

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday June 27, 2013
4:30 P.M.
AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. DEMO-DELAY**
 - A. 721 South Lincoln Bryan Park Owners: Rago and Bright
Removal of a window in order to create a door to a new greenhouse addition
 - B. 303 East 10th Cottage Grove Owner: Tariq Khan VIOLATION
Removal of windows, wall siding as a part of a larger remodel.
- V. NEW BUSINESS**
 - Plans to remove houses in University Courts
- VI. OLD BUSINESS**
 - A. Title 8 Revisions
 - B. Report of Paint/Materials Committee
- VII. COMMISSIONERS' COMMENTS**
- VIII. PUBLIC COMMENTS**
- IX. ANNOUNCEMENTS**
- X. ADJOURNMENT**

Next meeting date is Thursday July 11, 2013 at 4:30 p.m. in the McCloskey Room
Posted: June 20, 2013

DEMOLITION DELAY CASES

SUMMARY

This is a request for partial demolition in order to attach a greenhouse kit to the side elevation of a house. It will also require the opening of a window into a door.

PARTIAL DEMOLITION

6-18-13

721 South Lincoln

Zoning RC

Owner(s) Bright and Rago.

105-055-83062

N

721

House; Craftsman/ California Bungalow, c.1930



This property is located in the Bryan Park Study area and was a part of the 2001 survey. A more recent survey (2010) by BRI reclassifies this structure as "contributing." This is a neighborhood of closely spaced small footprint homes. This particular building was originally given a notable rating because of its integrity. It contains all of the typical architecture features of a craftsman bungalow. Although it is small scale: it has exposed rafter ends, divided light windows, battered columns, a wide tie beam over the porch, drip covers and vertical corner board accents.

The house has a two story addition on its southeast corner. This forms a south facing ell. The owner proposes to purchase and install a pre-

manufactured greenhouse along the south side wall of the property. The addition will be a lean-to-style affixed to the south side of the property.



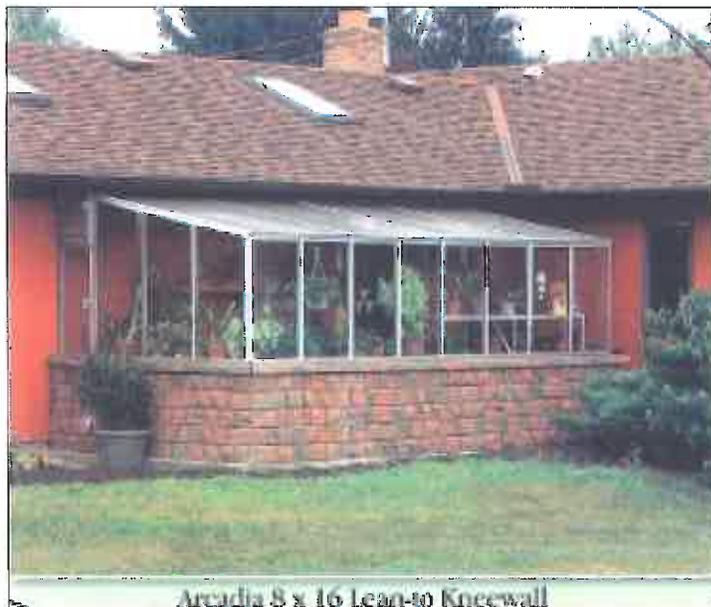
The structure will be 9' wide and 18' 4" deep, starting 11' 3" behind the front facade of the building measured from the back of the porch. It will fill out the ell between the addition and the house proper.

The product is made by Arcadia Glass House and is in kit form. The structural

elements are anodized aluminum frame with glass panes. Plans show a single door to the exterior on the north side of the feature and a window widened to make a pocket door on the south side of the house wall. The structure will be tucked beneath the eaves of the building, and also obscured by landscaping.

The existing lot is 44' x 132'. Placement of the greenhouse will require a 1'9" setback variance. Plans will only impact the one original window. The paired window on the south side will not be covered. The area is also masked by a 4' opaque fence belonging to the adjacent neighbor.

The owner has stated that the foundation will be brick veneer (covering concrete block) and only 1 1/2 to 2 feet tall.



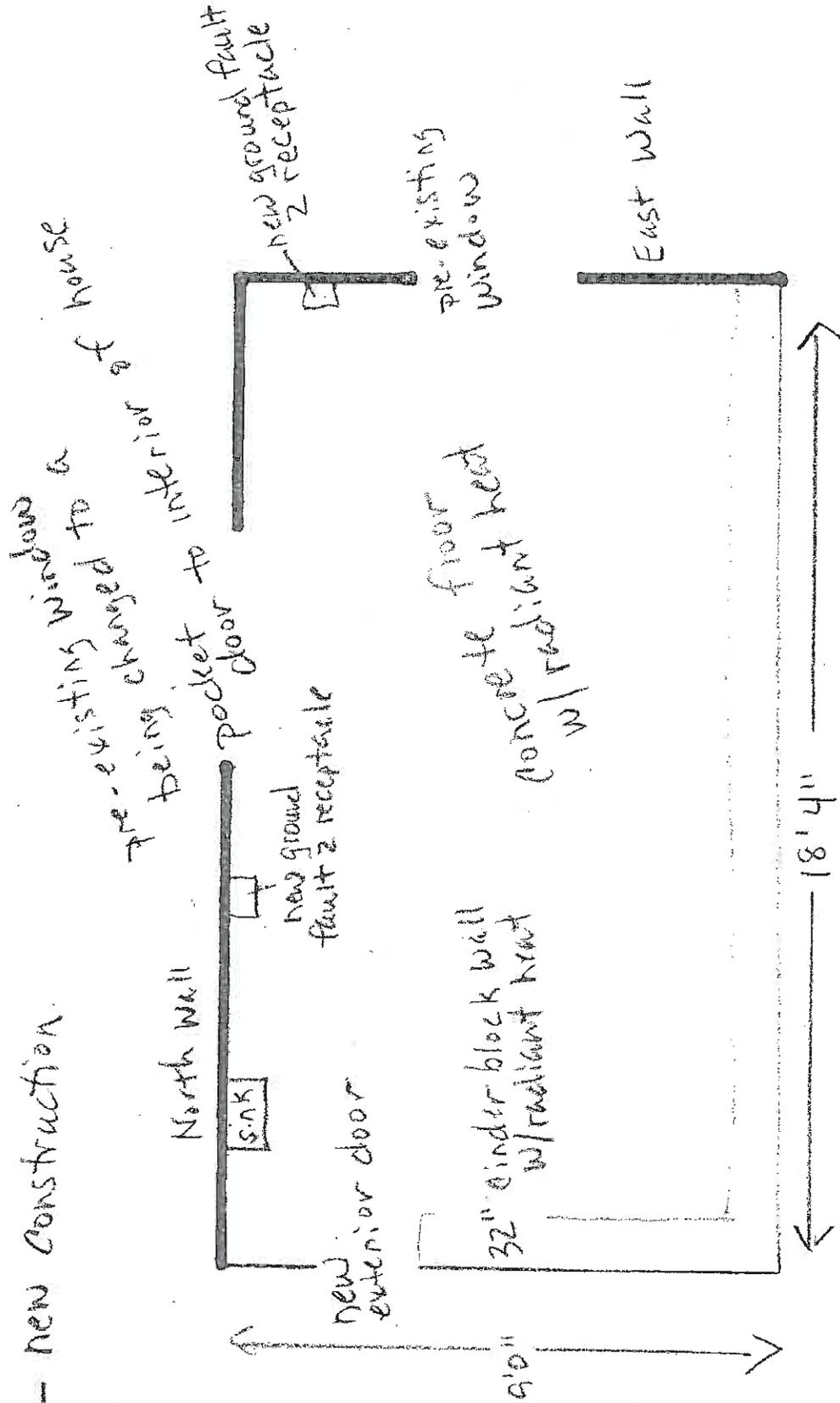
Arcadia 8 x 16 Lean-to Kneewall



Building (Greenhouse) Plan

— existing exterior of house

— new construction



basement includes existing services: (labeled as such on site plan)

- * incoming electric service & panel
- ① incoming plumbing will supply ^{new} sink cold water only needed
- ② furnace & hot water heater

RAND-BRIGHT

PART SEMINARY LOT NO. 77

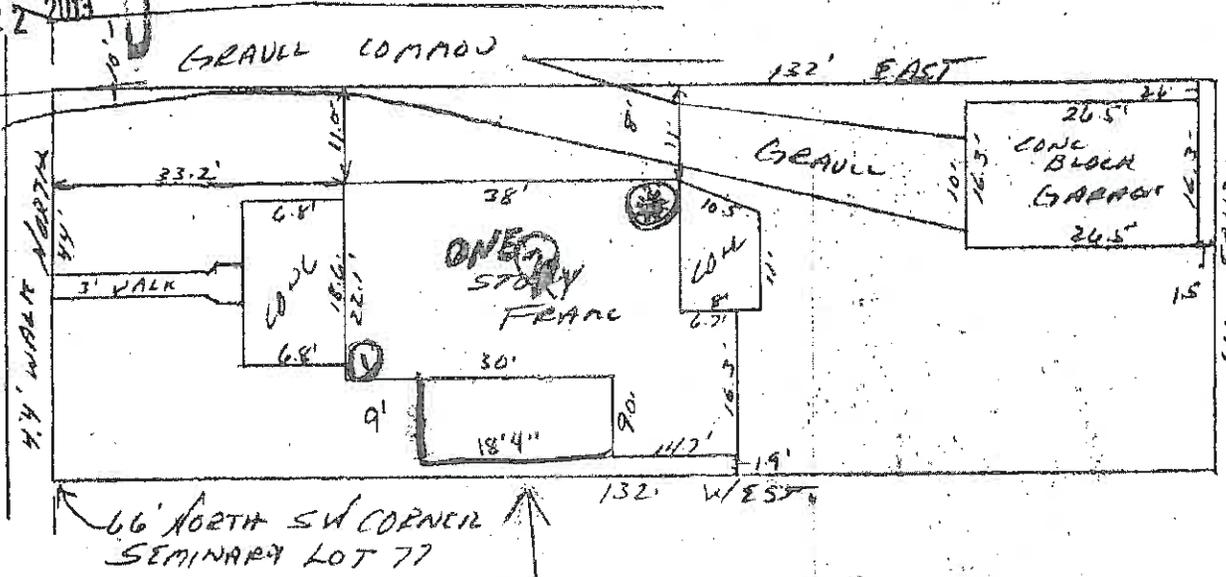
Site Plan

721 S. LINCOLN STREET

RECEIVED
MAY 22 2013

BY: LINCOLN STREET

BLACKTOP



SCALE 1" = 20'

- (A) proposed Greenhouse new walls highlighted
- (B) See notations on Building Plan for explanation of * (1) (2)

DESCRIPTION:

A part of Seminary Lot Number 77 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point on the West line of said Seminary Lot, 66.00 feet North of the Southwest corner of said Seminary Lot; thence running North 44.00 feet, thence East 132.00 feet, thence South 44.00 feet, thence West 132.00 feet to the place of beginning, said plat record 3d in Deed Record "A", page 55, in the Office of the Recorder of Monroe County, Indiana.

CERTIFICATION:

I hereby certify that the above plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, nor are there any encroachments from any other property on said surveyed property.

RAGO/BRIGHT

Project - RAGO/BRIGHT-ACC.ADD-721
 Address - 721 LINCOLN ST S
 Parcel - 53-08-04-200-183.000-009
 App # - 52404 Twp - PR-04

Raymond Graham
 RAYMOND GRAHAM
 R.P.E. 8409 L.S. 9978 IND
 3215 N. Smith Pike
 Bloomington, Indiana
 March 6, 1987



Raymond Graham
 Raymond Graham
 Recertified August 26, 1992

Rago-Bright

Summary

This property is coming before the Commission because of a permitting violation and a violation of Demolition Delay. The corrected permit application shows that windows are being resized and areas that were removed replaced with siding.

Partial Demolition

6-18-13
303 East 10th Street
Cottage Grove Survey Area
Owner Tariq Khan

105-055-61056 C 303 House; Carpenter-Builder, c.1910
Zoning RM

The violation, discovered on May 24th, resulted in a stop work order on the project.

Initially it was thought that the project had commenced without a building permit. Upon inspection, a permit had recently been issued but not for the extent of the work being done. Work beyond that described on the permit consisted of removal of areas of adjacent siding around windows, and removal of interior walls. The work left large holes in the exterior walls. The scope of these removals were beyond the work described in the "window removal permit" that was eventually granted.



Because of this violation and the clear removal of portions of the building, the project had to be re-permitted with the necessary

information included. The Demolition Delay process was noticed after a "complete" permit application was received. As a note to commissioners, the act of simply replacing windows does not fall under the definitions required to start the demolition delay process.

Last week the owner submitted information about materials and elevations showing he

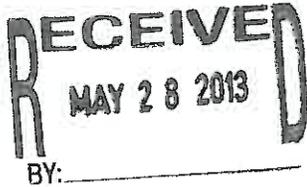
proposed resizing of windows, and frame replacement. In order to assess the impact either a modified photograph showing changes to the exterior or a drawing is required. The vinyl replacement windows will be resized within the openings. In most cases the windows will be observably reduced in the vertical direction. After having removed the existing windows, the owner realized that vinyl windows would not support the large original openings, and the size reduction is partially for that reason. The double hung format will remain the same. The owner does not intend to put siding on the house.

The owner included a window schedule to show the existing and new dimensions of the windows and also a photo-shopped picture of the house depicting the completed work

7' x32"	62"x281/4"
67"x30"	54"x30"
57"x34"	36"x24"
44"x59"	40"x56"



This 2001 Assessor's photograph document the house as it appeared before work was started. Following this report are photographs of the house when it was cited for violation and the owner's photographs illustrating the exterior changes.



Dated: 5-28-2013

KHAN, TARIQ
Project - KHAN-RES. REM-303
Address - 303 10TH ST E
Parcel - N/A
App # - 52412 Twp - BL-33

To Whom It May Concern

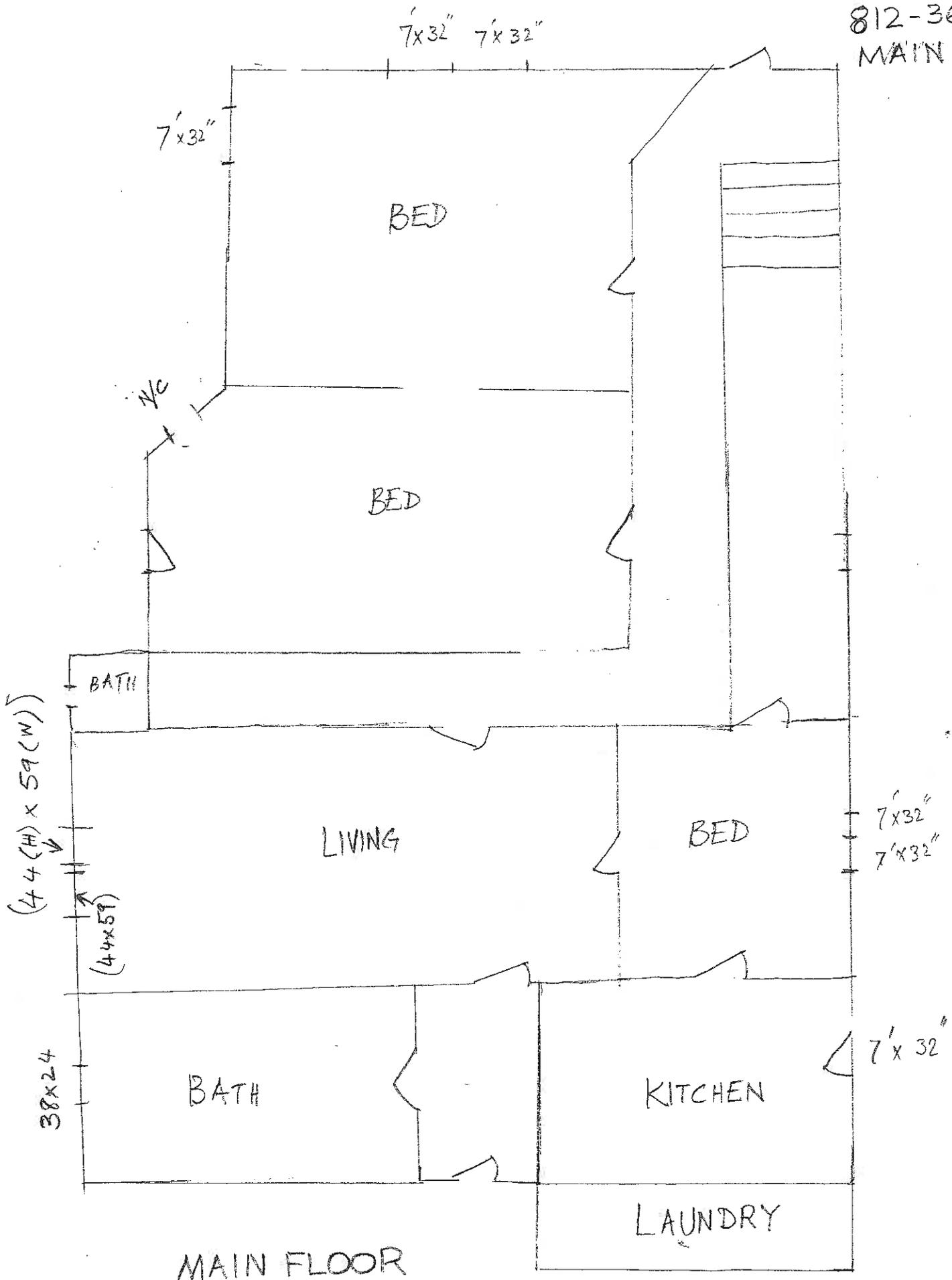
Dear Sir/Madam,

Following modifications are proposed for 303 E. 10th St. The key goals of the proposed modifications are to enhance the energy efficiency and to secure the structure, without impacting the external façade.

- 1) Replace windows with same or smaller. Attached please find a detailed sizing plan for the existing and proposed window sizes.
- 2) Include headers as required
- 3) Replace exhaust fans and electrical switches in the bathroom & kitchen as needed
- 4) Add electrical smoke detectors
- 5) Replace dry wall in the entire house & add insulation in the walls and ceilings
- 6) Replace the modified water shed over the stairwell covering the basement
- 7) Replace the missing wooden sidings
- 8) Paint the sidings to match the original color
- 9) Replace some of the galvanized and iron plumbing

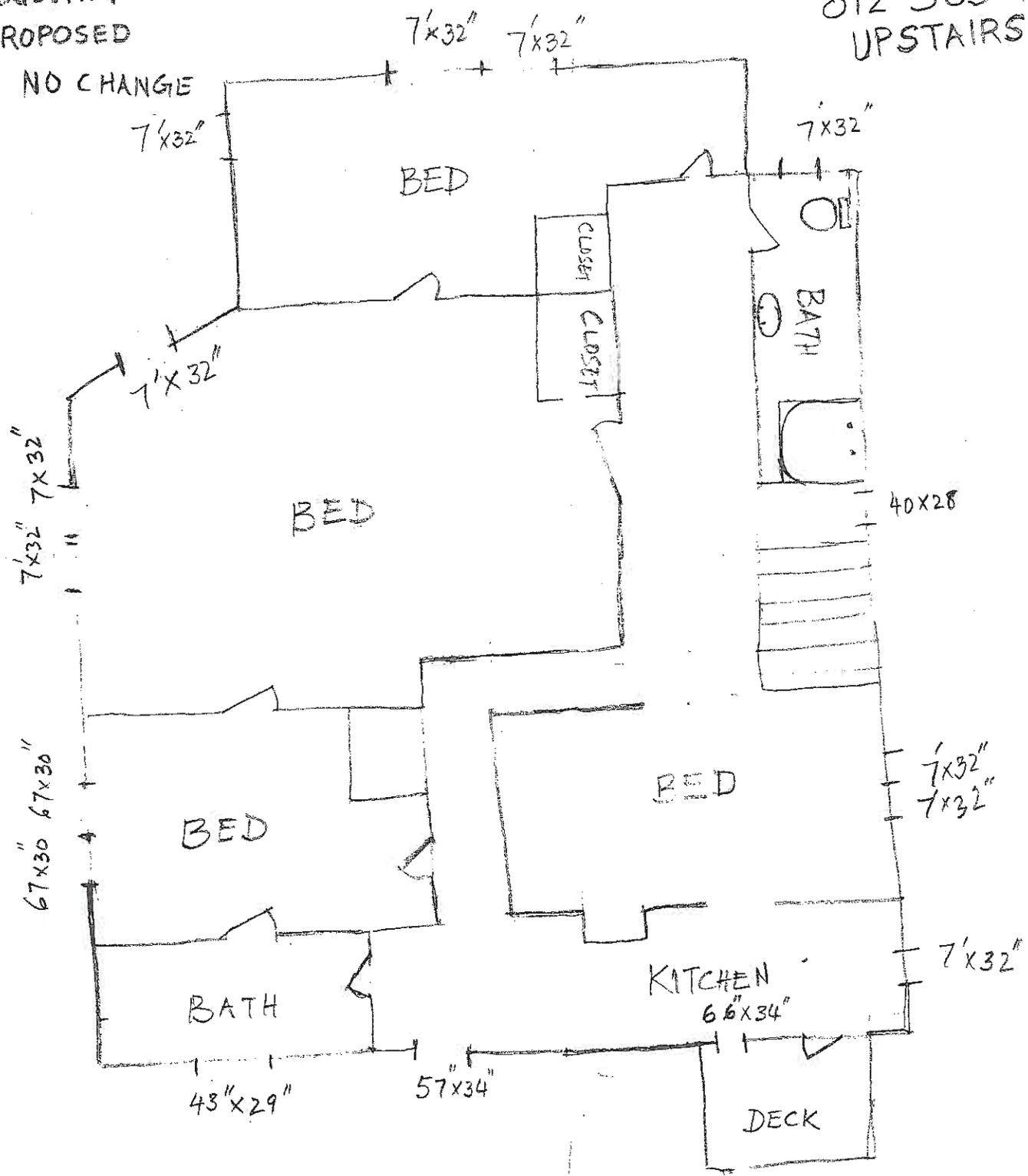
Please note that some of the original windows were very tall and very close to the ground and in my opinion were unsafe as well as inefficient, partly due to missing headers. Consequently I have proposed to make some of the windows a little smaller. For instance window in the front of the house was reduced from 7' x 32" to 62" x 28" (double hung, vinyl energy efficient windows). For more details please refer the attached plan document.

303 E. 10TH
TARIQ KHAN
812-369-166
MAIN FLOOR



303 E. 10TH
 TARIQ KHAN
 812-369-1661
 UPSTAIRS

END:
 -) EXISTING
 (P) PROPOSED
 (N/C) NO CHANGE

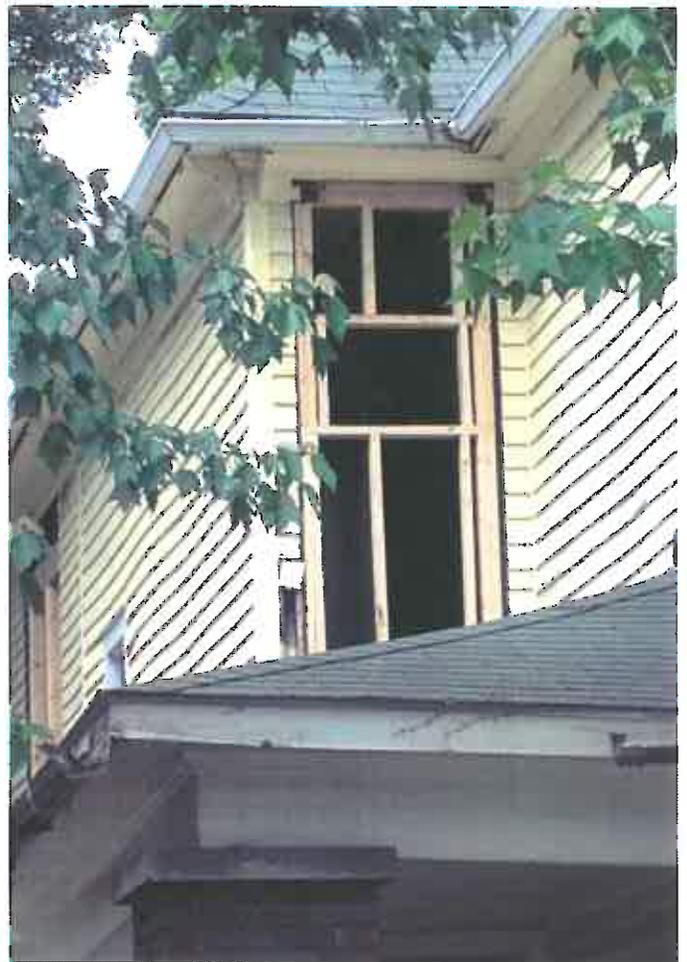


UPSTAIRS

7' x 32" (E)	62" x 28 1/2" (P)
67" x 30" (E)	54" x 30" (P)
57" x 34" (E)	36" x 24" (P)
44" x 59" (E)	40" x 56" (P)



10TH STREET



SOUTH ELEVATION



EAST ELEVATION



FRONT PORCH (SOUTH)



WEST



EAST



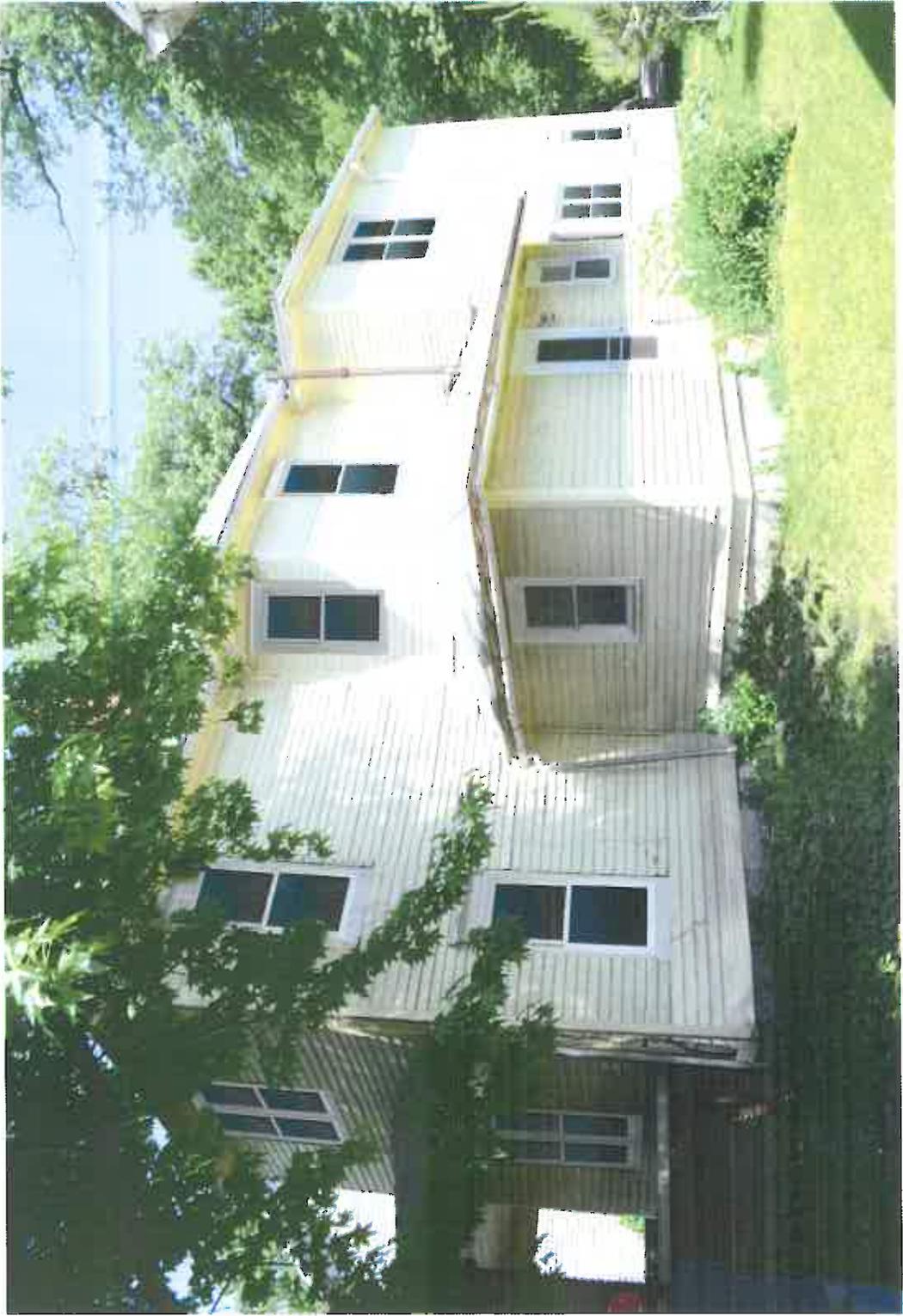
EAST



EAST



SOUTH SIDE



EAST SIDE



WEST SIDE