

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday June 13, 2013

4:30 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES** May 09, 2013
- IV. CONSENT AGENDA**
 - COA-10-13**
512 South Hawthorne Owners: Jim Roseman and Roberta Pergher
Request for a rear casement window visible only from an unimproved right-of-way
 - COA-11-13**
719 West 7th Street Fairview Historic District
Owner Cathy Spiaggia representative Duncan Campbell
A change in paint colors on asbestos siding and frame
- V. CERTIFICATES OF APPROPRIATENESS**
 - COA-8-13 Staff Approval**
904-6 East 2nd Street Owners: Jenny Southern and Tim Mueller
Removal of a diseased tree as discussed at May meeting
 - COA-9-13**
910/920 West Smith Ave. Prospect Hill Conservation District
Owners: Amy Countryman, Jeff Mansfield
Representative James Rosenbarger
Construction of a new house and garage.
- VI. DEMO-DELAY**
406-410 E 4th Street (partial) Owner: Bruce Storm
Removal of two rear window openings and enlargement to create doors, addition of a deck, fire escape
- VII. NEW BUSINESS**
536 South Washington Street: after fire condition report and discussion-Owner Eric Terhorst
- VIII. OLD BUSINESS**
 - A. Title 8 Revisions
 - B. Preservation Month Wrap up
 - C. Report of Paint/Materials Committee
- IX. COMMISSIONERS' COMMENTS**
- X. PUBLIC COMMENTS**
- XI. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Next meeting date is Thursday June 27, 2013 at 4:30 p.m. in the McCloskey Room

Posted: June 6, 2013

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday May 9, 2013
4:30 P.M.
MINUTES

I. CALL TO ORDER

The meeting was called to order by Chairman Dave Harstad at 4:30 p.m.

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell
Jeannine Butler
Sandi Clothier
Marjorie Hudgins
Dave Harstad
Doug Wissing

ADVISORY MEMBERS

Chris Cockerham
John Saunders

STAFF

Nancy Hiestand – HAND
Christina Finley – HAND
Nate Nickel – PLANNING

GUESTS

Tim Mueller
Jenny Southern
Barre Klapper
Eve Mansdorf

The new advisory members introduced themselves to the commission.

III. APPROVAL OF MINUTES August 9, 2012; October 11, 2012; December 13, 2012; February 14, 2013; April 11 2013:

Motion #1

Jeannine Butler made a motion to approve all minutes. August 9, 2012; October 11, 2012; December 13, 2012; February 14, 2013; April 11 2013. Marjorie Hudgins seconded the motion.

Danielle Bachant-Bell had a few corrections. Due to the large volume of minutes, Dave Harstad

suggested that she make a list of her corrections and submit them at the next meeting. Danielle stated that she thought it was standard procedure to correct minutes at the meeting. She said she mainly looked at her own comments. Dave thought it would be more efficient to re-submit the minutes with the corrections however, they could go through them one by one if preferred. Jeannine Butler and Marjorie Hudgins said they would withdraw the motion to approve the minutes. Jeannine stated that if the corrections are going to be done one by one, a motion was needed. Jeannine and Marjorie both reinstated the motion to approve the minutes.

Minute Corrections

Danielle Bachant-Bell stated that on page 12 of the August 9, 2012 minutes her comment was not man manacling, it was McMansioning.

Doug Wissing stated that on page 13, in the first paragraph of the August 9, 2012 minutes, the word president was used instead of precedent.

Danielle Bachant-Bell stated on page 17, of the October 11, 2012 minutes, under commissioners questions, Tim Fleener should have been Tim Cover.

In the December 12, 2012 minutes, page 24 in the 4th paragraph, Danielle actually said she noticed Big Red Liquors and other businesses in the immediate area have two signs. One sign is facing north, another fronting the street, and most are much larger in neon.

Dave Harstad asked Jeannine and Marjorie if they accepted those as friendly minutes. They both accepted them as friendly minutes. Motion passed 6/0/0 (yes/no/abstain).

III. CONSENT AGENDA

COA-7-13

346 South Rogers: Jim and Karla Lewis
Request for a brick patio visible from Smith Street

Nancy Hiestand gave her report.

Motion #2

Jeannine Butler made a motion to approve the consent agenda. Sandi Clothier seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

Motion #3

Jeannine Butler made a motion to incorporate the proposed Findings of Fact for COA-7-13 into the record and accept them. Sandi Clothier seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

Proposed Findings of Fact for COA-7-13 (Creation of Brick Patios at 346 South Rogers)

1. The Commission finds that the proposed 13'x8' stone or brick patio behind the house at 346 South Rogers in a semi-circular pattern and another 14'x12' brick or stone patio behind the garage will be visually compatible with similar patios

- within the Prospect Hill District.
2. The Commission finds that the proposed materials for the patios at 346 South Rogers (stone or brick), are of similar materials to other patios in the Prospect Hill Historic District, ensuring visual compatibility.
 3. The Commission finds that the proposed materials for the patios at 346 South Rogers (stone or brick), are consistent with the Design Guidelines for the Prospect Hill District.
 4. The Commission finds that the location of the proposed patios in the rear and side yards of the house is consistent with the Design Guidelines for the Prospect Hill Prospect District.

IV. CERTIFICATES OF APPROPRIATENESS

COA-4-13

714 West 7th Street: Owner Eve Mansdorf

Request for work on a front porch with a change of color

Request for discussion of cement board siding

Nancy stated that the owner of 714 West 7th Street is pursuing a series of improvements on the site. She plans on pursuing another COA but wants to have a preliminary discussion on the request. The COA that is being considered today is only a change of color on the porch decking.

Motion #4

Danielle Bachant-Bell made a motion to approve COA-4-13, 714 W. 7th Street. Sandi Clothier seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

Commissioners Questions:

Sandi Clothier asked Eve Mansdorf if she would be using treated or non-treated wood. Eve replied she was not sure. There was a brief discussion on personal experiences with different kinds of stain and wood.

Commissioners Comments:

Doug commented that the issues of paint and stain are something they will probably discuss a little later but has found it is a real problem. The paint formulations have changed dramatically and are more complicated than they used to be. Jeannine commented that if it is an outdoor porch you are either going to paint, stain or replace it on a fairly regular basis.

Motion #5

Marjorie Hudgins made a motion to approve the Findings of Fact for COA-4-13, paint color changes at 714 West 7th Street. Sandi Clothier seconded the motion. Motion passed. 6/0/0 (yes/no/abstain).

Proposed Findings of Fact for COA-04-13 (Paint Color Change at 714 West 7th Street)

1. The Commission finds that the proposed change of color on the porch floor from green to stained wood at 714 West 7th Street will be visually compatible with the

Fairview Historic District.

2. The Commission finds that staining the porch floor at 714 West 7th Street is consistent with the Design Guidelines for the Fairview Historic District which stated that the Commission is to take "liberal approach to paint color"
3. The Commission finds that changing the floor color of the porch at 714 West 7th Street from green to stained wood is modest and will not alter the historic nature of the structure of the Fairview Historic District.

Nancy stated that originally the owner was going to apply for a COA to replace siding with cement board. However, Nancy asked her to withdraw her request until they could have a larger discussion about the issue. She feels there has been a chronic paint failure for years in Bloomington and because the commission is in a position to require people to paint wood surfaces, she thought this was a good time to discuss the issue.

Nancy stated that the Secretary of the Interior Standards are currently being reviewed and it is possible that they are explicitly being reviewed for the use of synthetic products. Synthetic products have been accepted for National Register properties but not cement board, unless the original siding is damaged beyond repair. The Fairview design guidelines state expressly that if synthetic siding must be used, then it shall be the same size and style as the original wood. Also, you need to always consider the use of the original material and try to retain it. Cement board has mainly been used on new construction additions or at structural locations where water pools and it's likely to have a very short term repair if it's replaced with wood. Additionally, the quality of wood has deteriorated as well.

Nancy stated that we are providing people with a much less dense new wood material that is more susceptible to rot and we need to consider the impact of our decisions. She stated the commission needs to discuss whether to make changes in our existing a policy or have a new policy. Another process is going to neighborhoods and discussing possible guidelines changes. Each neighborhood has a slightly different process by which changes are made in their design guidelines. Potentially we have 5 or 6 districts where the design guidelines might have to change if we change our policy. Nancy just wanted to begin the discussion on how we want to approach it.

Nancy stated at one time BRI was asked to host a paint workshop however; it was very expensive and did not happen. She stated that might be something we want to explore again. Nancy asked for input on what action might be taken next.

Dave Harstad asked if Eve would like to explain her particular issues. Eve stated that the wood is rotted around the window sills and the general siding. Nancy displayed pictures. Eve stated there is plenty of time; she is not looking for a yes or no answer today.

Danielle had a specific question, very specific to this house being in this historic district with these guidelines. Do we not need to pay attention to their procedures for changing the guidelines and thus follow those procedures? In other words, it means having discussions first with the neighborhood and have them bring the changes forward to us. Nancy agreed that is what needs to happen. Danielle explained that in this particular case, it definitely needs to come

from the neighborhood level. Nancy commented that it does in nearly every neighborhood. Danielle stated some neighborhoods just adopted their guidelines and might be less than thrilled at the idea of going through the whole process again.

Sandi commented it is a commission issue and we need to look at, do research, and see where the guidelines are leading nationally. There are so many variables in the paint process that you really have to go back to each particular situation to find out why that paint failed. She stated it does make sense to have a committee here to look at this issue. We need to have some expertise and an opinion when neighborhoods come to us. Dave stated that under new business today we could decide how to move forward.

COA-5-13

811 South Woodlawn: Owner Jon Trinidad and Heather Heerson
Removal of a mature but diseased American Elm from the side yard

Nancy gave her report. She stated the tree looks like a healthy tree from the top. However at the root, the bark is peeling back and it does have a chronic wasting disease of the root system. Nancy explained there has been several professionals look at the tree. Even though they disagree on how long the tree will live, they do agree that the condition it has will ultimately make it topple. It is about 6 feet off the line of the house and it is also very close to the adjacent house. We did take this to the neighborhood sub-committee and they were very regretful but did endorse the fact that the tree needs to be removed. This is more of a liability issue than anything else. Nancy recommend approval.

Public Comments

Jenny Southern represented the owner. She explained the tree was damaged 5-8 years ago. The previous owners had the basement resealed so it was dug out and heavy equipment was in the side yard. There were new tiles put in on the right side of the tree, so actually the root system was cut into on two sides. This tree has been treated for the last three years for fungus and diseases by the arborist. He does not remove trees; however he recommends it be cut down.

Motion #6

Danielle Bachant-Bell made a motion to approve COA-05-13, 811 South Woodlawn. Sandi Clothier seconded the motion. Motion passes 6/0/0 (yes/no/abstain).

Commissioners Questions

Danielle asked if there were any plans to replant. Nancy explained they did not talk about that and the lot is very small so there is not much room to replant, definitely not in the same spot.

Motion #7

Marjorie Hudgins made a motion to approve the proposed Findings of Fact for COA-05-13, Mature Tree Removal (811 South Woodlawn). Doug Wissing seconded the motion. Motion passed. 6/0/0 (yes/no/abstain).

Proposed Findings of Fact for COA-5-13, Mature Tree Removal (811 South Woodlawn)

1. The Commission finds that the mature American Elm tree located on the west side (Wylie Street) of 811 South Woodlawn is suffering from a disease which atrophies its root system and weakens its base. This finding is based on information provided by an arborist and the City's Urban Forester.
2. The Commission finds that the mature American Elm tree located on the west side (Wylie Street) of 811 South Woodlawn has peeling bark on its base.
3. The Commission finds that the mature American Elm tree located on the west side (Wylie Street) of 811 South Woodlawn is in a precarious location in that if it were to fall, said likelihood being pronounced as a result of its diseased state, it has a high likelihood of damaging the structure located at 811 South Woodlawn or damaging an adjacent structure. This finding is based on information and expert opinions given by an arborist and the City's Urban Forester.
4. The Commission finds the Elm Heights Subcommittee has expressed concerns that a large canopy tree, particularly a mature American Elm tree, is being removed; but found that such removal was appropriate in light of the legitimate safety concerns of allowing the tree to remain on the property.
5. The Commission finds that while losing the mature American Elm tree at 811 South Woodlawn is disappointing, the safety risk it poses to historic structures in its vicinity, necessitates its removal.

COA-6-13

925 East University: Owners Ready and Foster, Consultant Ernesto Castenada (NOTICE STAFF APPROVAL)

Nancy explained that COA-6-13 does not need to have a vote, because it was a staff approval. This is a non-contributing building that was also sent to the sub-committee because you have to make a judgment call as to the scale of the change for even non-contributing buildings. We are judging if the change affects the general setting and historic value of the district.

In other Certificate of Appropriate business, Nancy stated there is a request by Jenny Southern and Tim Mueller on their property at 908 E. 2nd Street. They have an issue with a Green Ash Tree which is on their east side lot line, where there is also a limestone wall. The tree is leafing out but it is also buckling the wall. It is just a little beyond 12 inches in diameter. It would require a COA. Nancy is asking for a staff level approval. Jenny Southern stated that the tree was diseased a couple of years ago and it was suggested by Lee Huss, City Arborist to remove the tree.

Dave Harstad stated that if it is subject to the COA requirements, we need to follow the requirements. Nancy replied that a COA is required; however the question is if it is subject to staff approval. Dave stated that if the tree is diseased and not visible from the street, it throws it out of our process completely. Jenny Southern will get something from Lee Huss stating the tree is diseased and needs to be removed.

V. DEMO-DELAY

720 South Park Avenue: Representative Barre Klapper

Removal of a rear hipped addition on the west facade in order to create additional space
This is a partial demolition with a proposed addition.
Barre Klapper, Kirkwood Design presented for 720 S. Park Avenue.

Nancy Hiestand stated the property located at 720 S. Park Avenue is in Elm Heights Neighborhood and the Elm Heights survey district, but it was not included within the boundary of the full historic district. On the survey, it is listed as a contributing property and therefore falls under demolition delay. This is a partial demolition with an addition being proposed. A partial demolition means the owner is bound to whatever designs they are presenting to us. The real consideration is whether to designate the house based upon the possible damage to the historic significance or architecture of the house. The permit can be delayed up to 90 days until we determine whether designation is warranted. The owner is not restoring the house. There is aluminum siding on it now which will stay. The new construction will be vinyl siding to match the width of the aluminum siding. All of the windows will be salvaged from the existing building. Nancy explained that she does not make a recommendation on demolition delay. What needs to be discussed is if it will damage the house enough that we should locally designate the property.

Barre Klapper represented the petitioner. She explained that the room off the back is a bedroom which is cold, drafty, and has water issues. This will be a huge improvement in terms of the use of the house. Barre Klapper briefly explained the process.

Commissioners Questions

Sandi asked if the foundation issues were only under the addition. Barre explained there is also a mud room that has never had a foundation and is full of lead paint. We will be cleaning it out and putting in a foundation. Even though the roof form will remain in place the mud room will also be demolished.

Dave Harstad asked about the siding. She explained that they believe all of the original siding and trim is underneath the vinyl and if possible they will reproduce it for the windows on the new addition.

Dave asked how the transition will work if they have to put new siding on. Barre explained they will cut a clean line where the aluminum ends and put a piece of trim on and start the vinyl from that point.

Motion #8

Danielle made a motion that today, regarding the property located at 720 South Park, the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed (demolition/partial demolition), and,
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council.

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

VI. NEW BUSINESS

One of the discussion on the agenda was the proposed development north of the Showers Administration Building lots. Nancy stated that the proposed development has been withdrawn.

Dave Harstad asked Nancy what she wanted to do on the subject of paint and sub-committee's. Nancy explained that Danielle was correct, if we have a policy decision it has to go through every neighborhood and they have to approve it through their own process.

Sandi Clothier stated that what ever happens with the neighborhoods, it is our responsibility to do the research and be able to offer suggestions and options to the neighborhoods.

Jeannine Butler asked when the guidelines from the federal government might be changing. Nancy does not know what the timeline is but can look into it next month. Jeannine also asked what they were looking to change. Nancy replied, the use of artificial materials.

Marjorie Hudgins stated that we need some kind of consultant, even if we need to pay for someone to come in. A professional needs to come in, someone who knows what they are talking about.

Doug Wissing recommends setting up a siding and paint committee and is willing to sit on the committee. Danielle Bachant-Bell and Sandi Clothier are also willing to volunteer on the committee.

Chris Cockerham would agree with Marjorie to bring in a third party consultant. John Saunders would also agree with the previous suggestions.

Dave Harstad suggested putting together a list of products we like and don't like.

Motion #9

Sandi Clothier made a motion to form a committee to study paint and siding issues and to look at the feasibility to bring in a consultant and to come up with some guidelines for how to deal with paint and all of the issues of synthetic siding. Danielle Bachant-Bell seconded the motion. Motion passes 6/0/0 (yes/no/abstain).

VII. OLD BUSINESS

A. Title 8 Revisions

Nancy stated that the next step for Title 8 Revisions is a meeting for the general public. The changes will then go to Council.

B. Preservation Month Activities

Nancy reported the cake contest is Saturday from 8:30 a.m. to 2:00 p.m. with the judging at 12:00 p.m. There will be six (6) contestants. The Old House Expo might be moved to another time of year due to lack of contractor interest. There are currently only five or six contractors. The Rosemary Miller lecture will be May 17, 2013. Terry Clapacs is giving the lecture. There will also be a 25 minute lecture from the Dry Stone Conservancy with a two day workshop on Saturday and Sunday. The Community Foundation will advertise the fact that Rosemary Miller

has an endowment and ask for donations.

- VII. COMMISSIONERS' COMMENTS**
- VIII. PUBLIC COMMENTS**
- IX. ANNOUNCEMENTS**
- X. ADJOURNMENT**

The meeting was adjourned at 5:50.

Summary:
**Creation of a new casement window on the rear of a house in the Elm Heights
Historic District**

COA-10-13

**512 South Hawthorne Drive
Owners Jim Roseman and Roberta Pergher
Elm Heights Historic District**

Zoning RC

105-055-76266 C

512

House; Dutch Colonial, c.1920



This is a modest request for a small rear window opening in a brick Dutch Colonial house in Elm Heights. This house lies at the edge of the local historic district and ordinarily this request would not be reviewed because of its invisibility. However, the houses that line the west side of Hawthorne Drive at this location are bordered by an unimproved alley right of way which constitutes a public way for the purposes of our ordinance. This lot also backs up to property owned by the Elm Heights School. The school was not included in the district because of difficulties with a board vote on the matter, but they supported the district in numerous

ways.



The owners are remodeling a recently purchased house. Most of the work is interior, or repair in kind, however the creation of a guest bathroom on the second floor interior will require an additional window. The casement window is sized at 20" by 16" and will appear under the shed roof dormer on the rear of the house.



This will be an aluminum clad casement window. The location is shown proportional to existing windows.

From the Elm Heights Guidelines:

Guidelines for Windows and Doors

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. Removal of any window or door or its unique features outlined above and visible from the public right-of-way.**
 - If original windows, doors, and hardware can be restored and reused, they should not be replaced.
- II. Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.**
 - Replace missing elements based on accurate documentation of the original.
 - Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
 - New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
 - Inappropriate treatments of windows and doors, particularly in the primary facades, include:
 - a) creation of new window or door openings
 - b) changes in the scale or proportion of existing openings
 - c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors
 - d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.
 - Install shutters only when they are appropriate to the building style and are supported by evidence of previous existence. Proportion the shutters so they give the appearance of being able to cover the window openings, even though they may be fixed in place.
 - Install awnings of canvas or another compatible material. Fiberglass or plastic should generally be avoided; however, metal may be appropriate on some later-era homes.
- III. Installation of new storm windows or doors visible from the public right-of-way.**
 - Wood-frame storm windows and doors are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

The guidelines emphasize visual access. This proposal only technically meets that definition. This proposal does not remove an existing window but does create an additional opening for practical purposes. Trim on the proposed vinyl clad window will match the existing trim on the house.

Staff recommends approval.

Summary:

Selection of a new palette of colors for a house in the Fairview Historic District

COA-11-13

719 West 7th Street

**Owners Cathy Spiaggia, Duncan Campbell
Fairview Historic District**

Zoning RC

105-055-64109 C

719

House; Carpenter-Builder/ Pyramidal Cottage, c.1920 NR,

BHD



This house is a pyramidal cottage with a pedimented gable, one of the most prevalent forms in the Near West Side. Its most famous occupant was L.E. Dyer long time principal of the Fairview School and the person for whom Dyer School was named.

The existing house is a pyramidal-ell sided with asbestos shingles. This form was built primarily between 1890 and 1915. The footprint has stayed the same since 1898.

The siding is painted light green with wide plain white trim. The house has a brick bungalow style porch and a rear addition that contains craftsman style windows. Because the house is situated on the corner of Maple and 7th, it is visible from both

thoroughfares.

Paint color changes are reviewed under Fairview District guidelines. The building now is a light green with white trim. The owners wish to repaint the siding "Bunglehouse Grey" with the exterior window casing, jambs, and sash, soffit and fascia trim. door trim and



screened porch walls and trim in Roycroft Vellum. A third color, Polished Mahogany, may be used for minor highlights like the drip cap edges, if upon trial it is acceptable.

Swatches will be circulated at the meeting

From the Fairview

Historic District Design Guidelines:

These suggestions are taken from several locations in the document

GUIDELINES FOR EXISTING BUILDINGS BUILDING MATERIALS

Paint color and exterior finish materials give a building distinct texture, presentation and character. Alterations to buildings and structures should take into consideration the careful balance that is achieved through selection of building materials.

WOOD

Appropriate

Retain and restore original exterior wood siding materials (typically clapboard) through repair, cleaning, painting, and routine maintenance. If original architectural details and trim features are deteriorated beyond repair, they should be replaced with components of the same material and design.



Inappropriate

Avoid application of siding materials not consistent with the character or style of the building, or materials that were unavailable at the time the building was constructed.

- painting a new color (although included as a review item by the Commission, a liberal approach to paint color is embraced and a wide selection of colors is available)

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Appropriate

Use period paint colors and color schemes appropriate to the building's architectural style. Consult the Bloomington Historic Preservation Commission for assistance in choosing colors related to the building's style yet consistent with personal preference.



Inappropriate

Avoid painting masonry surfaces such as limestone and most brick surfaces.

This owner has retained the existing asbestos siding, a material that has been on the structure long enough to justify its significance as part of the history of the building. The siding is in good condition and not hazardous. This proposal constitutes a repair of historic material. The guidelines provide a wide permission for historic paint colors and "personal preference."

Staff recommends approval.

COA-08-13 (staff approval)

**908-10 East 2nd Street
Owner: Tim Mueller and Jenny Southern
Elm Heights Historic District**

Request to remove a green ash tree that is damaging a masonry wall on the east property line.

105-055-76084 C 908-10 Duplex; Arts and Crafts/ Gable Front Bungalow, c.1910

The owners presented evidence of discussion with the City Urban Forester about evidence of Ash Anthracnose in 2009, witches broom in the next year (which is a result of the fungal disease) and in its weakened state will be susceptible to Emerald Ash Borer as it arrives in Bloomington. Additionally they mentioned damage to an existing early masonry wall along the east property line

In May the Commissioners gave staff the ability to make a decision regarding the tree if the owner presented evidence of a confirmed disease. Staff was provided with an e-mail from Lee Huss and made an approval of the tree removal.



CERTIFICATE OF APPROPRIATENESS

Issued by Staff
The Bloomington Historic Preservation Commission

ADDRESS 908-10 East 2nd Street Elm Heights Historic District:

Removal of a diseased Green Ash Tree along the east rear lot line of the house.

A copy of the complete approved plans may be obtained from the City of Bloomington, 401 N. Morton, Department of Department of Housing and Neighborhood Development under case number COA-8-13

This Certificate is effective for two years following the date of issue. Exterior work outside the scope of this approval is not permitted and subject to fines outlined in Municipal Code, Title 8, Chapter 8.16.020.

Nancy Hiestand
Staff
Bloomington Historic Preservation Commission

Approved May 13, 2013

Summary:
Design for the construction of a new house and garage in the Prospect Hill Conservation District

COA-09-13

910-920 West Smith

Owners Amy Country man and Steve Mansfield

**Representative: Jim Rosenbarger
Prospect Hill Conservation District**

Zoning RC

his is the relatively rare occurrence in Prospect Hill of the construction of an infill house in an established neighborhood. The existence of these particular vacant lots, because they are irregular, has been subject to much neighborhood anxiety. They were identified



as sensitive early in the Conservation District discussion. These tracts of land front on Smith Avenue are located in an area where most structures on the right-of-way are accessory buildings rather than front porches. A house appropriately placed on the right-of-way would be looking into the backs of garages and concrete block storage buildings.. Another anomaly is the extensive amount of land and length of the lots involved. Of the two distinct lots: one is 364 feet long and the other is 238 feet long. Planning has determined that the land is composed of two distinct lots, accessible via Smith and also some platted alleys.



The house is a story and a half frame bungalow with approximately 1585 square feet on the first floor and 700 finished square feet on the second. It features three porches on the north, south and east sides. The front exposure is nominally the south side facing Smith, however, as noted before, this is inconsistent with the rest of Smith. The previous map shows how few houses face Smith along this corridor. This house will be substantially setback from Smith (more than 60') and obscured by a stand of trees on the southwest corner of the lot. They also wish to construct a two car garage north of the house to be accessed of an east-west alley. The two car garage is at the maximum standard for size (24'x24') and feature board and batten siding and exposed rafter tails.

The designer has included a figure ground study showing the footprints of adjacent housing. It illustrates that the ground coverage is comparable with nearby housing. We have noted before that the typical Prospect Hill house "absorbs" outbuildings into its footprint eventually creating a sprawling asymmetrical footprint. The designer transferred the proposed footprint to an area study of adjacent housing. You can see that the proposed building -about 60' in length and 24 feet wide- is not too large for the neighborhood. It also carries forward the accretionary form of historic housing in the neighborhood.

The designer and owners met with city staff several times and used a craftsman bungalow style. It has multiple roofs, exposed rafters, unique fenestration with divided light sash, ribbon windows and bay windows with shed roofs on either side. The foundation will be split faced concrete block and will be more visible on the west side, where the topography falls away from the house. The house also has several open porches. Because of the unusual length of the lot, the garage (placed behind the house) will be accessible from an alley off of Euclid. This consumes less of the lot, which the owners would like to use for gardening.

The owners met with the Prospect Hill Design subcommittee on May 29th and addressed comments, concerns and questions. The current design is a result of that dialogue. Here is a response from the owners.

With your suggestions in mind, we have redesigned elements of the porch as follows:

1. The artsy trees have been removed to better reflect the open design of the porches in Prospect Hill. This also increases visibility of the front door.
2. The vertical panels are now shown as two distinct parts (porch and base) via a space between the porch floor and the bottom of the railing. This spacing is also a common feature in Prospect Hill porches.

3. Although it is not shown in the drawing, the panels have spacing between them which also increases visibility of the front door from Smith. Please see the



attached photo for an example of what it will look like.

Another thing we considered to give a more direct view of the front door from Smith was to locate the stairs on the south part of the porch. However, due to the uncharacteristically steep hill that exists down the center of the porch, placing stairs at that location would require significant alteration of the grading. In contrast, the current placement of the entry stairs on the east side of the porch conforms to the natural flow of the lot. For neighbors viewing the house from Smith, the pathway leading from the southeast corner of the lot to the porch stairs serves to direct ones eyes toward the main entry of the house.

Since this is a new building in the Conservation District, several elements of compatibility apply.

From the Prospect Hill Conservation District Guidelines for new construction:

CONTEXT

LARGE SITE This is usually a combination of several vacant lots, often the result of previous demolition. Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

As discussed before, this is an anomalous site, with two irregular lots and frontage along a street that does not have the characteristics of traditional front exposure and setback. The deep setback proposed is mitigated with the tree stand on the southwest corner of the lot and further by plans to create a front garden. Currently the house front looks out over storage buildings and garages lining Smith at this location. The street itself has no curbing, sidewalk and very little setback to the storage building that line it.

SETBACK

Definition: The distance a building is set back from a street, alley or property line.

RECOMMENDED

1. A new building's setback should conform to the set back pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed
2. On corner sites, the setbacks from both streets must conform to the context
3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

Smith is an irregular thoroughfare, seen as a hold over from Prospect Hill's more rural origins. In the 500 block, a variance from sidewalk construction was granted because of the width and the pedestrian nature of the street. Smith terminates in the First Church of the Nazarene site and then picks up again on the other side. Past Maple there are only two houses fronting on Smith, and it becomes increasingly more like an alley rather than a street. (see attached photographs)



ORIENTATION

Definition: The direction that a building faces.

RECOMMENDED

New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. (See Introduction for information about the traditional forms in the neighborhood.)

This is a complex site and surrounding primary buildings provide little guidance because they are oriented along the spine of north south thoroughfares: Euclid and Buckner. This plan accomplished two goals: it relates the building to the longer east west dimensions of

these nearby primary buildings and it nominally maintains an entrance fronting on Smith with a porch and sidewalk. It also consumes two oversized lots with a hazy legal history of ownership, that may have encouraged denser development than what is proposed. This plan limits the use of the lots to a single family house and accessory structures. It maximizes the possible use of land for gardening without breaking an established pattern.

BUILDING ENTRY

Definition: The actual and visually perceived approach and entrance to a building.

RECOMMENDED

Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

The front entry faces south towards Smith and features an open porch with characteristic craftsman carpentry work and an extended walkway from Smith. However there are no houses on Smith Avenue at this location or in surrounding block faces with a front porch exposure. The design reflects a compromise that adequately addresses the entry guideline. The houses on Smith in the 1000 block have nontraditional entries, for example the house below.



347 1/2 Buckner

SPACING

Definition: The distance between contiguous buildings along a block face.

RECOMMENDED

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

The plan (best reflected in the figure ground study) shows adequate side setback to contiguous buildings, some of which have rear exposures or garages adjacent to the subject property. The side setback is similar to side setbacks on Buckner and Euclid.

BUILDING HEIGHTS

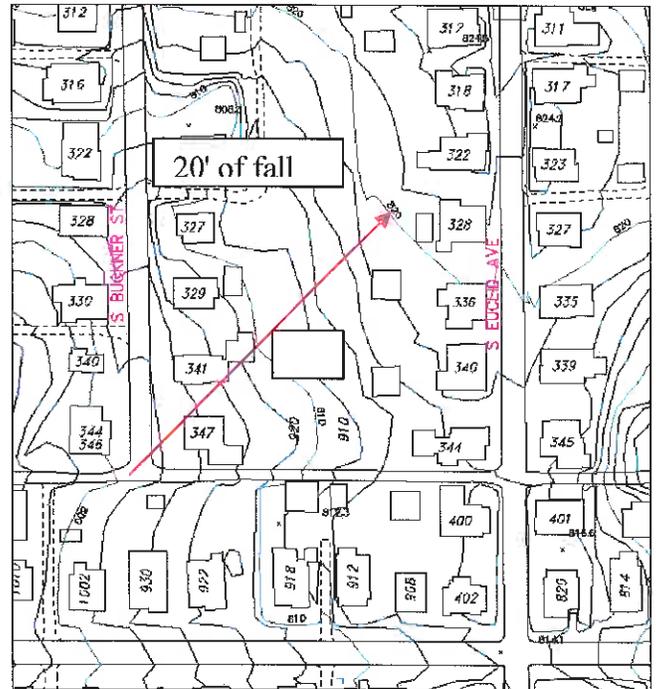
Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

NOTE: In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.

RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor

A primary consideration for this construction is the surrounding topography which is not flat. The fall from a peak on Euclid is approximately 20 feet. Staff drove both Euclid and Buckner. Houses on these streets are either a story and a half bungalows or gabled-ells. The houses facing Euclid Street, bounding the east side of the site, are at a higher elevation, by several feet than the new construction. Staff estimates the height of a simple gabled-ell form at 21 feet. The subject lot falls away on the northwest side of the house, showing greater height at this location. The house is 27' at its highest west elevation peak and is a story and a half tall, characteristic of the area. The eastern gable is 24' tall. Although the house is only a story and a half, appropriate for this area, it may be 3-4 feet higher than adjacent construction. A mitigating circumstance is that this house is not in a row of houses, as the guidelines depict, rather it is adjacent to rear yards and accessory structures on these thoroughfares. So the height of the house is buffered by its site. The highest point will face a garage.



BUILDING HEIGHT/ SIDE SETBACK

Definition: The relationship between the height of the house and the distance between them

RECOMMENDED

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

In this site plan the setbacks are masked by the site of the structure. They meet requirements of the zone. As noted in the previous discussion, the lot fall creates a high point nearest a garage, almost 24 feet away..

BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

RECOMMENDED

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.

This is a bungalow form which is one of four forms indigenous to the area as noted in the guidelines that describe historic and characteristic forms in Prospect Hill. (p.9)

ROOF SHAPE

RECOMMENDED

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

Contextually the unusual length of the lots as well as the unimproved characteristics of the street frontage creates a peculiar condition on the site. Planning has outlined a package of three variances for this plan: Variance from the front build-to line, variance from sidewalk standards, and parking site. The cross-gabbling of the proposed structure is characteristic of both gabled-els and bungalow sides.

MASS

Definition: The three dimensional outline of a building. Depending on the block face, buildings in Prospect Hill may reflect the traditional horizontal mass of the gabled-ell or the more vertical projection of the bungalow form. See the architectural description of traditional forms provided in the introduction for guidance.

RECOMMENDED

1. The total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new buildings should be characteristic of surrounding buildings.

The general massing of the structure along with porches and cantilevered bays, reflects the irregular and sprawling forms that have evolved in Prospect Hill. Most structures in the neighborhood have either attached existing outbuildings to the main footprint or added space for bathrooms and kitchens. Some houses in the area were built without either of these. This form, from above, resembles the common footprint in the area.

FOUNDATION/ FIRST FLOOR ELEVATION

Definition: The supporting base upon which a building sits and the finished elevation of the first floor living space.

RECOMMENDED

- 1, New construction first floor elevation and foundation height should be consistent with contiguous buildings.

Because of the contour of the lot the lowest point of the foundation will be on the east and rise to the west to a level of 6'. The material will be poured concrete with the possibility of limestone veneer. This level is required by the contours of the lot. It will face the rear of the lot on Buckner. Side setback to the lot line is 11' at this location. In addition there is a 12 foot alley. so this constitutes a substantial setback to the garage on the contiguous lot..

FENESTRATION

Definition: The arrangement, proportioning, and design of windows, doors and openings.

RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Fenestration on the building is characteristic of the craftsman form and maintains the variety of window forms seen in the area, such as ribbon windows and paired windows. The materials list show either aluminum, vinyl or wood clad windows with exterior grills on south elevation.

ACCESSORY STRUCTURES

SUBJECT TO REVIEW AND APPROVAL:

All structures greater than 80 square feet.

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:

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.

The proposed two car garage is a 24' square, with a 20' peak. The board and batten siding with exposed rafter tails is in keeping with rural accessory structures in the area. There are additional windows and a pedestrian door. The non standard sized windows assist the design.

PARKING

Definition: Locations for overnight storage of vehicles

RECOMMENDED:

1. Where possible, parking should be accessed by the existing alleys in the rear of the building.
2. Where alleys do not exist, then on-street parking is a legitimate alternative.

On this site, it will be difficult to access the house from the alley entry on the east if the visitor is unfamiliar with the location. People following the address will end up on Smith looking for a place to park to approach the entrance. For this reason a pull off of some kind is warranted. The design of the pull off is shown as a perpendicular space, although it could also be an informal parallel space next to the right-of-way.

STYLE AND DESIGN

Definition: The creative and aesthetic expression of the designer.

RECOMMENDED

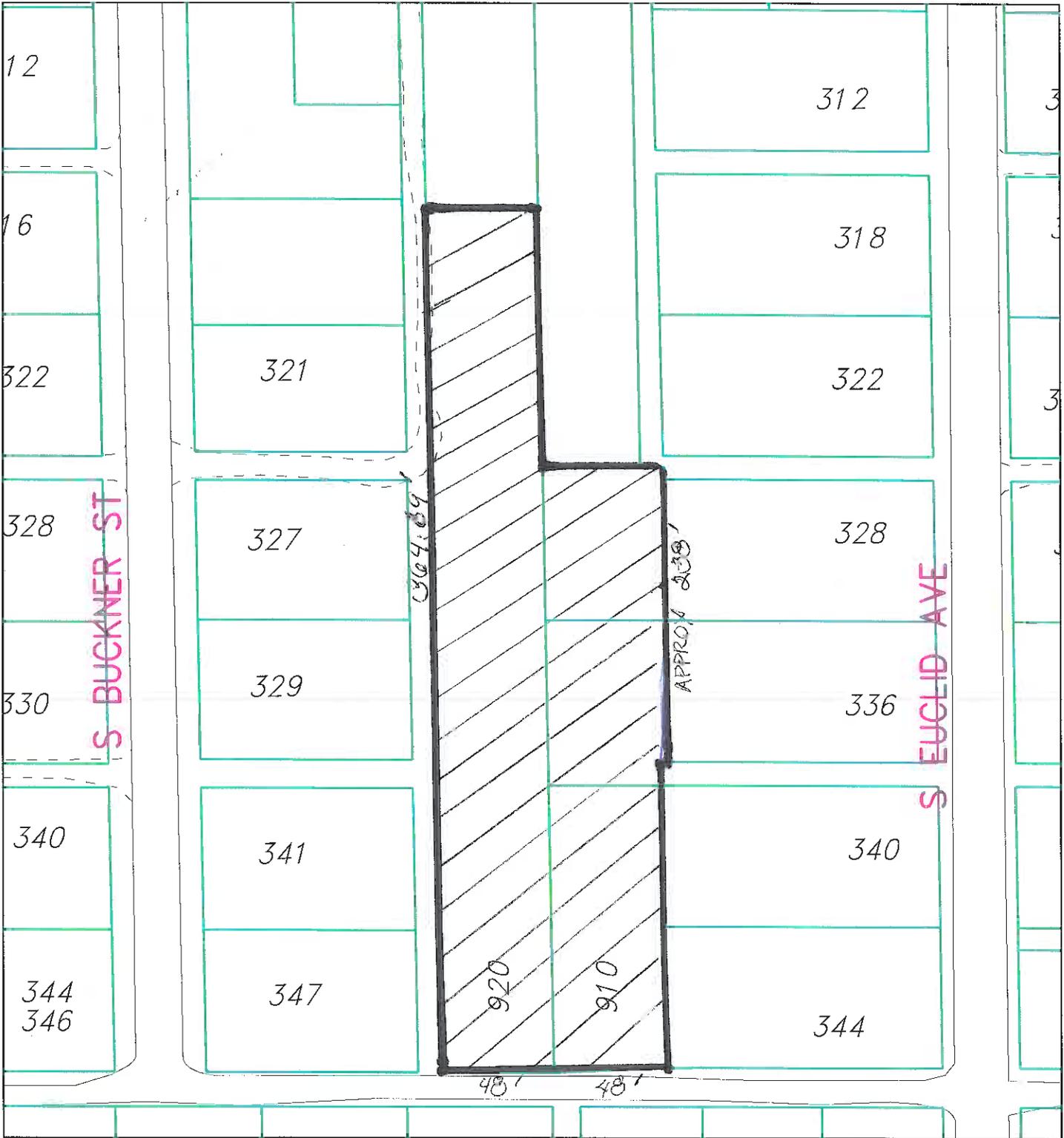
1. No specific styles are recommended. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.

It is the overall appearance of the house that makes this plan successful. The house is a traditional Craftsman bungalow, with features (porches and fenestration) that blend well into the neighborhood. Framing details will be made of cedar and the siding will be cement board, in keeping with the proportions compatible with this style. although some design decisions do not reflect the specific intent of the guidelines, this is a unique site.

The proposal is a good reflection of the needs of the client, the best interests of the neighborhood for a large undeveloped infill tract, and visual interest which reflects the grammar used in the traditional housing.

The owners received comments from the Prospect Hill neighborhood design subcommittee and made adjustments to the drawings. The report is attached.

Staff recommends approval but invites discussion of the least obtrusive way to allow a pull off parking space on Smith.



By: hiestann
3 Jun 13

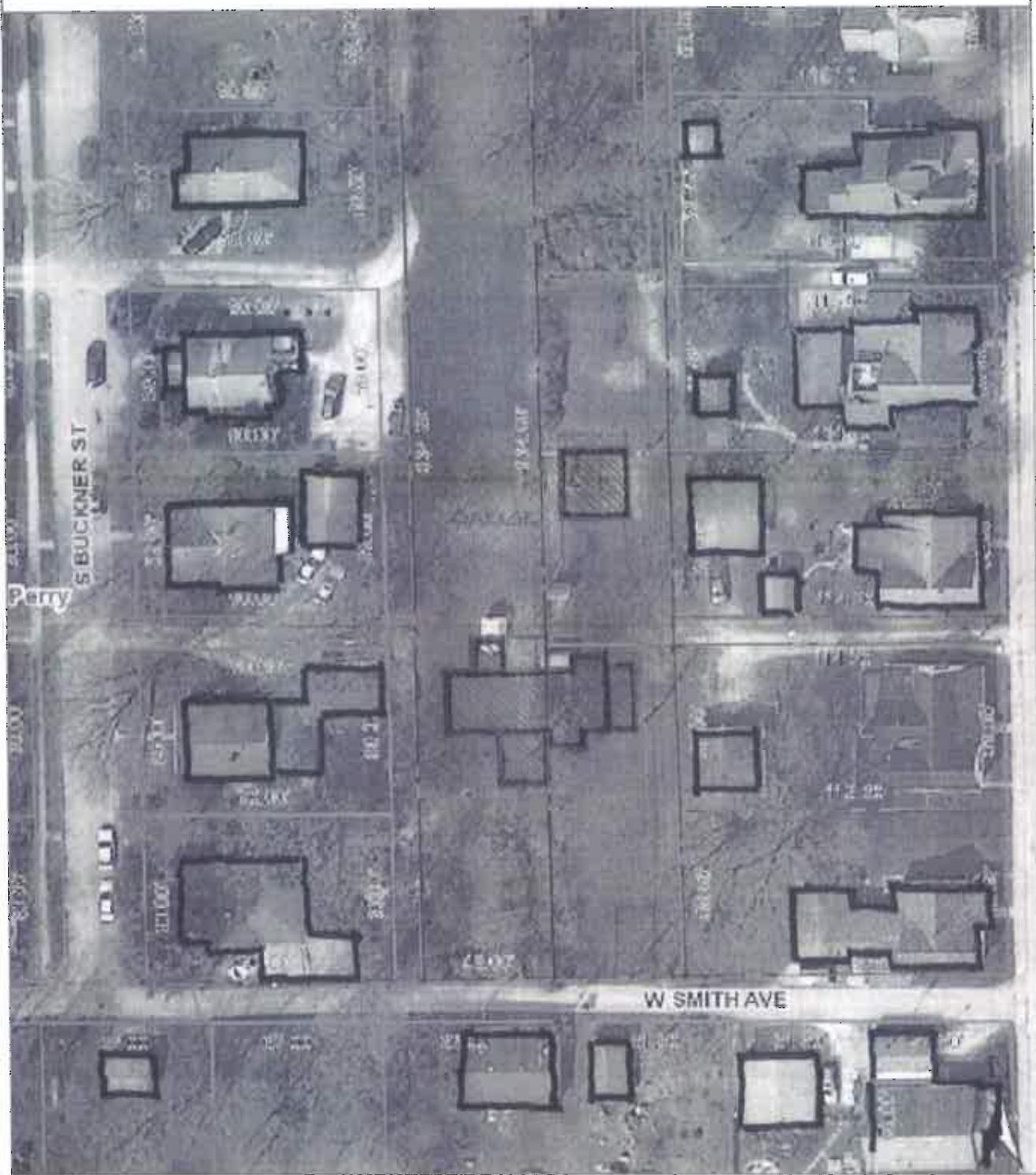


City of Bloomington



Scale: 1" = 60'

For reference only; map information NOT warranted.

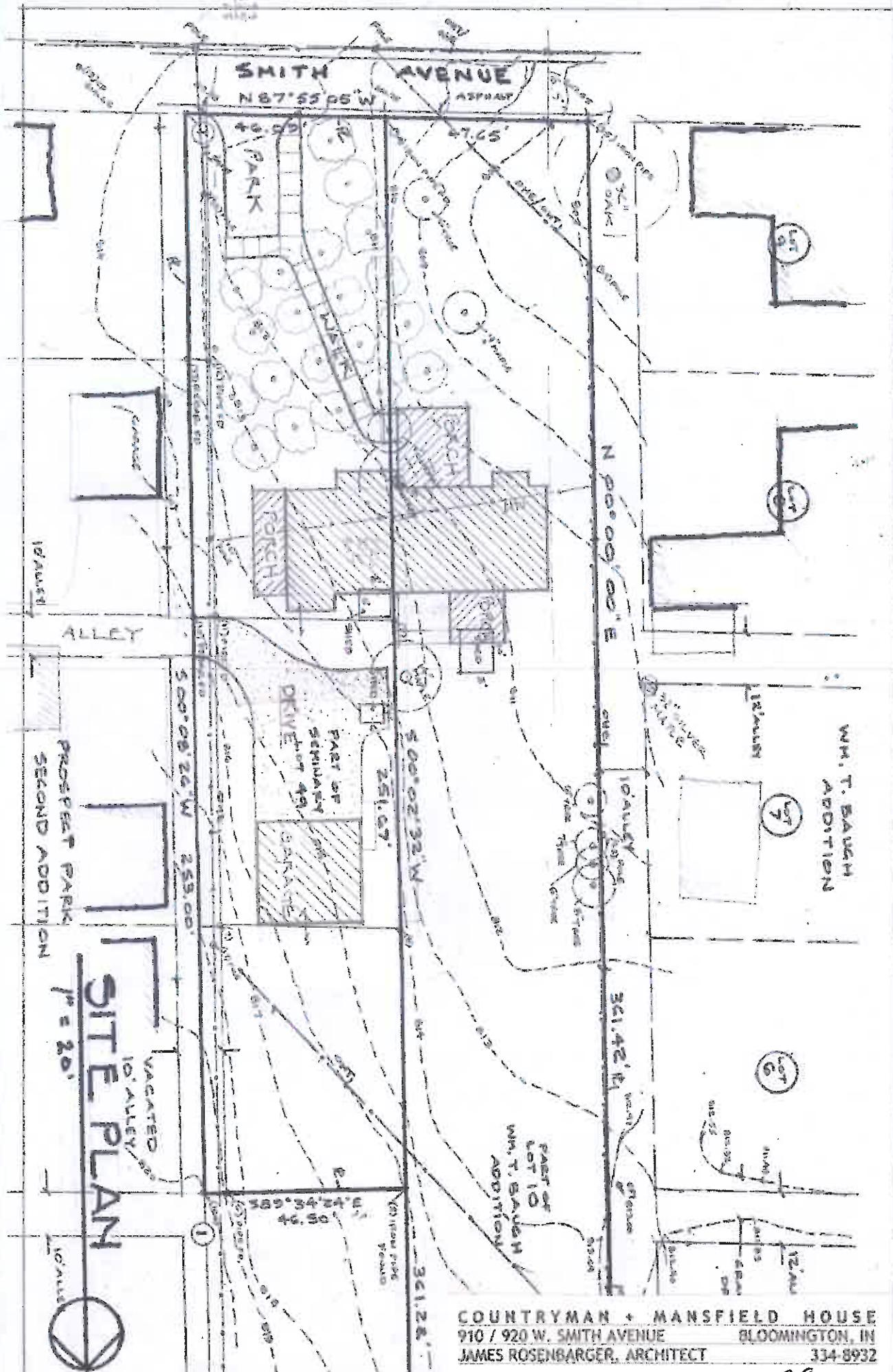


Disclaimer: PROPOSED SINGLE FAMILY HOUSE
910/920 W. SMITH AVE.

Printed: 05/06/13

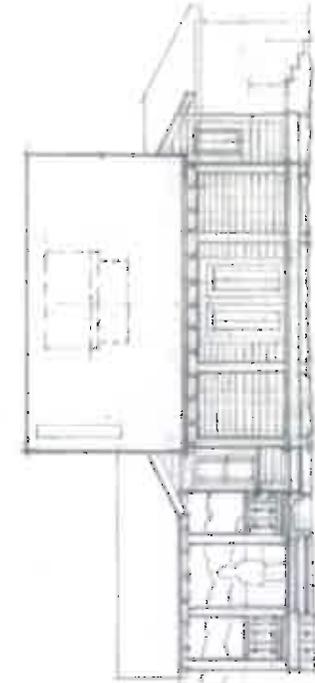
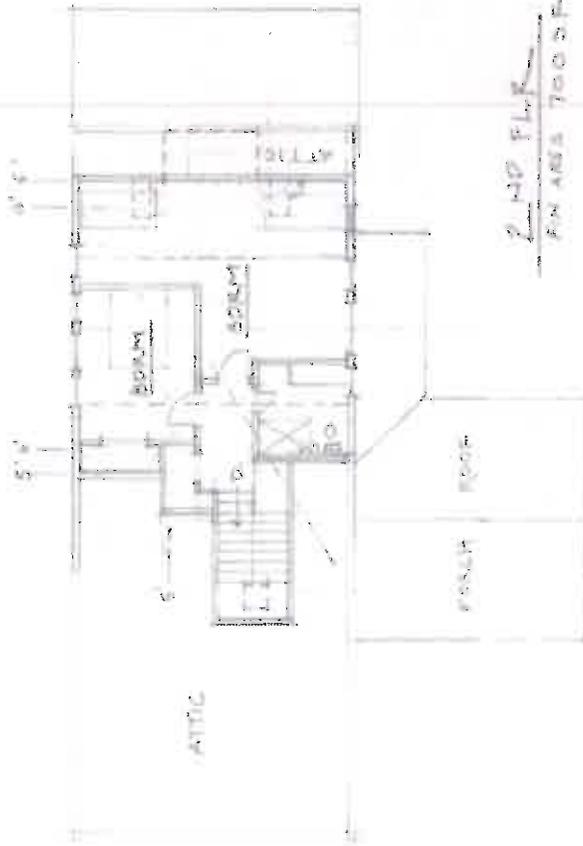
1" = 50'

WITH ONE AND TWO ADDITIONS



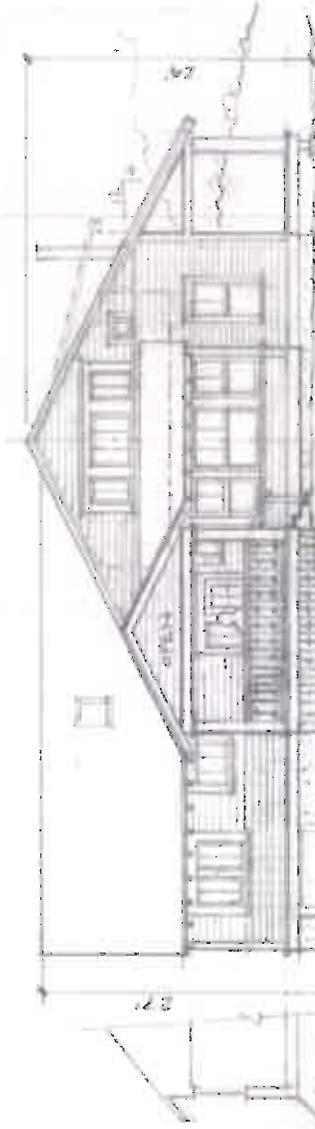
COUNTRYMAN + MANSFIELD HOUSE
 910 / 920 W. SMITH AVENUE BLOOMINGTON, IN
 JAMES ROSENBERGER, ARCHITECT 334-8932

COUNTRYMAN • WANSFIELD HOUSE
 910 / 920 W. SMITH AVENUE
 BLOOMINGTON, IN
 JAMES ROSENBERGER, ARCHITECT
 334-8932



EAST

8-26-15
 8-28-15
 5-22-13

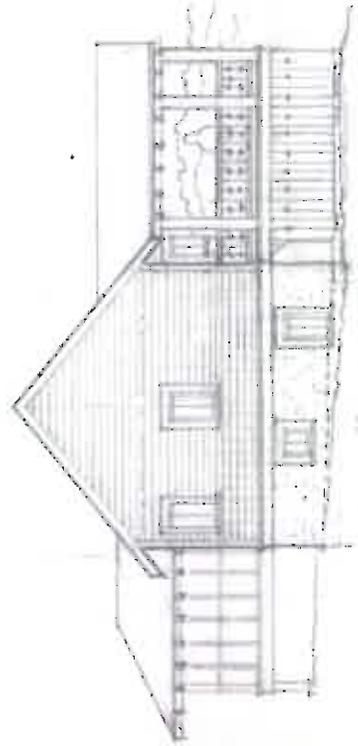


SOUTH

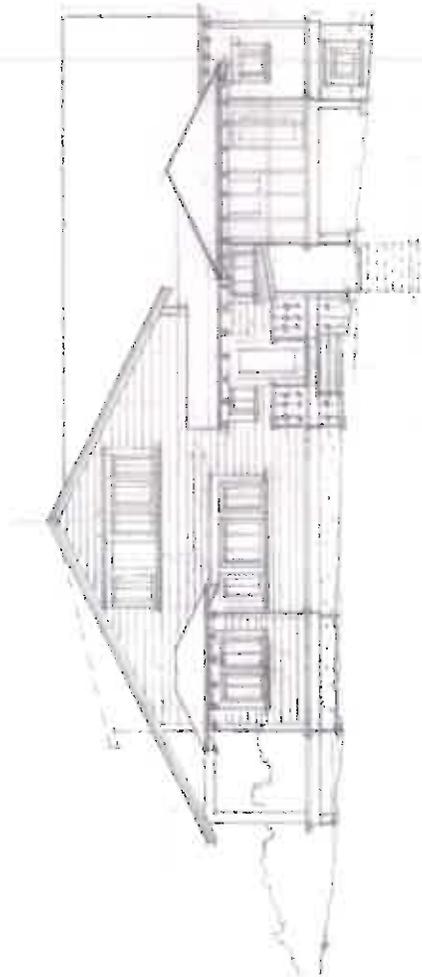
11-10-15
 5-1-15

100-100-100

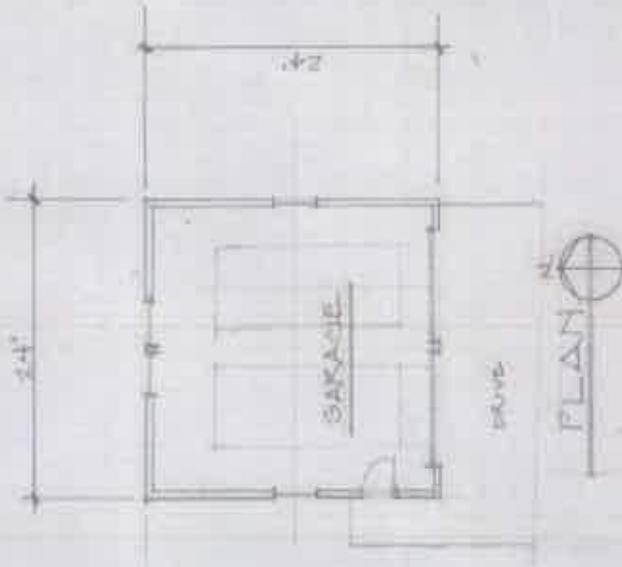
WEST



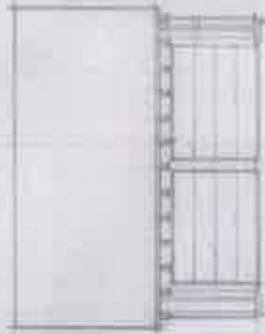
EAST



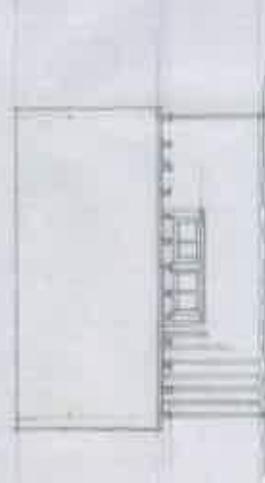
COUNTRYMAN + MANSFIELD HOUSE
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BLOOMINGTON, IN
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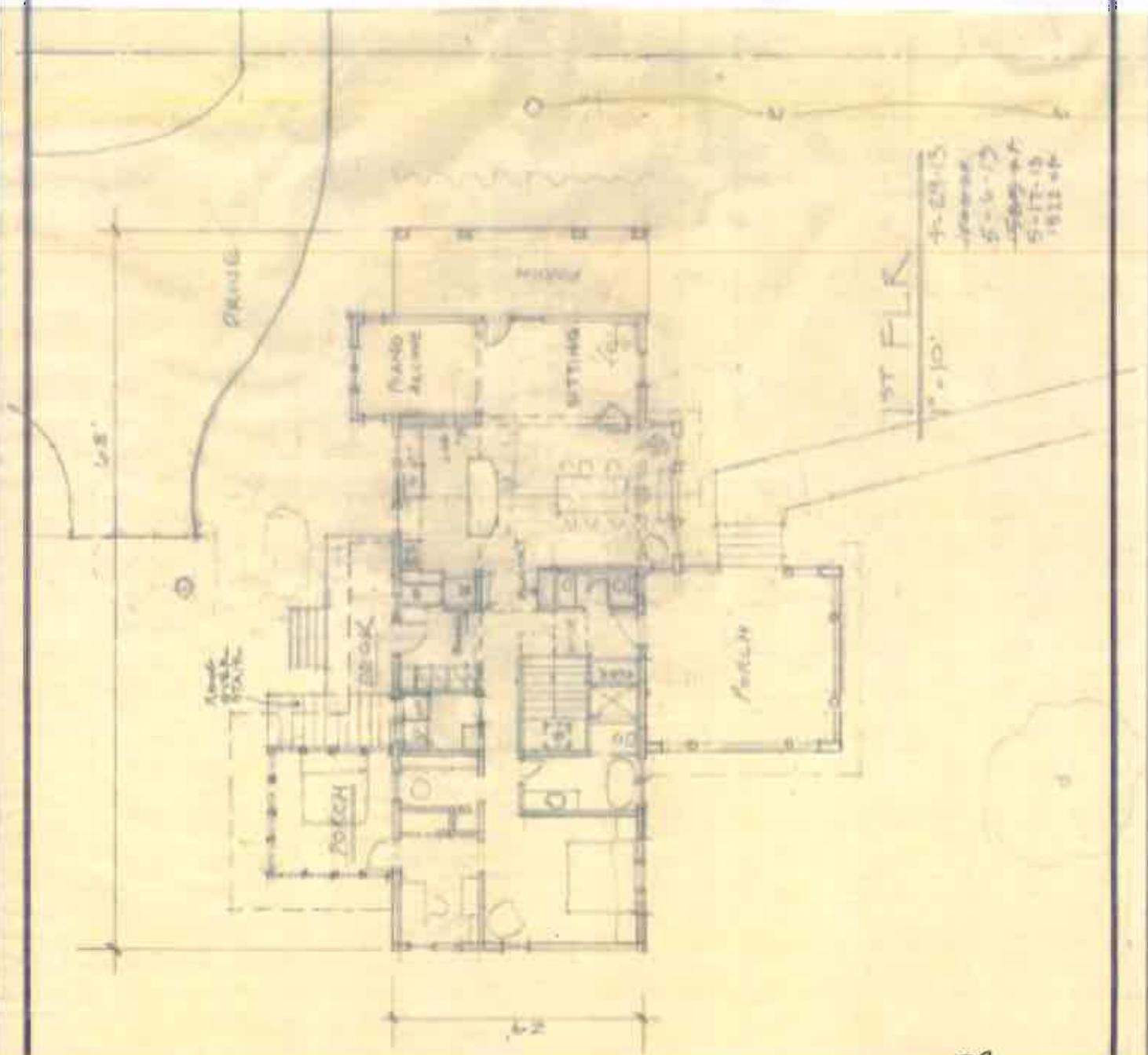
EAST/WEST



SOUTH



NORTH



1ST FLR
 4-23-13
 5-6-13
 5-17-13
 10-11-13

C O U N T R Y M A N + M A N S F I E L D H O U S E

EXTERIOR MATERIAL NOTES

REFER TO DRAWINGS

TYPICAL ELEMENTS:

SIDING

HORIZONTAL LAP SIDING: SMOOTH FACED CEMENT FIBER BOARDS,
4 OR 5 INCH EXPOSURE

EXTERIOR TRIM: PAINTED CEDAR OR SYNTHETIC OF SIMILAR PROFILE

WINDOW AND DOOR JAMBS: 1 X 4

WINDOW AND DOOR HEADS: 1 X 6

WINDOW SILLS: PROFILED 2X

CORNERS AT LAP SIDING: 1 X 4

SKIRT BOARD: 1 X 8 WITH 1X DRIP CAP

PORCH COLUMNS: SQUARE OR RECTANGULAR PROFILE, CLAD WITH
EXTERIOR TRIM

EAVES: EXPOSED 2X RAFTER TAILS

PORCH CEILINGS: EXPOSED 2X FRAMING WITH EXPOSED 1X SHEATHING

ROOFING: ASPHALT FIBERGLASS SHINGLES. METAL OPTIONAL

PORCH RAILINGS:

VERTICAL, GAPPED, 1X BOARDS WITH DECORATIVE CUTOUTS, & 2X CAP
OPTION: EXPOSED LIMESTONE FOUNDATION

WINDOWS:

VINYL OR ALUM. CLAD WOOD WINDOWS, WITH PERMANENT, EXTERIOR
GRILLES ON SOUTH ELEVATION. GRILLES OPTIONAL AT OTHER LOCATION.

FOUNDATION: CONCRETE

SOUTH AND EAST ELEVATIONS

LOWER LEVEL GREENHOUSE WINDOW:

SEE PROFILE ON DRAWINGS.

OPTION IS A TYPICAL WINDOW OF SIMILAR OPENING SIZE.

OPTIONAL EAST FACING DORMER, SHOWN DASHED WITH AWNING WINDOW

NORTH AND WEST ELEVATIONS

SLEEPING PORCH:

SCREENED, 2X TREATED WOOD WALLS WITH 1X CEDAR BATTENS

ROOFED EXTERIOR BASEMENT STEPS:

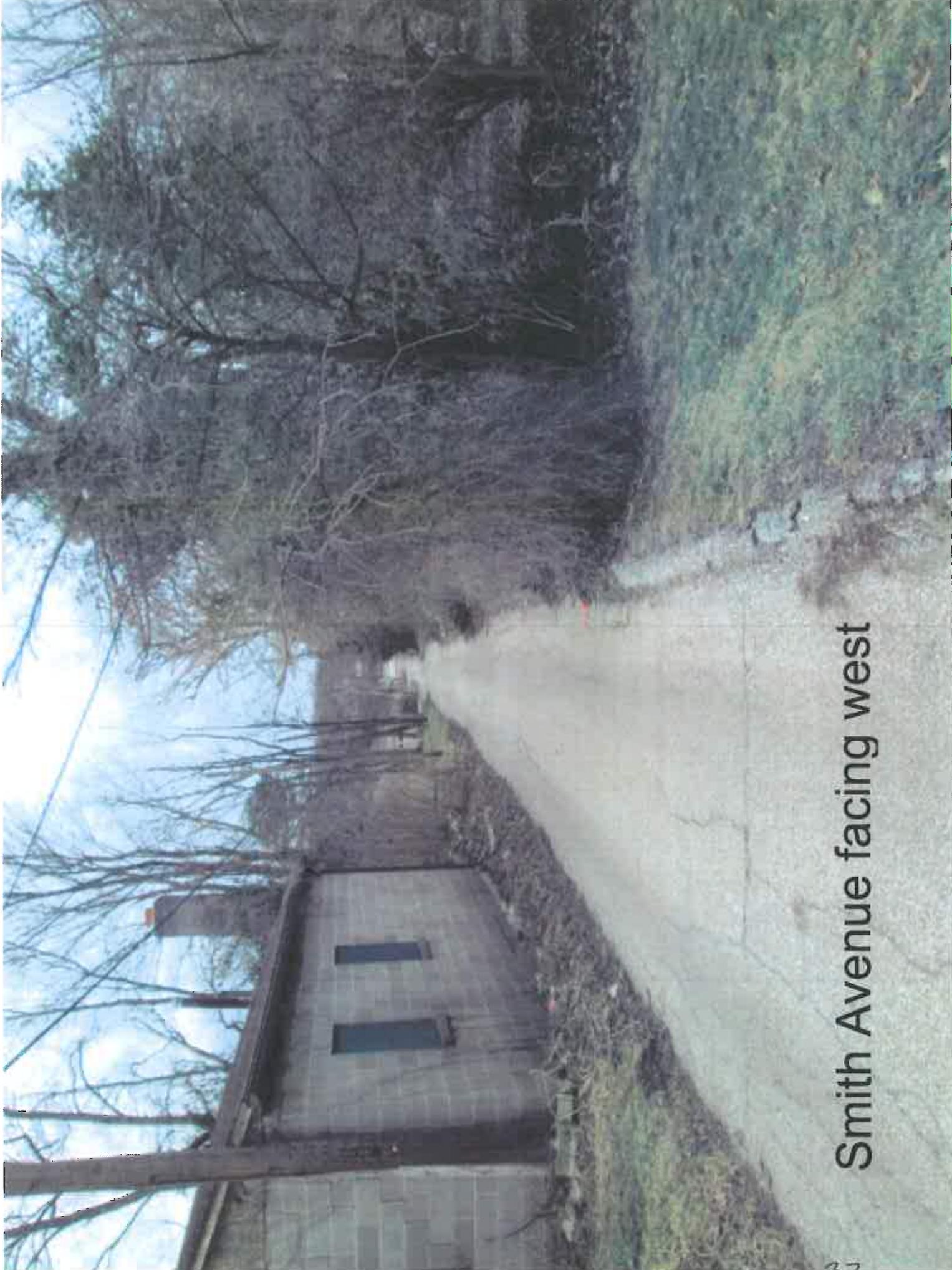
METAL OR CORRUGATED FIBERGLASS ROOFING.

GARAGE

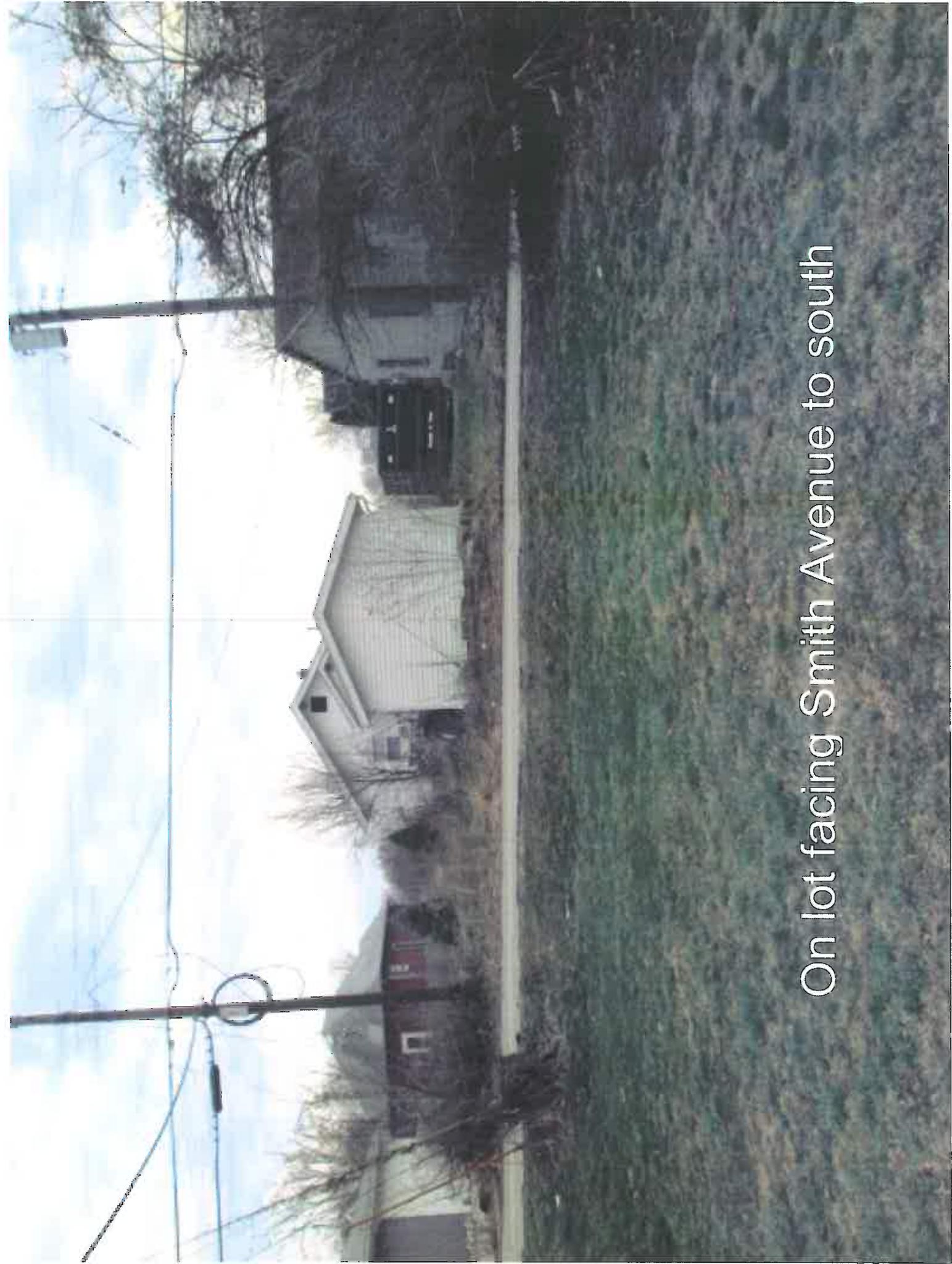
BOARD AND BATTEN SIDING WITH CEDAR 1X BATTENS OVER CEDAR AND
HORIZONTAL LAP SIDING: SMOOTH FACED CEMENT FIBER BOARDS, 4 OR 5 INCH
EXPOSURE



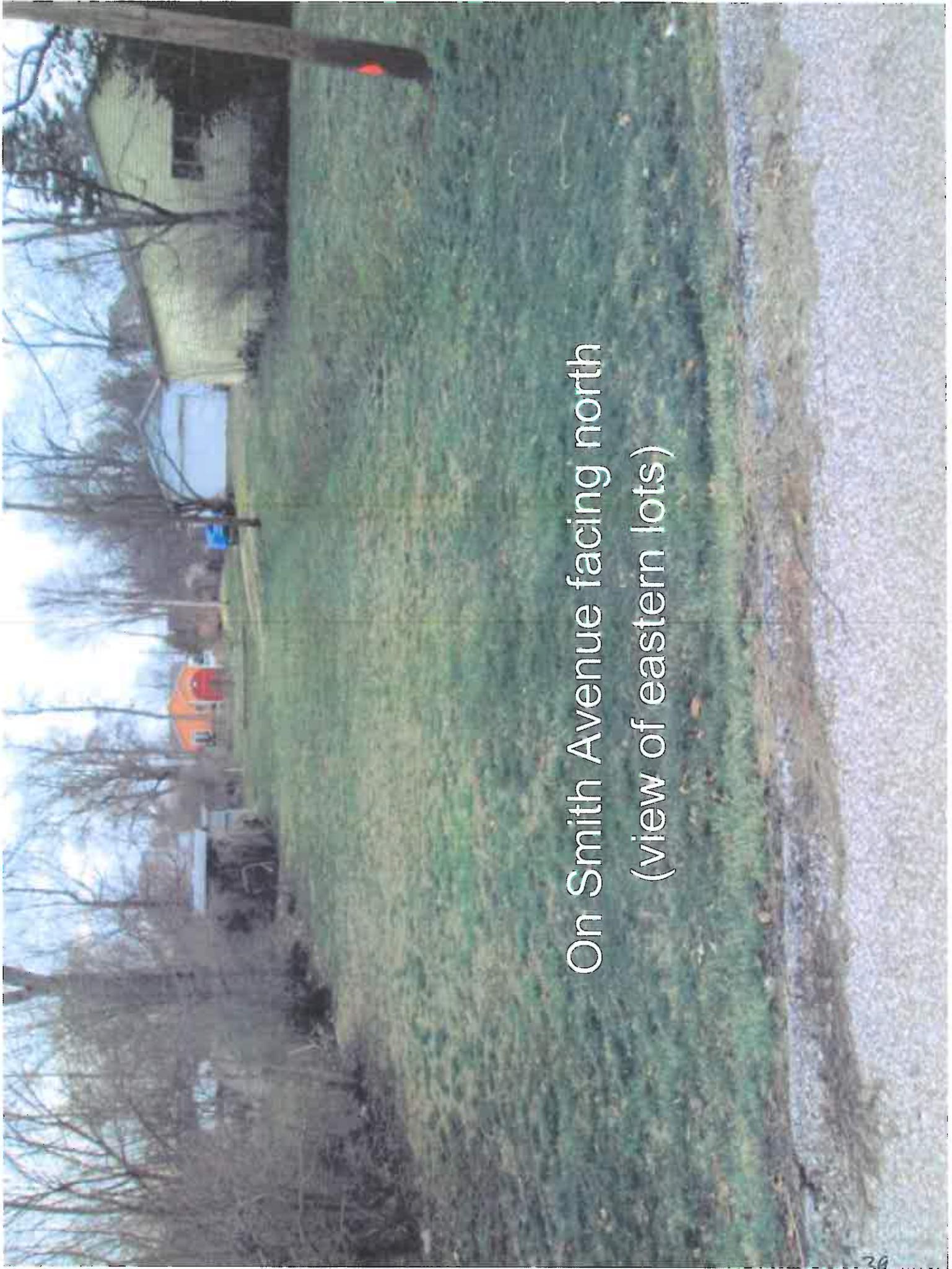
Smith Avenue facing east



Smith Avenue facing west



On lot facing Smith Avenue to south



On Smith Avenue facing north
(view of eastern lots)



Jeff Mansfield <jeffman@gmail.com>

Smith Ave house

Jeff Mansfield <jeffman@gmail.com>

Mon, Jun 3, 2013 at 10:47 PM

To: Sarah Ryterband <saryter@gmail.com>

Cc: Amy Countryman <ajcountryman@hotmail.com>, rosenbarger <rosenbarger@sbcglobal.net>, Nancy Hiestand <hiestann@bloomington.in.gov>

Hi Sarah,

Thanks for your feedback regarding the porch.

With your suggestions in mind, we have redesigned elements of the porch as follows:

1. The artsy trees have been removed to better reflect the open design of the porches in Prospect Hill. This also increases visibility of the front door.
2. The vertical panels are now shown as two distinct parts (porch and base) via a space between the porch floor and the bottom of the railing. This spacing is also a common feature in Prospect Hill porches.
3. Although it is not shown in the drawing, the panels have spacing between them which also increases visibility of the front door from Smith. Please see the attached photo for an example of what it will look like.

Another thing we considered to give a more direct view of the front door from Smith was to locate the stairs on the south part of the porch. However, due to the uncharacteristically steep hill that exists down the center of the porch, placing stairs at that location would require significant alteration of the grading. In contrast, the current placement of the entry stairs on the east side of the porch conforms to the natural flow of the lot. For neighbors viewing the house from Smith, the pathway leading from the southeast corner of the lot to the porch stairs serves to direct ones eyes toward the main entry of the house.

We hope that these design changes and the justification for the stair placement addresses the reservations of the design committee.

Thanks you so much for your continuing help.

Jeff and Amy

On Thu, May 30, 2013 at 12:10 PM, Sarah Ryterband <saryter@gmail.com> wrote:

Dear Amy, Jeff and Jim,

The PHNA CD Review Committee met on 5/29.

Two concerns were expressed which I wish to share with you, which I shared last evening with Ms. Hiestand.

In terms of the design as submitted to us, the committee has serious reservations about the front porch. The guidelines (p.16) recommend: "New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings."

As submitted, while the south entry porch is lovely, it evokes an Adirondack Lodge and has no comparable in Prospect Hill. It also obscures, rather than defining, the entry. While the family may be utilizing the rear of the home as the entry way, the door on the south face is how the "neighborhood" interfaces with the property and its inhabitants.

While this may be merely a suggestion of how the porch might appear, if this is the porch that is submitted to the HPC, then this is what any approval is based upon.

The second concern that Ms. Hiestand and I discussed is the question of granting a CoA to an individual who is does not own the property. This is a legal issue, but it confuses the process.

All the best.
Sarah

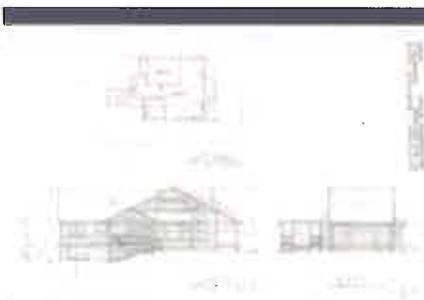
3 attachments



railing example.png
388K



North & East Elevations 6-3-13.jpeg
209K



South & East Elevation 6-3-13B.jpeg
237K

dl

DEMOLITION DELAY CASES

SUMMARY

This is a request for partial demolition in order to build an outside stairway and create to above grade doors for tenants..

PARTIAL DEMOLITION

5-28-13

406, 408, 410 East 4th Street

Owner Bruce Storm Real Estate.

Zoning RC

105-055-82009 C 406-410

Commercial; Queen Anne/Gabled-ell, c.1898



This property is located in the Restaurant Row survey area. It is a mixed use structure with a residential units above and a oriental grocery/ deli below. The building is heavily modified with siding, replacement windows and added roofs and entrances. As such it is typical of the area, which maintains the residential form, but lacks architectural integrity.

The proposal for this property is to allow second floor access to the apartments on the rear of the building by enlarging existing windows on the NE corner. The second floor would be accessed by a treated lumber stair that leads to a deck. There would be entrances to two units through two light doors.

The demolition delay is caused by the enlargement of window openings. The doors will be full light door with interior blinds. One will face east and two (a double leaf door) will face south.



This area is tucked well behind the building but it would be visible from the alley right-of-way. This area, as photographs show, has little original fabric. It is located in a part of the building which is comprised of two later additions conjoined in an "ell."



Fourth Street Elevation



Southeast corner of building



The drawings are attached. The deck is treated lumber.

This is a district that the Commission has been hesitant to designate because of its lack of integrity. However the Commission has expressed continuing interest in the importance of this area to the economic vitality and atmosphere of downtown and it is included in both planning documents that the Commission has published.

The following information is included to remind Commissioners about previous thinking about the Restaurant Row District. from the 1998 Plan:

Restaurant Row quickly evolved from its beginnings as a neighborhood of large single family homes to its use as student housing as early as the 1910's. Because of its proximity to the old campus, the area was perennially defined as a service satellite to Indiana University. In the last twenty years, it has become a unique part of the local commerce. Its evolution is distinct from the Kirkwood Corridor, one half block to the north, where most of the existing buildings were built for commercial use. Along the restaurant corridor, many residential facades have been modified to incorporate commercial displays. The small size of the commercial floor space has encouraged the growth of local start-up businesses at this location, as contrasted with the Kirkwood Corridor where many nationally franchised businesses are located.

Restaurant Row still reflects the massing, setbacks, roof rhythms and proximity of the original residential character of the street. The neighborhood conveys an intimacy and

familiarity common to closely spaced urban housing. It is now enjoyed by customers of the ethnic restaurants that occupy the street. The area now is an incubator for small business. The structures themselves permit flexibility and diversity, and their location near the heart of the Indiana University campus insures a significant amount of pedestrian traffic. As with the downtown, the focused location insures that customers may make several stops within the district.

The architectural character in Restaurant Row is still recognizable as single family residential. The small footprints, with green space in front and hidden or separated parking areas, create an intimate and relaxing environment. University plans to construct a multi-story parking facility nearby should be supported in order to maintain the status quo in this very successful destination for weekend visitors. If there are plans for the development of retail on the first floor of the proposed parking facility, appropriate new tenants should be selected, acknowledging the sensitive local retail nature of Restaurant Row.

Design guidelines for this district should affirm the success of the existing buildings. Most of the south side of the corridor was incorporated into a Planned Unit Development in the late 1980's. This provided the parking variances and flexibility necessary to make single family structures work as commercial ventures. The following general guidelines can be interpreted from this area, as mentioned in the design guidelines section:

Maintain narrow vertical expression of the facades

Retain the rhythm of residential window forms on the second story

Keep uniform setback from the street with green space

Use on-street parking or new garage spaces

Deny demolition for higher density or height

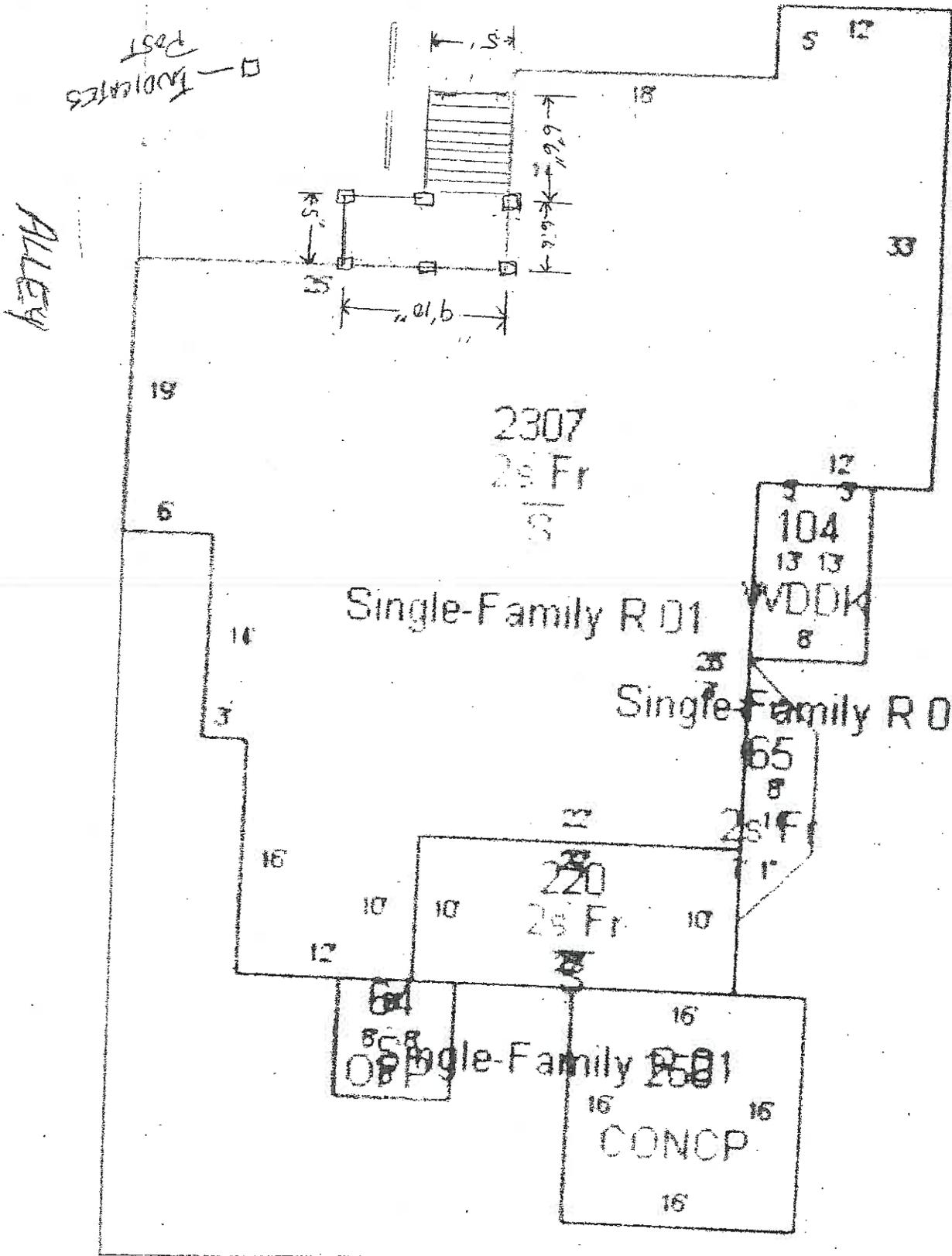
From the 2011 Plan:

STRATEGIES AND RECOMMENDATIONS

- Maintain residential character and mass. In addition, ensure compatible redevelopment to the west.
- Retain the rhythm of residential window forms on the second story.
- Keep uniform setback from the street with green space.
- Deny demolition for higher density or height except in non-contributing structures.
- Retain public tree cover and preserve existing trees.
- Create guidelines to create visual compatibility for signage, awnings, patios, and American with Disabilities Act features to protect character of the area.
- Preserve hitching post and memorialize with signage.

CO

SW COR



POST INDICATES

ALLEY

406 - 408 BALCONY AND STAIRS
E. 4th ST.

4th ST.

45

