

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday August 8, 2013**

**4:30 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

**IV. CERTIFICATE OF APPROPRIATENESS**

A. COA--32-12 Amendment 317 South Jackson Owner Fraser

Request to modify the roof type and a change in the location of the salvaged window

B. COA-14-13 Park Street between 7th and 8th Streets University Courts

Owner COB Public Works Representative Justin Wykoff

Request to blacktop small areas of gravel including utility cuts and gutters, in order to stabilize the road bed over the winter, prior to brick restoration in 2014.

C. COA-15-13 325 South Rogers Owner Lynn John

Request to rebuild a dry stone wall on the Prospect Street side.

**V. DEMO-DELAY**

A. 308 North Rogers full demolition Owner: Bethel AME Church  
demolition of a residential structure.

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

A. Plans to remove houses in University Courts

B. Title 8 Revisions

C. Report of Paint/Materials Committee

**VIII. COMMISSIONERS' COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XI. ADJOURNMENT**

Next meeting date is Thursday August 22, 2013 at 4:30 p.m. in the McCloskey Room

**Posted: August 1, 2013**

### Summary

This is a request for a change in a COA to accommodate the choice of specific kind of metal roof and changing the elevation on which a salvaged window will be placed.

Amendment COA-32-12:

317 South Jackson Prospect Hill Historic District

Zoning RC

Petitioner(s): Dirk Fraser



105-055-66026 O 317 Al Hayes House; Second Empire, c.1900 NR, BHD

This project has gone through several modifications and reviews since the initial application. The property received a COA (COA-12-12, COA-31-13 COA-32-13)) in May of 2012 then returned in November of the same year. At that time the project evolved from moving the shed which was determined to be unmovable in its condition, to demolishing and constructing a new shed in the backyard. There are two additional changes being requested. One is moving a window, the other is a change in the roof style.

The owner proposes to move the window to the west side where it would face the rear of the house. It is a salvaged 6 light window the same window which was once located under the gable. It will face the rear of the house.



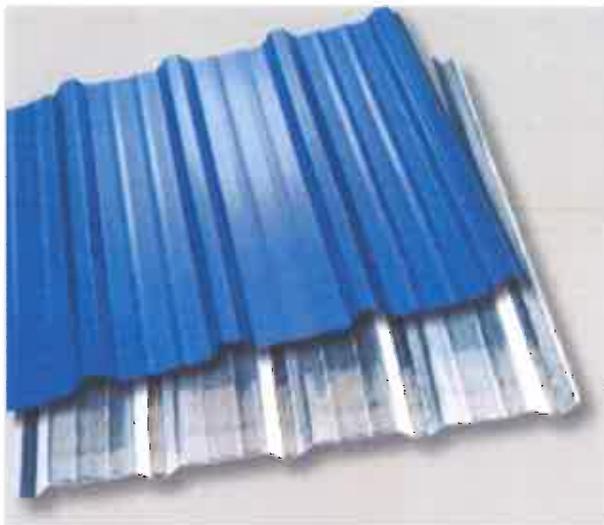
The owner wants to have the style of metal roof changed to another product, keeping it green in color.

The following is a description of the project from the previous approval: *The newly constructed structure will be clad with vertical boarding and taller by one foot, wider by one foot and extend an additional 8 feet in length in comparison with the old structure. The vertical board siding is 10" in width and trimmed with window and door surrounds and corner boards. The gable end*

*has a double door entrance. The west side of the building has a simple pedestrian entry door facing the rear of the house as in the previous approval.*

*Prospect Hill is known for the presence of rural outbuildings, unusual within the city limits. This house is also has another surviving outbuilding in significantly better condition. Many of the sheds, barns and service buildings in the area were not well built, but are valued for their reflection of Prospect Hill's early development period before the widespread use of automobiles.*

The new request is to add the existing window on the door side (see drawing). The roof will be covered with corrugated metal. This request is to confirm the style of metal.



This style of metal product is more informal than residential grade standing seam, which has a finished look, perhaps too elaborate for a small shed.

From the Prospect Hill Design Guidelines:

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## **SERVICE BUILDINGS**

Often the main structure on the site is not the only important structure. Other structures that are important to the interpretation of the history of the neighborhood include carriage houses, barns, service sheds, and garages. These elements of a site provide a vital link to the history and development of the service aspect of a residential or commercial building and should be taken into consideration when planning any work on the site such as additions to the main structure or construction of new service buildings or recreational elements.

## **CARRIAGE HOUSES**

### **Appropriate**

Maintain and preserve carriage houses according to the same guidelines as those that apply to the main structures on a site. Adaptive use of carriage houses and subsequent rehabilitation should not destroy character defining elements such as the entrance doors or the pattern created by the walk or drive that provides access to the building.

## **BARNS AND SHEDS**

### **Appropriate**

Guidelines for the routine maintenance and preservation of main structures also apply for barns, service sheds, **gazebos** and similar structures.

### ***Inappropriate***

*Avoid construction of premanufactured sheds and barns uncharacteristic of the surrounding neighborhood.*

## **BARNS AND SHEDS**

### **Appropriate**

Guidelines for the routine maintenance and preservation of main structures also apply for barns, service sheds, **gazebos** and similar structures.

### ***Inappropriate***

*Avoid construction of premanufactured sheds and barns uncharacteristic of the surrounding neighborhood.*

## **BUILDING MATERIALS**

### **Appropriate**

Use materials on the exterior of new construction that are compatible with those existing on adjacent buildings in scale, type, texture, size, and color. Exterior finishes should harmonize with and complement existing finishes along the streetscape.

### ***Inappropriate***

*Avoid use of inappropriate materials such as asphalt shingle, aluminum or vinyl sidings, cast stone, or artificial brick.*

Several other outbuildings in the nearby area have also been extended for modern storage with the approval of the Commission. There is no serious harm in moving the salvaged window within this design. The roofing is very appropriate for the secondary nature of the structure, and its raw nature is appropriate to the use.

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**Staff recommends approval of the amendment to COA-32-12**

The current shed on our property was built at the same time as the house (around 1900). The shed currently sits partially over the property line and is in very poor condition; there has been termite damage in the past. The condition of the shed means that repairing it is not feasible.

The property currently has three buildings on it, including the shed: the main house; a small outbuilding, now serving as a workshop; and the back shed itself. The main house is 27' 7" wide and 51' 2" long. The house is 19' 2" on each side from the north and south property lines and 22' from the west property line. The outbuilding is a 10' x 12' shed 4' 1" from the south property line, just east of the main house. The back shed is a 13' x 14' building overlapping the east property line, with the south side running along the south property line. It is 14' tall. The property was recently surveyed at .22 acre.

We wish to erect a new back shed, with the dimensions 22' x 14' at the ground and 23' x 16' at the eaves that would also be slightly taller at 15', on a cement slab. We proposed to locate it with the east eaves along the surveyed property line and the south wall 2' from the south property line. The back shed would have double doors opening to the north. This would put the doors approximately fourteen feet from the large walnut tree in our back yard.

The neighborhood is a residential historic district, with many similar buildings. At least three of the surrounding houses have garages with their walls running directly along the alley, and these are of comparable dimensions to the shed we propose to build. We propose to use our new building as a garage for a car and boat trailers and for storage. The new building will conform to the architectural vocabulary of the buildings in the neighborhood. Because we will be moving the building out of the alley, we will be improving vehicular access to the neighborhood.

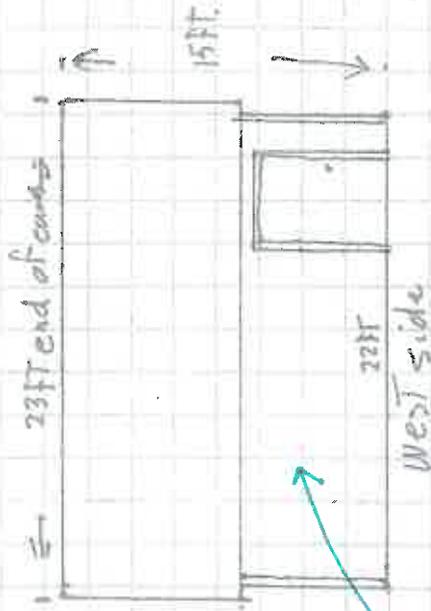
We are requesting the variance in location because if we moved the building to where the zoning permits, we would not be able to lengthen it, because of the location of the walnut tree, which would block the doors. In addition, we would lose the use of a substantial portion of our back yard.

Dirtie Fraser

COA-32-12

317, S. Jackson St.

Proposed new shed construction - similar to approved reconstruction but 1" taller and 2" wider.



MAKE WINDOW South and East Sides are plain Vertical board



Alley side

Building - corrugated steel roof

- Vertical 10" board siding
- concrete foundation
- electricity
- Both side door and north doors Vertical board construction
- Window on north side 6 panes approx. 24" by 36"

- Framing at corners, window and doors 1" x 4"

AMENDMENT

**Summary:**

**Request to place asphalt fill in the gutters and Utility cuts to stabilize the area in preparation for the 2014 restoration.**

**COA-14-13**

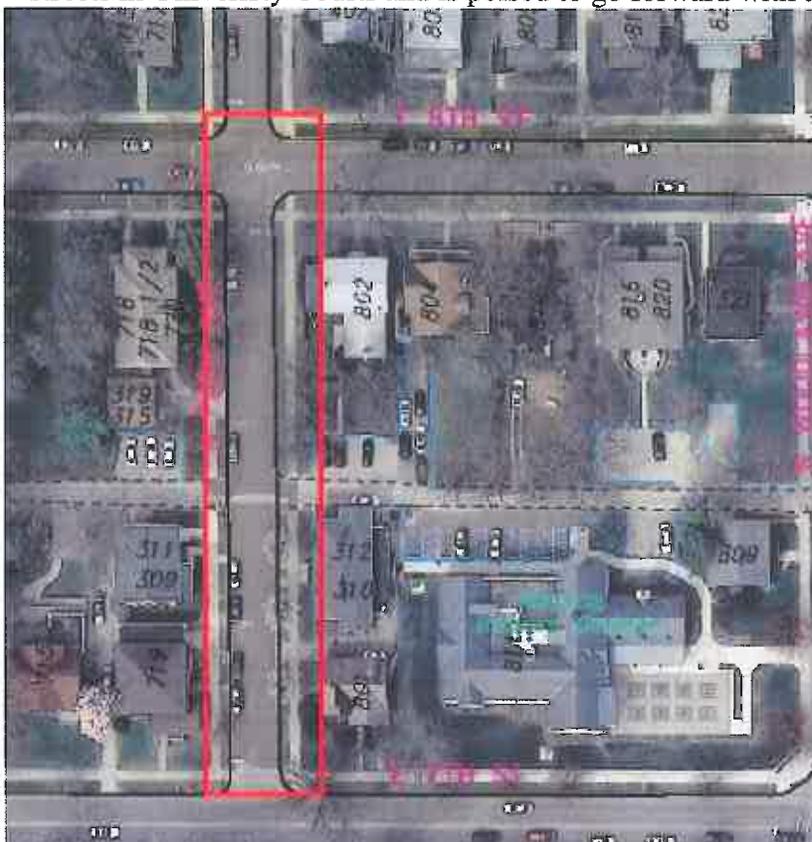
**Request for temporary paving in the designated right-of-way comprised of the 300 Block of South Park Avenue and the intersection of Park and 8th Street in University Courts**

**Owner : City of Bloomington Public Works**

**Representative: Justin Wykoff**

**RM/IN**

The City applied for a Transportation Enhancement Grant in 2009 to repair the brick streets in Univeristy Courts and is poised to go forward with the project in 2014. The

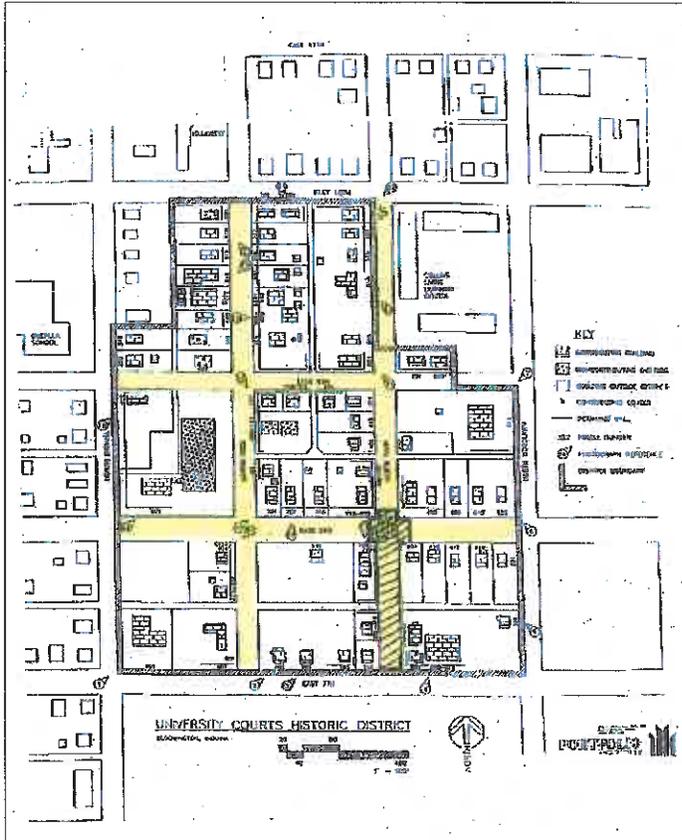


Public Works Department received a certificate of appropriateness (COA-17-12) in May of 2012 order to complete this work. In preparation for the restoration, several activities have already occurred in the right-of-way. These include the replacement of 80 year old storm water, sewer and water lines, as well as Vectren upgrades. New sidewalks have been installed. New curbs will go in with the final installation of brick. The BPW would like to stabilize the street over the fall and winter because it is now covered

with cuts and gravel where other work has taken place. It will cover rough spots with a layer of asphalt in the gutters and along the utility cuts, until true restoration can begin, hopefully in the spring. This request will ease traffic and safety concerns in this limited area. The project is still in the design approval phase and awaits approvals from INDOT which will determine the letting date.

The area affected is limited to approximately 4 feet of gutter on either side of the street and the cuts across the street related to utilities. Only the 300 block of South Park Avenue will be affected and the intersection of 8th and Park. The reason this is necessary

is because of the rough nature of the existing paving and the level of use at this location. The restoration job is in an early phase of utility line repair.



Staff has attached the National Register map [Dec.2007] which shows the area of work within the context of the University Courts National Register District. The yellow highlight represents areas where there are historic brick streets in place. The hatch marks show the area affected by this request.

The 2012 approval determined that new replica brick could be used because of the difficulty in obtaining exact dimensional match and color. As agreed upon before, salvage from the actual site will be used as much as possible.

The asphalt will cover areas where bricks have been removed and replaced with gravel awaiting the restoration phase of the project. It will not change any methodology or treatment to which

the petitioner previously agreed. The grant requirements will ensure that the final phase of the project occurs next spring.

Photographs of existing conditions are attached, as well as parts of the application for restoration money.

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Staff recommends approval



BEFORE 2009

BEFORE 2009



8/2/13



LOOKING NORTH



PARK



INTERSECTIONS



LOOKING SOUTH

8/2/13



INTERSECTION



INTERSECTION



INTERSECTION

8-2-13



INTERSECTION



LOOKING SOUTH



LOOKING SOUTH

Construction Engineering and Inspection Activities.	
Other. (Describe)	
<b>TOTAL:</b>	\$264,354.20

**How will the project be funded?**

Transportation Enhancement Funds \$130,000 (Is this a request for additional funds?  Yes  No)

Local Funds \$134,354.20

**TOTAL** \$264,354.20

**PLEASE RESPOND TO ALL OF THE FOLLOWING ITEMS. ATTACHMENTS ARE O.K.**

**GENERAL DESCRIPTION OF PROJECT** – Insert a clear and concise description of the project. If the project involves construction or other activities that will be in done phases, explain the phases and include timelines. Please be clear as to which phase(s) is involved in this funding request. If there is some urgency due to imminent danger to the project/facility/land, please explain.

*If the project involves land acquisition, be specific about the amount of land, its location, and the intended use of the land once it is acquired. Does the project currently have interest or ownership in real property within the project area? If so, what interest or rights are owned in all sections/phases of the projects and what are the terms of those interests? Please attach copies of the instruments documenting the interest.*

*This project involves the phased restoration of the brick streets in the University Courts Historic District, Bloomington, Indiana. The project encompasses approximately 11 blocks and is located adjacent to the campus of Indiana University. In 2007, University Courts was added to the National Register of Historic Places. For the most part the streets are in extremely poor condition, posing a hazard to drivers and bicyclists. In the past the road surface has been inappropriately patched with asphalt, mismatched brick and concrete. In 1987 the City of Bloomington passed an ordinance protecting the nature of these historic streets, and provided specifications on their care.*

*The City of Bloomington has committed funding for the rehabilitation and reconstruction of the streets in University Courts, and has over the past 3 years committed funding at a rate of \$30,000 per year, with 2010 funding budgeted at \$65,000 in a continued commitment to retain the historic heritage of these streets.*

*As a part of this project, a feasibility study will be done to assess how much of the original brick surface is salvageable and what the percentage of new pavers would be used. Decisions regarding the use and placement of new brick to maximize public views of original fabric will be planned based upon the percentage of original brick salvageable. The inventory of historic and useable brick will be analyzed and a supplier of a matching historic brick has been working with us over the past three years. Approximately 15% of the existing surface is inappropriately patched with asphalt. As a part of this project, a stock pile of reusable brick, matching the historic fabric as closely as possible, will be maintained to facilitate future repairs.*

*Areas containing the most damage, as well as areas necessary to begin stormwater improvements (downstream of other areas) have been targeted for the first phase. On the enclosed map, phase 1 includes Park Avenue (7<sup>th</sup> Street to 8<sup>th</sup> Street) including the intersection of 8<sup>th</sup> Street and Park Avenue. This block of Park Avenue contains the most deteriorated area either by traffic damage (buckling and rutting) or utility repairs. This phase will be constructed in 2013, after the coordination of all necessary utility repairs, relocations and replacements have occurred.*

*The City of Bloomington will replace sidewalks and curbing adjacent to the brick streets as a part of their match. At each intersection, the names of the streets will be placed on cross street tiles and affixed to the sidewalks. This design is based upon an original design of the same era (c.1920) which exists on North College in the city.*

TRANSPORTATION  
ENHANCEMENT  
GRANT APPLICATION

*An area map of the brick streets in University Courts is included with this application, with phasing expected to be completed in block sections based on conditions and stormwater requirements (downstream to upstream) of each respective block.*

*The project will be directed with the assistance of the Division of Historic Preservation and Archaeology, as there is no precedent at the state level for the review of the restoration of historic brick streets, this needed criteria will be established with this project.*

*Contact has been made with the Winter Park, Florida streets department manager Vern Weatherholz who has jurisdiction over 22 miles of historic brick streets, and his expert advice has been solicited.*

**3. PUBLIC PARTICIPATION AND PROJECT SUPPORT** – Describe what has been done on the project to date in terms of the extent of public participation, community/organizational support, local government support and/or the formation of special groups.

Describe any work and/or activities that have been done to date such as planning, design, and/or coordination and consultation with State or local government partners. Describe what remains to be done on the project before it is ready to be funded. Include any unresolved issues, which may cause delays. If the project is connected to a previously approved TE project, provide a status report on the previously approved project.

*The City of Bloomington has actively been involved in the restoration and rehabilitation of the historic streets in University Commons, and was detrimental in working with area and local individuals to include this district on the National Register of Historic Places in 2007.*

*For many years the City of Bloomington Department of Public Works has supported additional funding requests for the restoration and rehabilitation of the 11 blocks in this historic district. In 2010, the City of Bloomington has committed \$65,000 for continued work to improve these streets while maintaining their historic nature, and will continue to do so through these difficult economic times as our preservation of local history is held in high regard in what is an outstanding community of individuals with shared goals and ideas.*

*The City of Bloomington City Council has enacted ordinances specifically for the preservation of these streets, and in an attempt to preserve our heritage, shown unwavering support for continuing to provide local funding for this project.*

*Through the adoption of the Growth Policies Plan, the Plan Commission has emphasized the fact that these streets as they remain the only brick surfaced streets, are in fact irreplaceable resources which must be maintained in their historical context and architectural character.*

*In 1990, the Old Northeast Neighborhood Association was formed around the core belief that preservation of the University Commons was essential to the very fabric of community origins and that the brick streets should be restored and preserved for future generations to enjoy and promote better understandings of our local and national history.*

*Bloomington Restorations (local non-profit) which promotes historic preservation formed a committee in the early months of 1995, with the intentions of assisting the City of Bloomington and area residents with solutions on how preservation could be accomplished, which helped lead the way to the historic designation of this district.*

5. **PLAN SUPPORT** – Describe how the project fits within the adopted plans and specific goals of other organizations and the local units of government. These plans could include local comprehensive land use plans, strategic plans, state or local trail plans, historic or tourism development plans, neighborhood development plans, parks and recreation plans, transportation plans, etc.

*The entire project is encompassed by the University Courts Historic District, an area added to the National Register of Historic Places in 2007. It is surrounded by other residential districts either eligible or listed on the National Register. The University Courts District is located in the blocks adjacent to the Indiana University campus, and is prominently placed in the neighborhood closest to the Indiana Memorial Union Building, one of the most famous of Indiana's landmarks. The area is visited annually by thousands of Hoosiers. The University Courts neighborhood and its brick streets contribute to the scenic character of the campus and immediately adjacent areas of the city of Bloomington. The buildings of University Courts neighborhood express the growth of Bloomington during era when Indiana University was achieving national prominence. Its substantial brick and limestone apartments and duplexes, some designed by architects, were intermingled with the homes of prominent families like the owners of Hoadley Quarries, the Johnson Creamery, and the Nurre Mirror Factory. It was also the home of many Indiana University professors. Paul McNutt was perhaps the most famous, being both Dean of the Law School and Governor of Indiana (1933-1937).*

*Campus buildings such as Glenn A. Black Laboratories, Mathers Museum of World Culture, the Folklore Institute and the Collins Quadrangle are all located within the boundaries of the proposed project.*

*This project is strongly supported by the Growth Policy Plan. It proposes the enhancement of one of Bloomington's older established residential areas. The Master Plan provided for the protection of such areas, some of which might not include any individually significant landmarks but would preserve the association of buildings, spaces and landscapes that gives Bloomington its distinction as a small college town. University Courts, in particular is the earliest collection of apartment and attached style housing in Bloomington. Duplexes, "flats," and apartments are constructed in Revival styles during a period of significance from 1906-1938. The brick streets which remain are cited in the National Register nomination. The historic environment is described this way:*

*"The wealth of architectural styles, rich variety of building materials, brick and limestone retaining walls, and Bloomington's only remaining brick streets, streets, create a charming and unique environment, a synthesis of "town and gown."*

*The atmosphere of the district is described further:*

*"Most of the houses in the district are sited high above the street with limestone and brick retaining walls or grassy banks at the perimeter of the yards and abutting the sidewalks. All of the streets within the district's boundaries are paved with bricks. Markings on the bricks read "Poston Block," Poston's Knobstone Block' and "Brazil" (Brazil Indiana)."*

*The Growth Policy Plan also acknowledges the university's interest in the University Courts area, but encourages the preservation of historic character. Indiana University is a substantial landowner in the area..*

*Generally the comprehensive plan supports the enhancement of older neighborhoods and their unique but aging amenities. By capitalizing on the aesthetic qualities of these historic neighborhoods including limestone retaining walls, street lamps and brick and limestone sidewalks, Bloomington presents a distinct identity as a community. The following plan policies relate to the upgrading of public spaces and "urban" landscapes. They directly support the purposes of this proposal:*

***Enliven enrich, and enhance public spaces, and the public faces of buildings, grounds, and roadways; improve the aesthetic quality of Bloomington's varied landscapes.  
Expand the range, the diversity and the magnitude of green spaces passive natural areas and urban landscapes in Bloomington***

*The idea of conserving community character was a driving force behind the 1990 Growth Policy Plan and its consequent adoption as a zoning ordinance in 1995. Opposition to the steady erosion of Bloomington's historic homes and*

established neighborhoods by residential conversions and new apartment construction was the catalyst for the following policies. The proposal to restore University Courts historic streets is consistent with the preservation of historic context and the incentive to use public investment strategically in the community.

**Recognize older core neighborhoods as central to Bloomington's character and an irreplaceable resource in terms of locational choice and relative affordability. Foster the continued vitality of these neighborhoods through targeted public investments, regulatory support and incentives.**

**Maintain the residential fabric, historic context and architectural character of older core neighborhoods; discourage the conversion and/or redevelopment of existing household units for high density housing and other uses inappropriate, incompatible, and invasive of the residential character of these neighborhoods.**

In relation to transportation plans for the area, it is also relevant to note that the streets in their current state of deterioration pose a hazard to bicycle traffic. This proposal would restore safe use of the streets by a mode of transportation preferred by many of the residents in the area and encouraged by Indiana University which has severely restricted on-campus parking policies.

In addition, the long term plans of the Board of Public Works is to construct new curbs, sidewalks and ADA ramps would be installed at the time of the brick street improvements. These projects would be financed locally as they have been over the past several years.

**6. PROJECT IMPACT/COMMUNITY BENEFIT & NEED** – In addition to transportation enhancement, explain what the project's broader value is as an economic, tourism, recreational, historic, or cultural development tool. Please quantify where possible – i.e., number of annual users of/visitors to the project, percent of community/region using/visiting the project, additional revenues produced, etc.

*Bloomington as a whole is known for its diversity and charm which originates in part by Indiana University and strong feeling of pride and preservation of its historical roots as the City of Bloomington and Indiana University have been working together for nearly 200 years. For nearly two centuries, the community and university have collaborated and cooperated with each others growth and success in separate and shared ideas. University Commons is one of those shared ideas, with both entities realizing the importance and value in the preservation of each others shared history. The community promotes and benefits from it's ideals through increased tourism and appeal from the preservation and rehabilitation of our buildings, structures and streets.*

*Each year thousands of students attend and visit our City and University, commenting on its beautiful scenery, varying architecture and historical ideals of preservation which can be seen throughout the core neighborhoods and community. Many visitors choose to call Bloomington home because of these endearing qualities that cannot be found elsewhere.*

*These streets in University Commons allow for a direct connection between the historic downtown, and Indiana University and according to a 1999 study, approximately 291,635 trips per year have been documented to occur on Park Avenue. This figure is estimated to be at least 20 percent higher at the present date based on established vehicular adjustment factors over the past 10 years.*

## Historic Preservation Category Application

1. Is the structure/object/facility listed in or eligible for listing in the National Register of Historic Places (NRHP)? Provide date of either NRHP listing or eligibility determination by the Indiana Department of Natural Resources, Division of Historic Preservation, and Archaeology (IDNR-DHPA). **Applicant assertions that the resource "must be eligible because" are not sufficient.**

*University Courts was listed in the National Register of Historic Places on Dec. 26<sup>th</sup>, 2007 and in the Indiana State Register January 29<sup>th</sup> 1993.*

2. Is the project an important part of a community/local historic preservation initiative that also meets with the IDNR-DHPA's goals and priorities?

*As early as 1982 correspondence from President Ryan at Indiana University and Sybil Eakin of the Historic Building and District Study Committee, show that community concern for the restoration of the brick streets was a priority. In 1982, a local ordinance was implemented to control the method of repairing Bloomington's historic brick streets. Since that time only the University Courts Streets survive.*

*The national register listing for University Courts has been pursued since the early 1990's and it was only by the action of a majority of private owners, investors and the University that the district was formally listed in 2007. These are the last brick streets extant in the city limits, and there are enough contiguous running feet to provide a good illustration of how the historic streetscape looked. The first ISTEAs application for funding to repair them was made in 1997-98. At this time the job of repairing just the intersections was projected to cost \$800,000 and the application was not successful.*

*In 2004, after the streets themselves were designated by local ordinance, a modest incremental approach to the repair was initiated by Public Works. No more than 100 square feet or repair or \$10,000 worth of work were budgeted annually.*

*The 2005-2011 Cultural Resources Management Plan adopted by the Indiana State Department of Natural Resources. cites "Transportation and Infrastructure" as one of the major areas of interest with the following related issue of concern: "Recognition of formally designed urban landscapes." As noted in the nomination University Courts is a comprehensively planned neighborhood with brick and limestone embankments, thematic steps and walkways, and a palette of Revival Style homes and apartments buildings. The brick streets are an intended element of urban design that remain to illustrate the developer's vision.*

3. Is the project currently supported as part of a current or future heritage/cultural tourism project?

*This project is supported locally by multiple entities (Historic Preservation, City Council, City of Bloomington, Old Northeast Neighborhood Association) in a continuing effort to provide awareness and understanding in the preservation of our heritage and historical resources.*

4. Is the structure/object/facility in a seriously deteriorated condition or threatened by demolition? Please explain.

*There are many locations where the bricks have buckled, and created situation where the streets are nearly impassable for bicycles and pedestrians, Over time, inappropriate repairs and patches have damaged the appearance of the roadway. The inability to complete a substantial rehabilitation of the streets further undermines weakened areas.*

5. Is the structure/object/facility one of the last of its type remaining in Indiana? Please explain.

*It is undoubtedly one of the last remaining neighborhoods that expresses completely the intention of its developers. As such, it is similar to Woodruff Place in Indianapolis, where semi public and public spaces interact to provide a "window in time" perspective. Very few of these historic places survive with University Courts' level of integrity.*

6. Does the proposed project comply with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties? Please explain.

*While the Secretary of Interior's Standards for Rehabilitation of Historic Properties generally is applicable to buildings and*

*storefronts, we believe in adhering to the 10 standards as they relate to all of our historic resources and those will be applied to this project as well.*

7. How will the project improve the ability of the public to appreciate the historic significance of the structure/object/facility involved?

*This rehabilitation project will allow the public to witness and understand the historic concepts of construction and ideals of our past through direct usage and visitation of these key elements of the University Courts Historic District.*

*"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." (source: <http://www.nps.gov/history/hps/tps/tax/rhb/stand.htm>)*

## STAFF APPROVAL

### Summary:

### Reconstruction of a low stone perimeter

COA-15-13

325 South Rogers

Owner Lynn John

PROSPECT HILL HISTORIC DISTRICT

RS

1905-055-66023

C

325

House; Queen Anne, c.1895 NR, BHD

The property is located at the corner of Prospect and South Rogers, so both the west and south sides of the property are frontage. An alley is on the east side of the lot behind the garage. This project was underway when staff visited to inquire about the work going on.



a low dry laid stone wall lines part of the south boundary of the lot. On the far west side it was actually only perimeter landscaping stone, scattered on or two stones deep and it rose in height as it approached the garage. The owner undertook this project to improve the wall, which he said was scattering and collapsing in some places. The wall is an exterior feature of the site, so even though the owner had plans to replace it with a similar materials, in order to build structurally sound wall, it would have

required a COA. The guidelines say only repair and replacement in-kind can be done without a COA. Work was ongoing at the time that staff visited. The original stones had been removed. A trench had been dug along the sidewalk to receive a cement footer. The owner was unaware that the wall would require approval, in his view it was minor work and he was rebuilding a limestone wall that would be more stable and an improvement. The initial wall resembled a classic stacked stone wall in its construction (although it seemed more like a salvage wall thrown up by local residents not journeymen). The new wall will be built with footers, mortar and concrete block, with limestone applied, so it will



not be true dry stone construction. It was therefore not really repair and replacement in kind.

The owner was willing to apply for a retroactive COA. The application shows reconstruction of a similar height (about 2') and width to the existing wall, including slab steps to the garage (not a part of the original wall)

Staff called several people in the neighborhood and on the Commission to get guidance. Because the cement footer had been laid, and the wall was a secondary feature of the site, it seemed a bit extreme to put a stop work order on the project. All who shared their opinions expresses an interest in insuring education for new residents of the neighborhood. They also thought that a stop work order was too severe. Staff has asked the owner to attend the Thursday meeting and conferred with others in order to issue a staff level approval of the project. The materials used are the same, the scale is similar, the wall will not detract from the site, although the previous wall had its own character. It is difficult to speculate the age of the wall that was removed and so to ascertain the scale of the loss.

It did not seems helpful to stop work, when the original stone had already been removed.

## **GUIDELINES FOR THE ENVIRONMENT**

The environment is one of the most fragile aspects of any historic district. Its defining characteristics are composed of building setback, landscaping, fencing, parking areas and outbuildings. All elements combine to form the environment of a neighborhood. Careless development or alterations of any one of these characteristics will damage the overall cohesiveness of an historic neighborhood.

### **NEIGHBORHOOD CONTEXT**

#### **Appropriate**

Retain and respect distinctive, character-defining features of the neighborhood or building site, such as tree plots, gardens, fences, benches, walkways, steps, streets, alleys, retaining walls, and building setbacks.

#### ***Inappropriate***

*Avoid changes in paving, lighting, fencing, and pedestrian or vehicular traffic flow that disrupt the relationship between buildings and their environment. Signage should not block or interrupt significant rhythms or architectural features. Do not introduce inappropriately placed or screened lots.*

Staff requests that the owner attend Thursday's meeting and that the Commission and the neighborhood collaborate to devise a way to advise newer owners in the neighborhood of the requirements of the guidelines.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-15-13

Date Filed: 8-1-13

Scheduled for Hearing: — STAFF APPROVAL

\*\*\*\*\*

Address of Historic Property: 325 SOUTH ROGERS ST

Petitioner's Name: Lynn John

Petitioner's Address: SAME

Phone Number: 812-961-8923

Owner's Name: SAME

Owner's Address: SAME

Phone Number: SAME

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 4:30 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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. RESIDENTIAL PROPERTY

2. A description of the nature of the proposed modifications or new construction:  
REPLACE EXISTING LIMESTONE WALL ALONG PROSPECT STREET

3. A description of the materials used.  
ADDING A CONCRETE FOOTER TO BASE OF WALL AND USING STACKABLE LIMESTONE (FIELDSTONE) TO REPLICATE APPEARANCE OF PREVIOUS WALL. WHEN COMPLETED WILL BE SYMMETRICAL TO MANY WALL AROUND IV CAMPUS.

PLEASE SEE ATTACHED PROJECT DESCRIPTION FOR MORE DETAILS

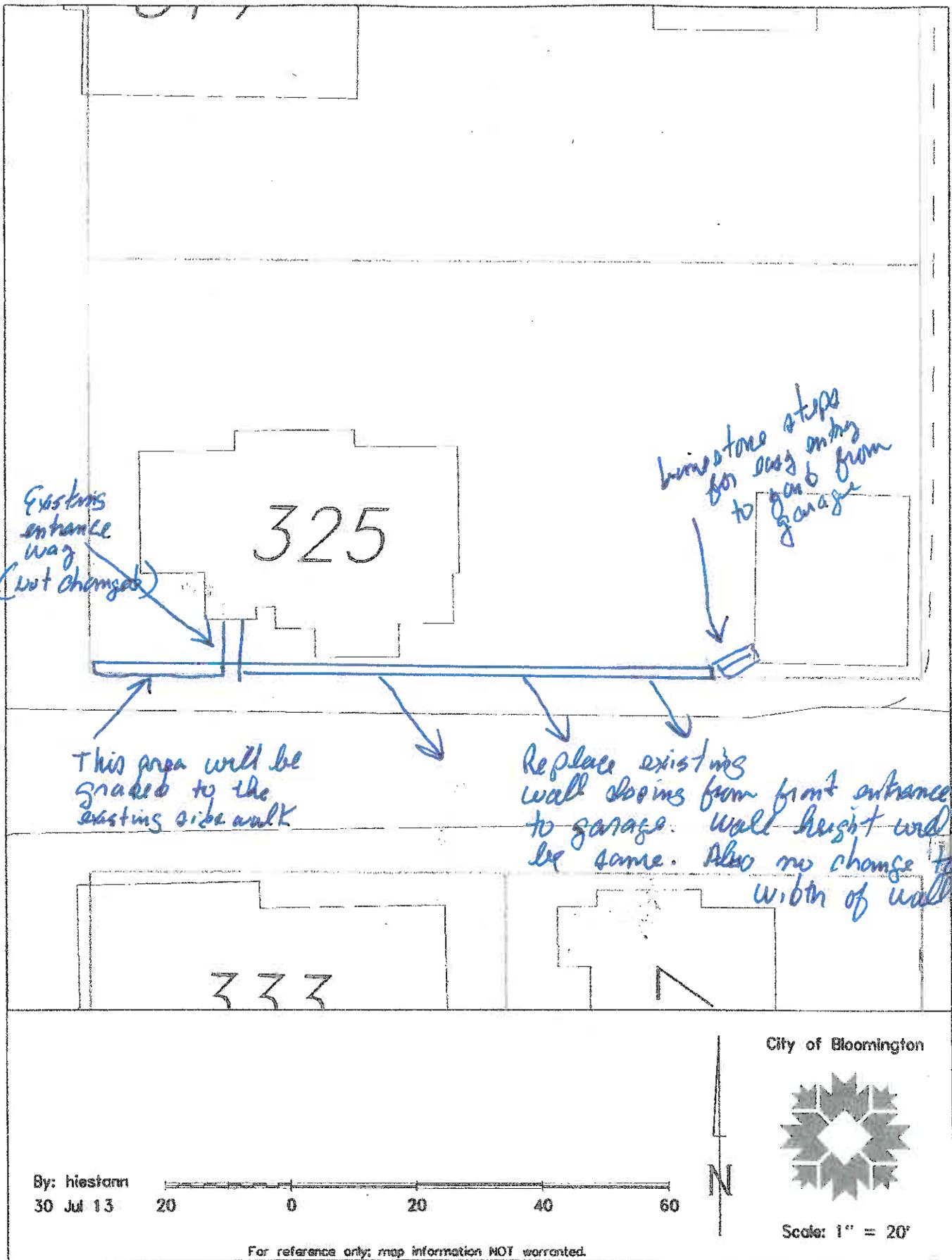
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.

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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.





**Client: Mr. & Mrs. Yohn**  
**Address:**

**Date: June 28, 2013**  
**Telephone #**

*Retaining Walls*

*Light Excavating*

*Erosion Control*

*Drainage Solutions*

*Irrigation Systems*

*Water Features*

*Landscaping*

*Landscape Lighting*

*Pavers & Patios*

*Outdoor Kitchens*

*Professional Mowing*

*Fertilization Program*

*Soil Testing*

*Post & Pre Emergent's*

*Care Aeration*

*Lawn Renovations/Repairs*

*Fungicide & Insecticide  
Application*

*Hydro Seeding*

*Sod Installation*

*Tree Removal*

*Yard Maintenance*

*Snow Plowing/Salting*

*Fully Insured*

**Project A Description:** Excavating earth for the retaining wall along the sidewalk. Pouring concrete footer for the retaining wall. Constructing concrete block wall with 16x8 blocks w/ mortared joints. Wrapping wall with field stone (exactly how walls are at IU Campus) Capping wall when completed. Wall approx. 80ftx2ft. Installing 4 split face limestone steps standard 4ft in width.

**Materials:**

- Concrete,
- Mortar
- Blocks (180)
- Limestone (field stone) 3.5 tons
- 4 split face limestone steps

Thank you for your consideration!

[www.chlawnlandscaping.com](http://www.chlawnlandscaping.com)

chlandscaping123@yahoo.com

Builber's example of what the new wall will look like upon completion.



## Summary

**This property is owned by the Bethel AME Church and has been vacant since 2000. It was previously used as the parsonage, and emergency housing. The congregation has decided the property is too expensive to repair.**

### FULL DEMOLITION

7-2-13

308 North Rogers

West Side National Register District

Owner Bethel AME Church

105-055-64366 C  
Zoning CD

308 House; Carpenter-Builder/ Pyramidal Cottage, c.1905 NR



The house is a classic pyramidal cottage with a cut out porch area. Similar forms are found throughout the West Side, Maple Heights and Prospect Hill. This particular property was discussed as a possible site for a family shelter several years ago.

Unfortunately that plan had difficulty finding funding and was not pursued. The house has been vacant for many years. The house has been remodeled several times in the past. It has replacement windows throughout and is covered with vinyl siding. The

porch supports are wrought iron. A recent walk through on Wednesday July 30th, revealed much interior remodeling and finishes. Some interior trim and doors may be original, some walls have been modified, and the lean-to addition in the back, where a bathroom was added, has serious structural issues. The primary house is structurally sound having been buoyed by jackposts in the basement.

The house was listed in the National Register as part of the West side historic district in 1997. This, in itself, does not provide protection from demolition if an owner wishes to proceed with it. Action on the house is being considered under demolition delay, a local ordinance. The legal office is researching issues regarding its ownership by a church.

The church would like to remove the house and use the land as green space for the congregation or parking. However the number of parking spaces gained would be small. The house appears to be on the same legal tract as the church. The church, is an outstanding resource built in 1922 and designed by John Nichols.

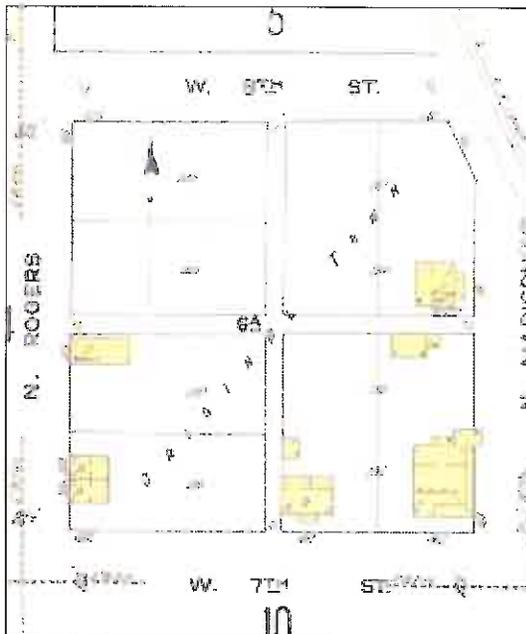


**105-055-64365 O 302 Bethel A.M.E. Church;** Mission Revival, John Nichols, architect, 1922 NR

Staff requested that the Rev. Dennis Laffoon contact Steve Wyatt to see about potentially moving the house to another site and making it an affordable housing project, as was done with the Second Baptist parsonage in 2003. Steve has done a walk-through and will take this to the board and committee. After a preliminary discussion and walk-through BRI continues to look at the property and suggest alternatives to demolition. Because of its lack of architectural integrity it is not a particularly good preservation project, but as a sturdy house and acknowledging its history as a parsonage to a storied congregation, it may yet perform some service.

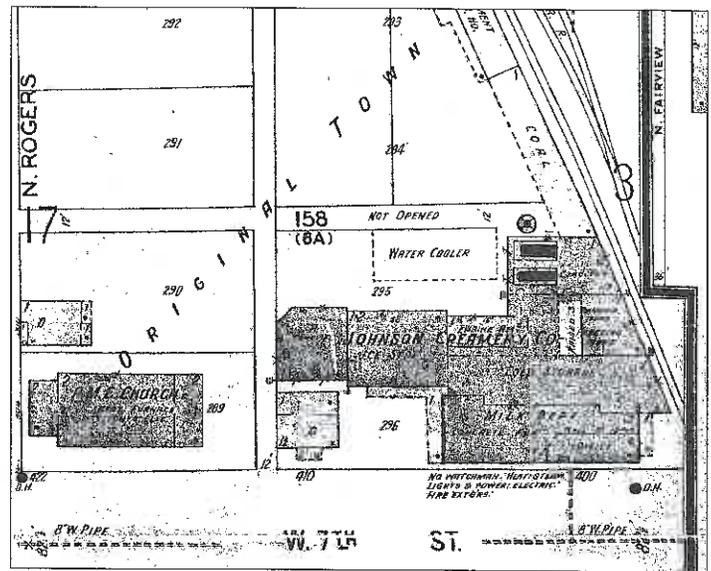
Staff was able to accomplish only a little research on the property in July. In the 1960s and 70s the house was used as a parsonage and showed vacancy in the early 1980s. In 1987 it began to be used as a rental and was vacated completely in 2000. Sanborn maps show that it replaced a smaller house that appeared on the 1913 Sanborn and was constructed sometime before 1927. The congregation itself dates from 1870 and represents the oldest predominately African American church in Bloomington. The Rev. John Malong was the founding pastor and allegedly lived on the same lot as the church when it was located on West 6th. Formerly the AME congregation held services in the now demolished United Presbyterian Church on West 6th Street. They believed that this location would soon be absorbed by the expansion of downtown businesses. Under the auspices of Rev. H.J. Thompson and A.L. Washington, and encouraged by Mattie Jacobs Fuller, the congregation raised money to build the church on 7th Street. Fuller became a Bloomington legend by playing a portable organ and singing gospel songs to raise money for the church.

New research:



The house at 308 North Rogers was built between 1913 and 1916. The 1910 City Directory indicates (and the 1913 Sanborn confirms) that there were two houses on the lots at 300 and 310.

**1913 Sanborn**  
showing two houses at this location



**1927 Sanborn**  
showing the current house and the new church structure.

City Directory information shows that the first owner was William A. Bishop who started as a polisher at Nurre Glass Works and rose to the level of foreman by 1922. In 1925 the first pastor of Bethel AME church to reside in the house was Rev. E. L. Rabitoy and his listing indicates that he was an African American. There follows, consecutively, and almost annually a new pastor for the AME church at this residence. According to directories the house has been vacant since 2000. It appears to have been used as a rental from 1983-2000 when it was again vacant. The Rev. R.S. Jones was the last pastor to live in the house in 1977. There is a pattern of recurring vacancy from the late 70s.

1927-28 Rev. J.M. Nickles  
1929-30 Rev. J.M. Nickles  
1931-32 Rev. Walter Chenault  
1936-37 Rev. William Mayfield  
1938-39 Rev. J.H. French  
1957 Rev. Benjamin Brooks  
1962 Rev. Benson Cassins  
1967 Rev. Robert Kirk  
1969-1971 Rev. Austin Lovell  
1975 Rev. Henry Wright  
1975 Rev. Al Kennedy  
1977 Rev. R.S. Jones  
1778-1982 vacant  
1983 Michael Banks  
1984 M. Jacques  
1985 vacant  
1986 Goodwin  
1987-1990 Ronald Williams (contractor)  
1991-95 vacant  
1996-97 Ricky White (IU employee)