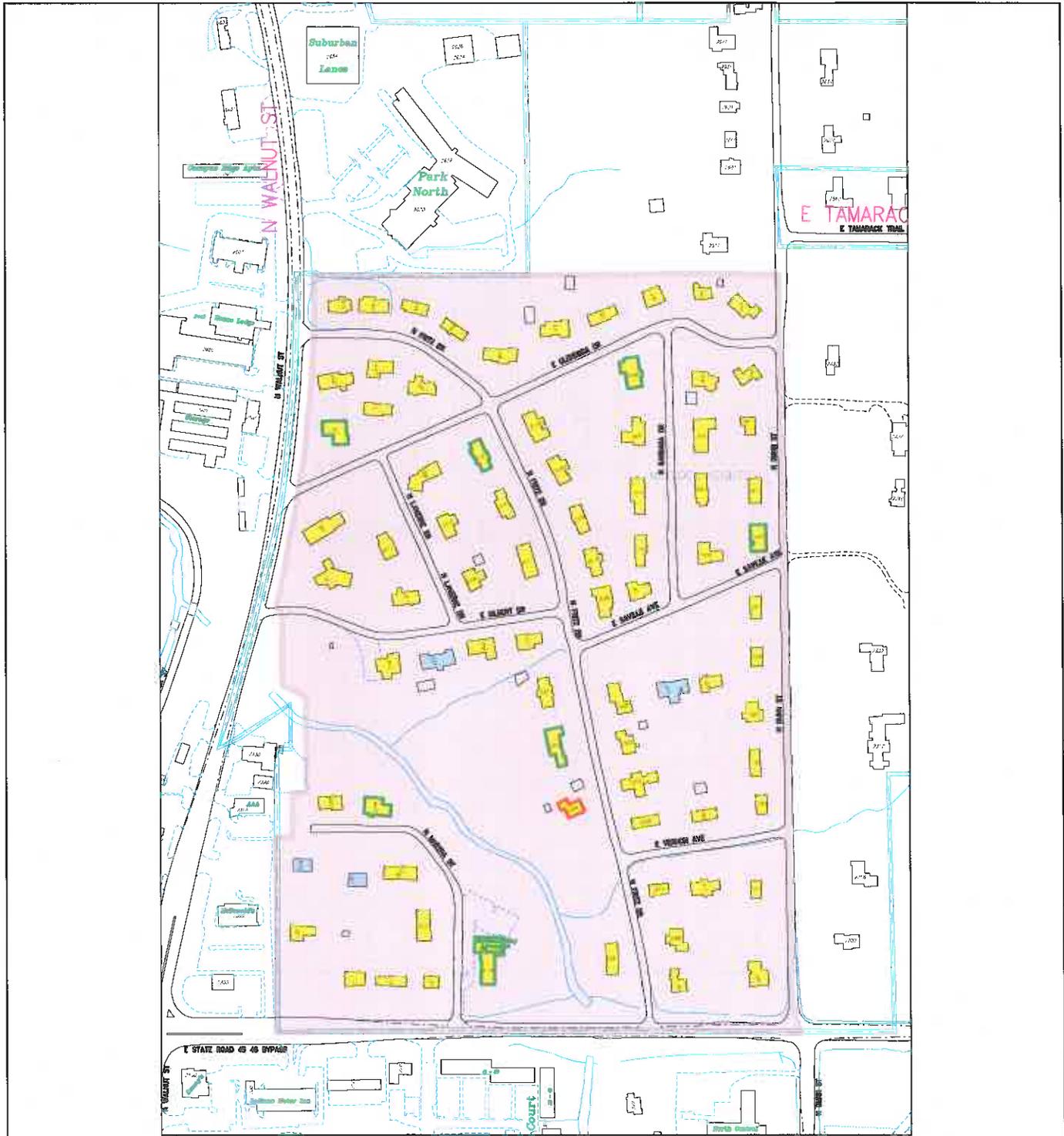
The following properties are classified as Contributing:

- 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, 2201, 2530, 2520, 2510, 2500,
2440, 2430, 2420, 2410, 2400, 2330, 2320, 2310, 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.

The following properties are classified as Non-contributing:

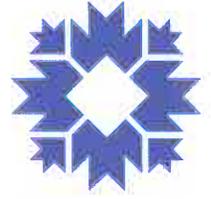
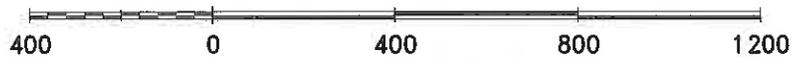
East Gilbert Drive: 220
East Saville Avenue: 410
North Martha Street: 2305, 2301



Matlock Heights Conservation District

City of Bloomington
Housing & Neighborhood

By: winklec
19 Nov 12



Scale: 1" = 400'

For reference only; map information NOT warranted.

Matlock Heights Neighborhood Association
400 E. Glendora Drive, Bloomington, IN 47408

October 1, 2012

Nancy Hiestand
Historic Commission
Box 100
Bloomington, IN 47402

Dear Nancy,

The Matlock Heights Neighborhood has been identified as a Mid-Century Modern neighborhood. The properties here were platted by Waldron and Martha Fritz in the early 1950's, and many lovely homes were soon erected.

Today, those of us living in a core neighborhood, such as ours, are concerned that the quality of life that we now enjoy be continued. Because of our proximity to Indiana University properties and the sudden rise of student rental properties in our neighborhood, many of which are being marketed as "good tailgating houses," we are dedicated to preserving the family-oriented nature of Matlock Heights. We are a small neighborhood of working families, many with children, retirees, single adults and we would like to have our quality of life here continue as we know it. We feel, that as an older core neighborhood, we are a resource in terms of locational choice and we are dedicated to maintaining the single family residential fabric of this place. We are vigilant in discouraging drastic changes to properties and we stress proper housing maintenance, owner occupancy and good neighbor relations. This has strengthened our neighborhood.

A majority of Matlock Heights property owners have requested that the petition to the Historic Commission be submitted. This process has been well-publicized, discussed, re-examined and discussed again. The majority of property owners are, without reservation, requesting that this petition be accepted by the Commission. We so respectfully petition that this request proceed.

Respectfully submitted,

Carol E. Darling

Carol E. Darling, Secretary
Matlock Heights Neighborhood Association

AUG 8, 2012

Matlock Heights Neighborhood

The Matlock Heights Neighborhood Study Area consists primarily of a cohesive collection of mid century single-family homes constructed in the 1950s. The homes have a remarkable consistency of ranch forms and materials without the cookie-cutter character of some postwar neighborhoods.

The neighborhood is platted from land owned in the 1800s by the Matlock family. The Matlock Farmhouse (33), c. 1850, located at 2301 N. Fritz Drive, is by far the oldest structure in the neighborhood. Elements of the farmstead remain, including a side gabled outbuilding and dry laid stone fence.

Waldron D. Fritz and Martha Fritz platted Matlock Heights on November 8, 1952. The 80 lot subdivision is spread over 53.82 acres between North Walnut Street on the west, North Dunn Street on the east and Martha Street and State Road 45/46 (formerly Matlock Road) on the south.

The plat included building restrictions with setback lines. To protect its suburban character, homes were required to be designed for single-family living, cost at least \$12,000 and have at least 1,000 square feet of space. Lots could not be subdivided, and no chickens, pigs, ducks or any other kind of fowl were allowed, nor were commercial dog kennels.

The backbone of the neighborhood is Fritz Drive, which begins at Walnut Street on the north and curves south at an angle to what recently became a dead-end with State Road 45/46 but had been an intersection with the state road. Glendora Drive and Gilbert Drive have the same curvilinear nature as Fritz Drive. Many of the other streets are shorter, straight connecting streets between the longer drives. At the eastern edge of the neighborhood is Dunn Street, a north/south street with Matlock Heights homes on its west side.

The most popular house style in the neighborhood is the ranch house, of which there are 55. Notable ranches include the J. A. Creek House (32), the Forest Deckard House (56), and the Ernest Richheimer House (65). The Creek House, built in 1959 at 2303 N. Fritz Drive, is a side gabled limestone veneer home with side wings and a recessed center porch. The Deckard House, c. 1955, at 2431 N. Barbara Drive, has a hipped roof, narrow chip face limestone veneer, and wrap-around stone planters. The 2401 N. Dunn St. Richheimer House, c. 1955, is hip roofed with a carport recessed into the façade. Its chip face limestone veneer features include a massive stone chimney and a front buttress wall.

The next most popular house style is the split level home. A notable example is the Irvin H. Rumble House (51), constructed in 1959 at 2244 N. Martha St. It is a side gabled quad level home with long overhangs and fieldstone walls.

Also found in the neighborhood are several minimal ranch houses, minimal traditional houses, and a contemporary style house.

On the southern edge of the neighborhood, the Bloomington Seventh Day Adventist Church (52), 2230 N. Martha St., anchors the neighborhood. Built in 1957, the front gable limestone and frame structure is the only non-residential primary structure in the 70 home neighborhood.

Regardless of the style or building type, the use of limestone ties the neighborhood together. Limestone veneer, chip faced and cut into rectangles of varying size, is the predominant exterior wall material. Another commonly found feature is the integral garage, either for one or two cars, and with one or two doors.

Now more than 50 years after the construction of the vast majority of its houses, the neighborhood retains its suburban middle class character with solid, limestone houses on spacious lots. Several of the original owners, like Carl and Peggy Prince, 2330 N. Fritz Drive (44) still live in their homes. Others come later but became long-time residents of this Bloomington enclave just north of downtown and Bloomington University.

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

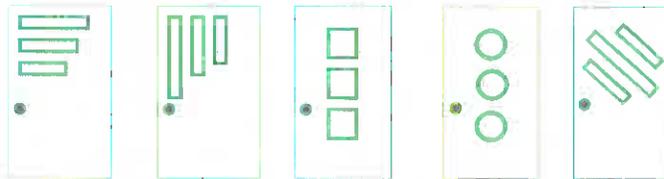
Prospect Hill 6.5 build-
 ings per acre 1300
 square foot ground floor

McDoel Gardens
 6.5 Buildings per acre
 1077 square feet ground
 floor

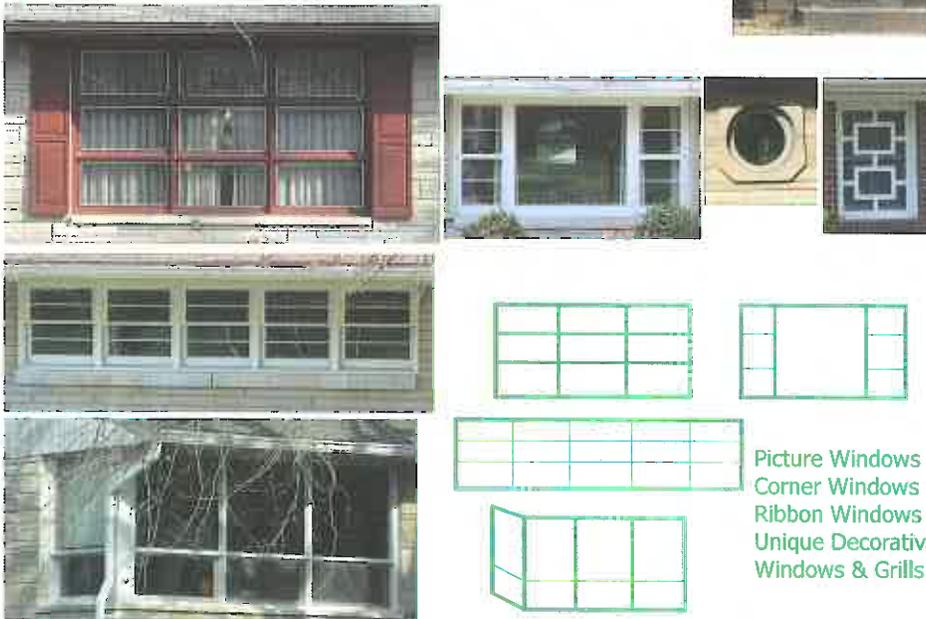
Matlock Heights
 1.85 Buildings per acre
 2800 square foot ground
 floor

Matlock Heights Neighborhood Historic Doors and Windows

Period Ranch Door Configurations



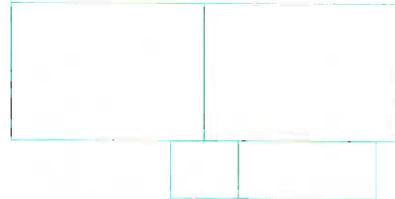
Period Ranch Window Configurations



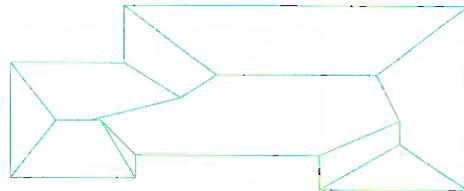
Picture Windows
Corner Windows
Ribbon Windows
Unique Decorative
Windows & Grills

Matlock Heights Neighborhood Historic Roof and Massing

Ranch Style Homes



Flat or Winged Roof



Complex Hipped
Roof systems



Side-Gabled Stepped Roof



1961

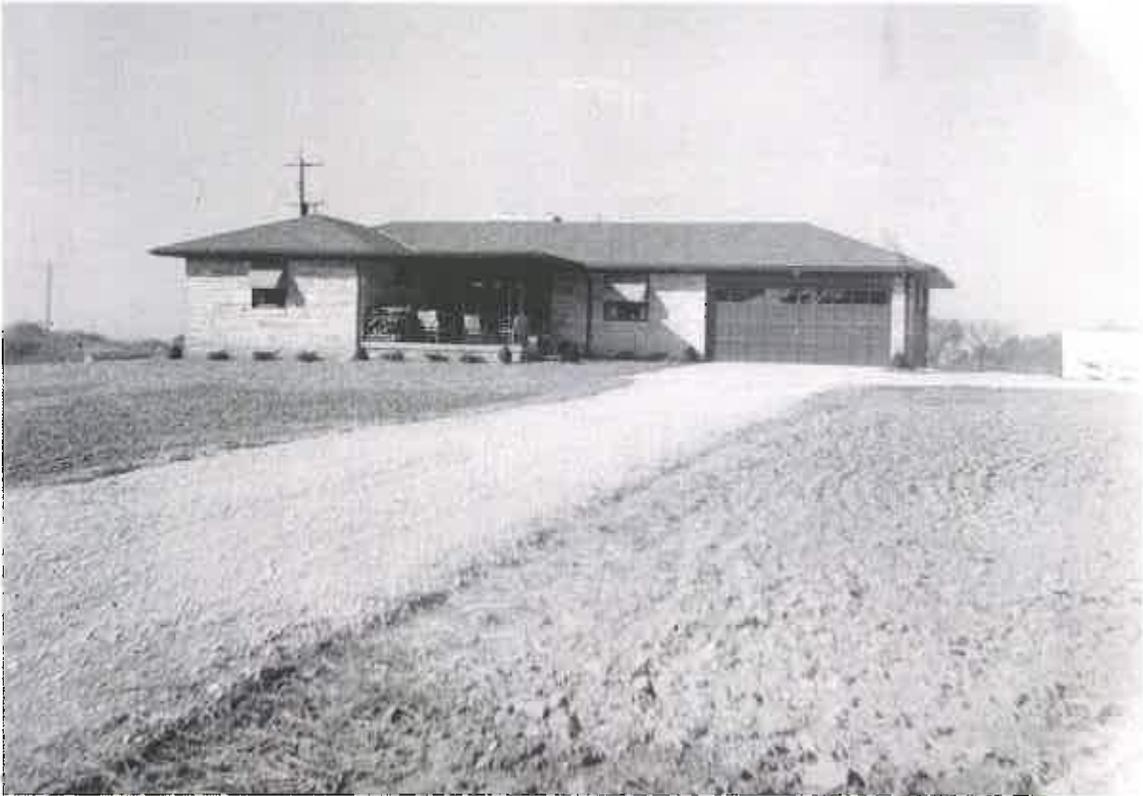


1949

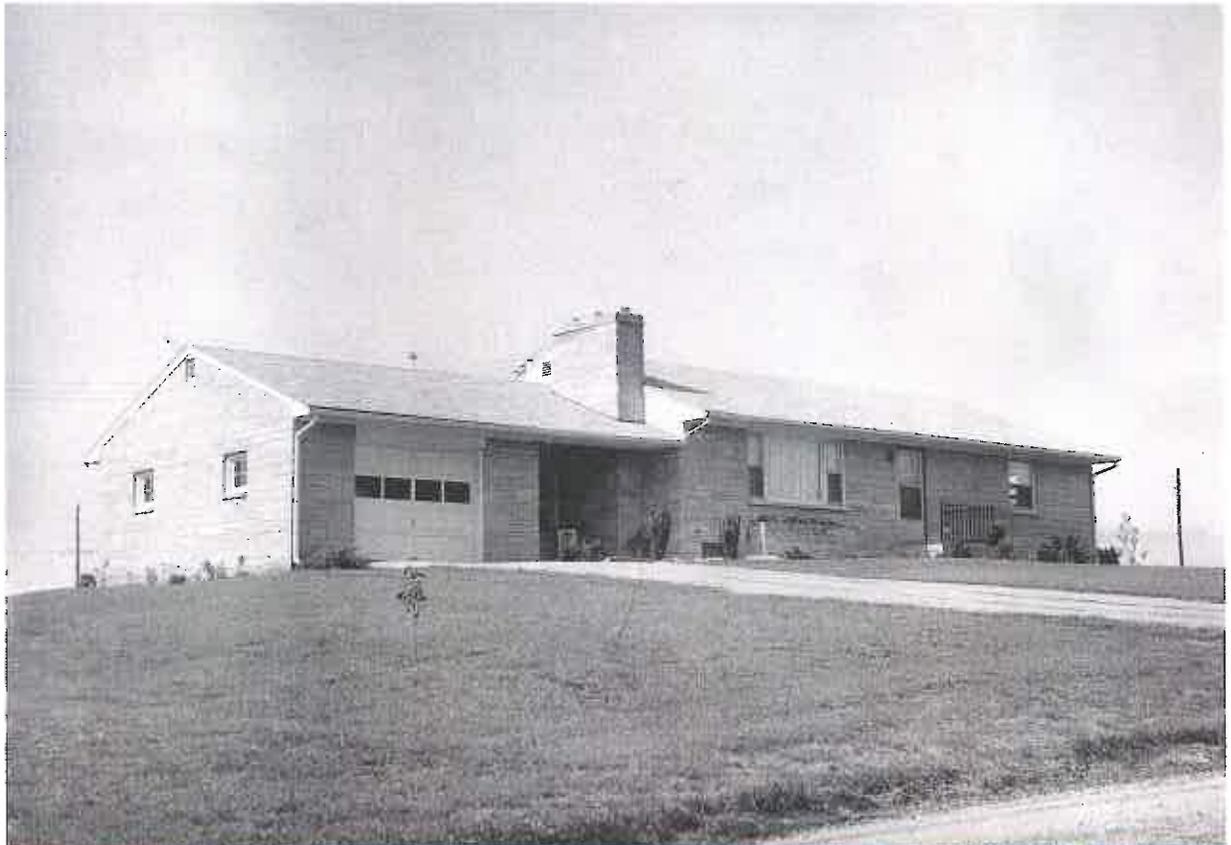
2410 Laverne Drive



201 East Matlock (SR 45/46 Bypass)



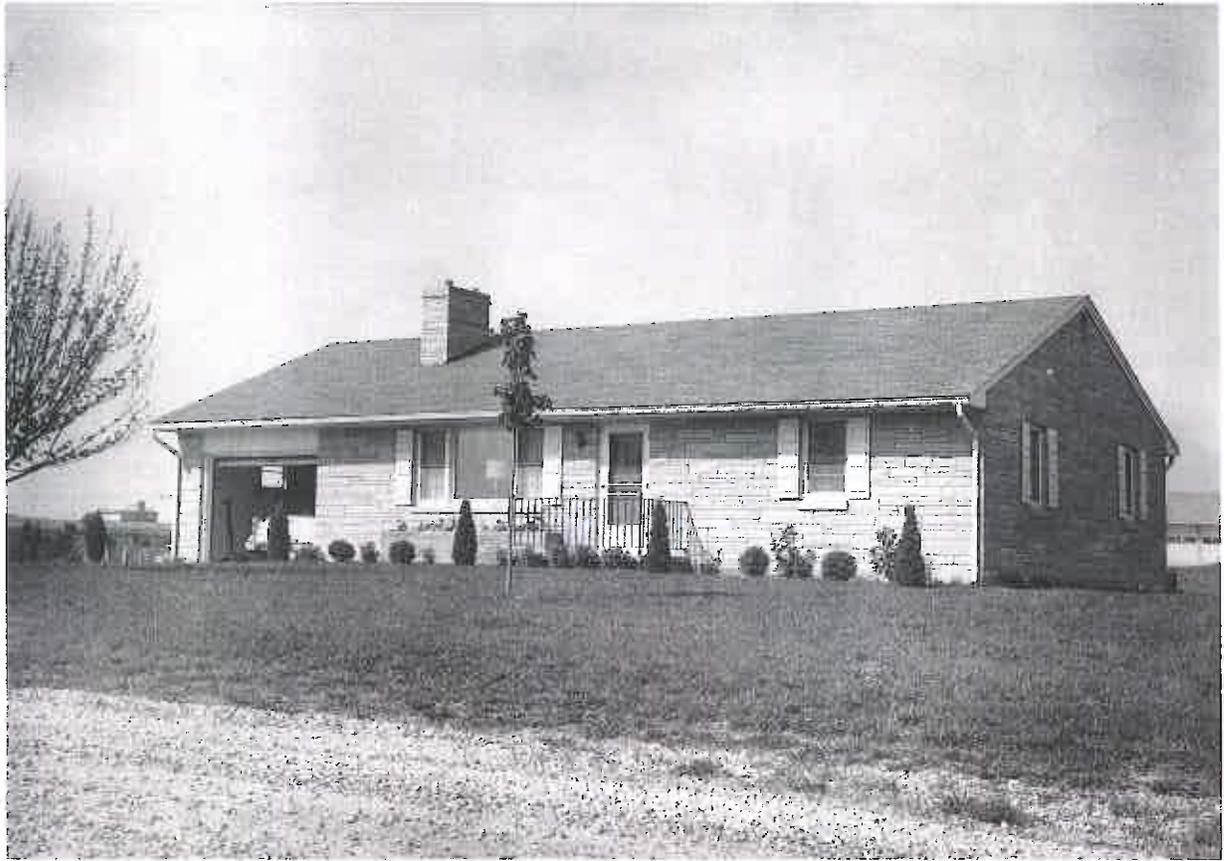
211 East Gilbert Avenue



400 Glendora Drive



2400 Laverne Avenue



2420 Barbara Drive



2420 North Fritz Drive







May 2013

Preservation Month Activities

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Deadline for Workshop	2	3	4
5	6	7	8	9	10	11 Old House Expo and Architectural Cake Contest 8-2PM
12	13	14	15	16	17	18 Dry Stone Conservancy Workshop 8:30-4PM
19 Dry Stone Conservancy Workshop 8:30-4 PM	20	21	22	23	24	25
26	27	28	29	30	31	

COA-03-13
Owner

1126 E First Street
Laura Stolberg

Elm Heights Historic District
Zoning RC

From the revised survey 2012:
31 NC 1126 House; Ranch, c.1955

Request for a rear deck in the Elm Heights neighborhood



The property is located on East 1st Street between Hawthorne Drive and Ballantine Road and is located within the (Vinegar Hill) National Register District boundaries as well as the recently designated local historic district. The project will be built on southeast corner of the rear of the house. It may be visible, briefly from 1st Street, but only a fence-like wall will be visible. The house is a mid century modern side-gabled ranch initially constructed in the 1950s. The exterior is limestone veneer and redwood siding.

The owner has submitted very complete plans including photographs overlaid with the design of the deck. The property has a side yard driveway that wraps the backyard to the west where a below

grade garage is located. The deck will be built just north of the drive way.

The deck will cover about 18' X 16' 1" of area including the stairs. The deck floor will be treated lumber, left to weather. The deck will be screened from the east and south by a vertical board privacy fence that matches the color of the siding on the house. It will cantilever to the west and have a vertical board skirt beneath for storage. The design allows the deck to be accessed from both the east and the west sides by steps. The deck will be encased by a low wrought iron handrail, that will also bound the stairs. Although the exact design of the wrought iron has not been determined, the plainer design submitted is compatible.

The deck will only be visible as a privacy fence viewed from the public way. This mid-century house is more compatible with deck construction than the early twentieth

century revival style homes characteristic of the district. The owner made certain that the deck would not be attached to the main house for support as is directed by the guidelines. It is appropriately scaled to the mass of the house. The element visually accessible from the public right-of-way is a vertical board fence painted to match the vertical siding. This is a good design solution for the project.



From the Elm Heights Design Guidelines

5.2 Patios, Terraces, and Decks

Lovely historic terraces and patios of both brick and limestone can be seen throughout Elm Heights. Outdoor entertainment and relaxation areas were commonly built into the design of many of the homes in the neighborhood; they included porches, patios, and both at-grade and rooftop terraces. Their appropriate placement is dependent on the house's style.

Preservation Goals for Patios, Terraces, and Decks

To preserve original patios and terraces and encourage historically correct addition of new ones.



Guidelines for Patios, Terraces, and Decks

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. The removal or reconstruction of patios, terraces, or decks.**
- II. The addition of new patios, terraces, or decks.**
 - New patios or terraces should avoid disturbance of a property's character-defining features and be subordinate to the scale and mass of the home.
 - Appropriately scaled, landscaped, and constructed patio seating areas may be permitted in front of the primary facade of the house with permission of the BHPC.
 - Employ materials appropriate to the neighborhood, such as stone, brick, or materials suggested by the style of the house, when constructing any additions.
 - Decks should be constructed well behind the primary facade. Although wood is the preferred building material, some composite decking materials may be considered.
 - All new construction should be self-supporting, not anchored into masonry foundations, and be removable without destroying historic materials.

Staff has received the comments of the neighborhood design subcommittee from chairman Mark Kaplan which are included here:

The Elm Heights Historic Advisory Committee met on Saturday, February 16, to discuss COA-3-13, due to go before the Bloomington Historic Preservation Commission at its meeting of February 28, 2013. I write this by way of reporting, in my capacity as the chair of the committee, that the committee recommends without reservation the approval of COA-3-13.

Staff recommends approval.

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.

015-60400-00 Sem Pt Lot 103

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

Addition of a new deck at the back of the house. Deck will not be visible from the front street or from walking down the sidewalk in front of the house, but might be visible in limited degrees, depending on time of year and foliage, from side streets (Hawthorne and Wylie).

3. A description of the materials used.

Natural wood or trex. Probably in a natural weathered color to blend with limestone façade. Upper privacy screen might be stained the same color of the house. The idea was to have it look appropriate for the architecture.

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.

Proposed Deck Construction

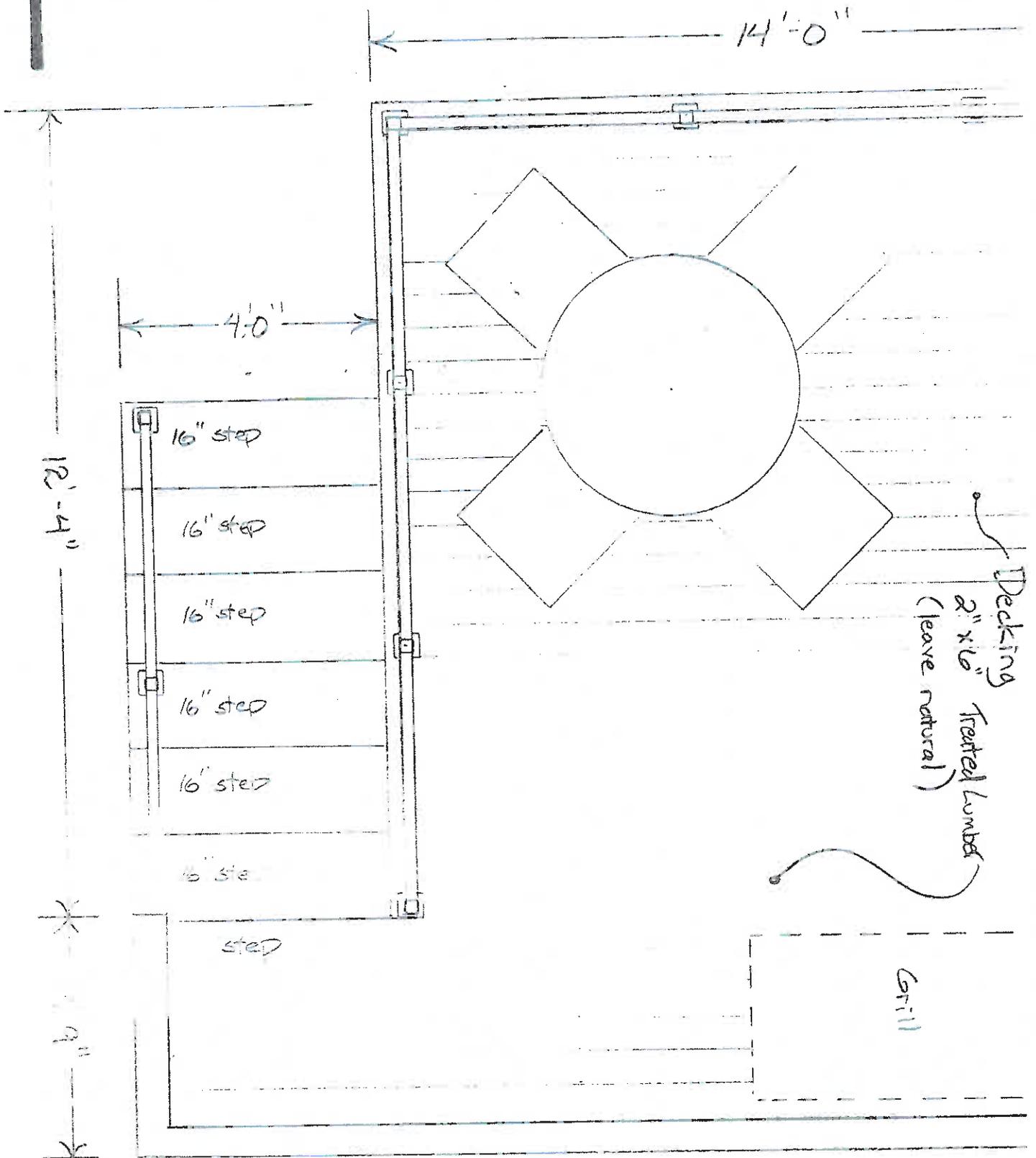
Laura Stolberg

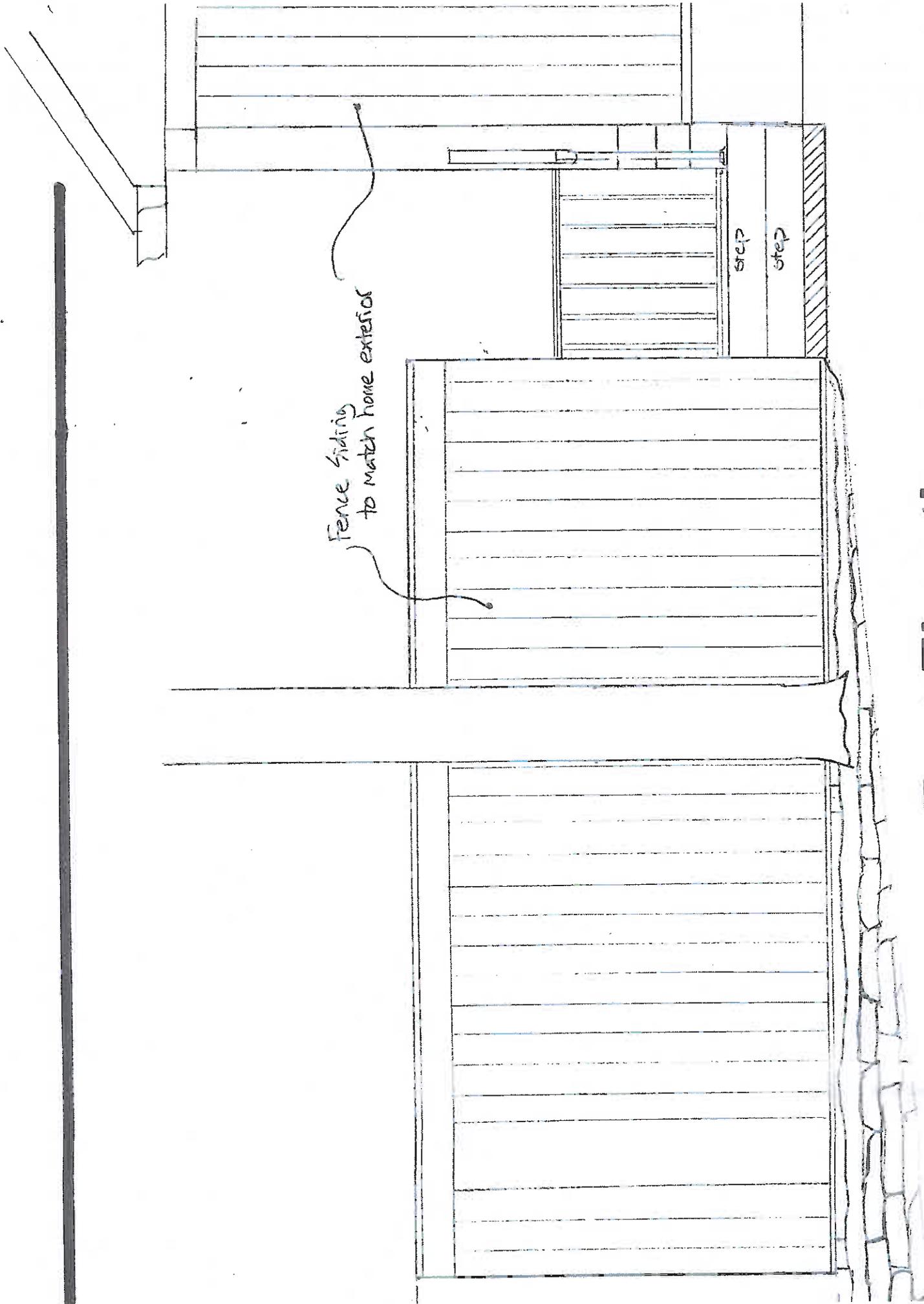
First Street Residence

- Layout & Elevations as per plan
- Main deck level will be set flush at bottom step of run of stairs from back door
(2 steps above sidewalk to driveway)
- 6" x 6" posts of privacy fence will serve as supports for deck structure on east side of deck - joists will supported by joist hangers on cross member
- West side of deck will be cantilevered - supported by crossmember on support posts running under deck joists
- deck structure to be pinned to house for stability, but not for support
- Joist & support beam sizes to be determined by qualified professional
- Deck surface to be 2" x 6" treated lumber - leave natural - to be sealed after weathering
- Privacy Fence panels & skirting to match exterior siding of Study
- Deck & Stair Railing to be wrought Iron - style & manufacturer tbd

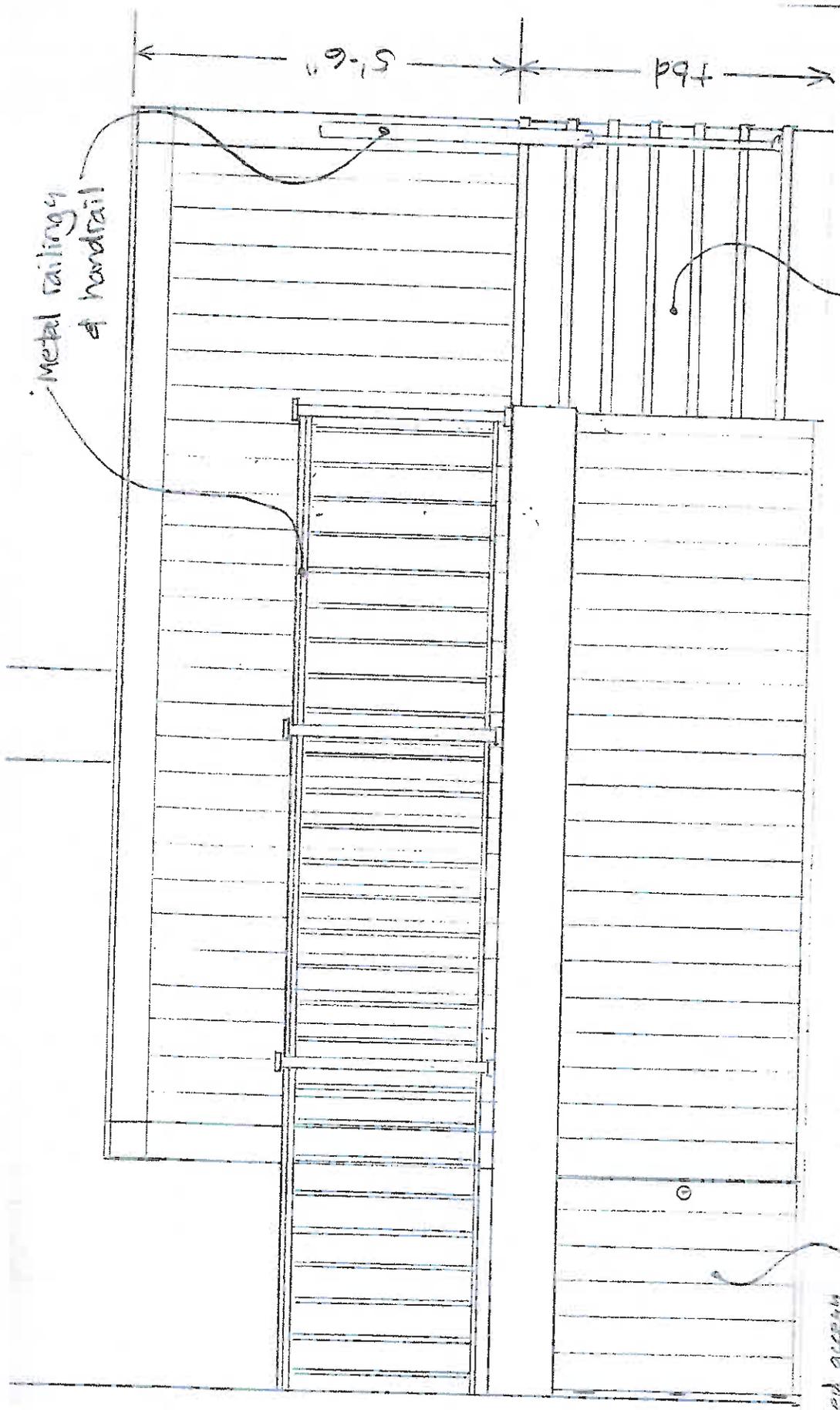








Fence Elevation



actual #
of steps determined
on site

West Elevation

hinged access
panel

SOUTHERN
ELEVATION

