

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday January 09, 2014

5:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATE OF APPROPRIATENESS**
 - A. COA-01-14
521 West Howe Street Prospect Hill Owner(s) Jonathon Wunrow and Leslie Skooglund
Request to remove parts of a fence, and existing vinyl siding. Plans to either restore wood siding or install cement board and reconstruct trim details.
- V. DEMO-DELAY**
 - Partial 116 North Grant WITHDRAWN
Removal of a window to create an interior walk-in cooler.
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
 - A. Retreat January 23rd
 - B. Council Agenda for Matlock Heights and University Courts
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday January 23, 2014 at 5:00 p.m. in the McCloskey Room

Posted: January 2, 2014

Summary:

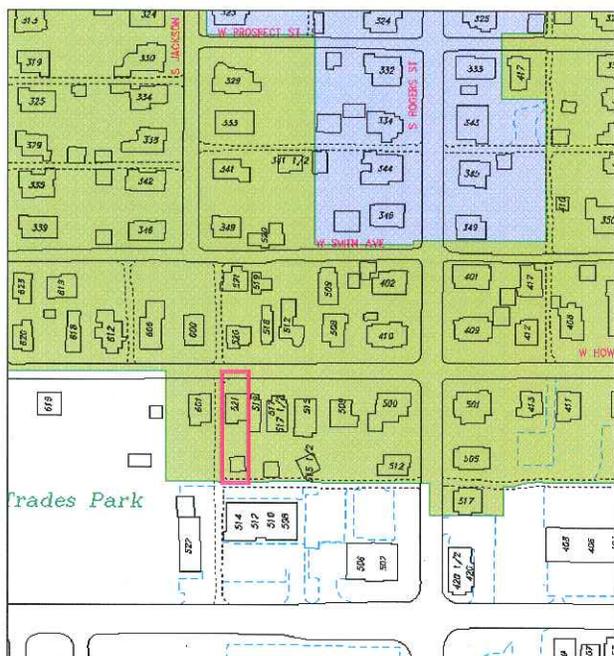
Request to remove part of a fence, remove vinyl siding and either restore wood siding or replace with cement board on a house in the Prospect Hill Historic District (formerly Conservation district)

COA-01-14

**521 West Howe
Prospect Hill Historic District
Jonathon Wunrow and Leslie Skooglund**

Zoning RC

105-055-65115 C 521 House; Carpenter Builder/ Gabled-ell, c.1900



The is a residential structure that has recently been purchased by a new owner in the Prospect Hill Historic District. The area was previously listed as a conservation district. The house is a simple gabled-ell with vinyl siding and replacement windows which are sized differently than the original window openings. This part of the district does show good integrity and some interesting forms including pyramidal cottages and shotgun houses. The house is located next to a nearly identical gabled-ell that was restored in 1999 by BRI. That house had original windows and the siding beneath the aluminum was in good shape.

In lieu of neighborhood specific guidelines, staff reasoned that if the

project meets the most stringent guidelines in the area, then it is approvable, otherwise the default guidelines that the Commission has always used on single sites, should be applied until the new guidelines are drafted and approved by the respective neighborhoods.

521 West Howe



601 West Howe



REQUEST

Staff discussed the initial proposal with the owners and in response they modified some of their plans. The owners have two requests: They wish to remove a front picket fence and part of a dilapidated privacy fence facing the alley. They will repair or replace other portions with the same style of fencing. The existing vinyl siding is damaged and past its useful life, so they will remove it and either restore or resurface the house siding.

EXISTING CONDITIONS:

The owners have noted that the vinyl siding covers a layer of insulation board that is attached to the original siding (this is assumed underneath). Their plans are to either restore the existing siding, if it is not too badly damaged, or to replace the siding with cement board that matches the original reveal. In this case, they will replicate trim proportions with cedar, which, provided with the template next door, should be easy to fabricate. Staff notes that with the resizing of window openings, there is predictable damage to the siding. These windows will remain, in the existing casements and surrounds so this will have to be accommodated in the plan for rehabilitation.

DISCUSSION:

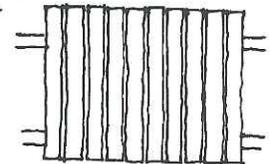
The fence proposal (removal of front picket and repair of existing rear vertical board fencing) meets criteria in the PHDesign Guidelines (following) which is the most stringent review available:

Appropriate

Back yard fences are appropriate to the Prospect Hill Local Historic District. Acceptable designs include slat-style (vertical board), picket, lattice, or wrought iron. Less expensive designs such as woven wire and rabbit fencing are also acceptable. Fences must conform to setback requirements. The appropriateness of a new fence will be judged in part by its appearance from the street; in general it should begin no farther forward than a point midway between the front and rear facades of the house.

Inappropriate

Chain link, basket-weave, louver, split rail, and stockade are inappropriate fence types for installation within the public view. Front yard fences are not generally characteristic of the Prospect Hill Local Historic District and are discouraged.



VERTICAL BOARD

The existing fences are not historic and their removal does not damage the historic context of the neighborhood. The fence to be repaired is a backyard fence that meets current criteria in the full historic district.

The plans for the siding may be reviewed against the Secretary of the Interior's standards: In the words of the Park Service these standards are weighed against other factors including: Relative importance in history, existing condition of the building, proposed

use, and mandated code considerations. Staff has selected the pertinent standards for rehabilitation:

1. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

All historic materials associated with this project will remain. In the event of using cementitious siding, it will be applied over the insulation board.

2. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Plans are to replicate covered or removed trim using the dimensions of a similar home next door. In the case of either restoration of the siding or installation of cement board some replication of details will be required. The plan to replace the existing shutters with wood shutters is probably not correct to this style or period of housing in Bloomington. Staff has communicated that the details of this house could be enhanced using paint color, rather than adding details that didn't exist before. This issue may still be open but it is a small one made even less important by the fact the original windows are missing and that some of the windows have been resized.

3. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

If the siding is deemed too damaged (or missing) to repair then cement board siding with cedar trim will replicate the proportions on a similar vernacular structure nearby, including elements such as frieze boards, gable details and corner trim.

4. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The house is a typical form and dimensions for replicated details are readily available throughout the district.

5. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Whether or not the cement board siding will be used, the existing siding material will remain beneath the insulating board.

Staff recommends approval pending more information about the plan for new shutters.

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: East & Marshall Pt. Lot 18. State ID#53-08-05-104-009.000-009
2. A description of the nature of the proposed modifications or new construction:
 - (a) Remove rotting and broken fence surrounding front yard (facing Howe Street).
 - (b) Remove rotting and broken fence surrounding back yard (facing alleyway). The existing fence has fallen down in several places and is an eyesore and unsafe. Replace with either a wooden split rail fence, or picket fence similar to existing fence.
 - (c) Remove all vinyl siding from house and garage. Existing siding is disconnecting from the house in several places, is sagging, is ugly, and is no longer providing adequate protection to the interior. We plan to either repair and refinish the original wood siding (if possible) or re-side with fiber cement smooth lap siding. At this point we have no idea what the status/condition is, of the material underneath the vinyl siding.
 - (d) Replace shutters and exterior trim and refinish
3. A description of the materials used.
 - (a) The front yard fence will not be replaced.
 - (b) The back yard fence will be replaced with either a cedar split rail fence or a standard wooden picket fence of no more than 6' in height (similar to the fence currently in place).
 - (c) Once the vinyl siding is removed, a decision will be made regarding whether there is original siding beneath that can be repaired and refinished. If not, a fiber cement smooth lap siding will be installed.
 - (d) Replacement shutters will likely be made of wood, and trim materials will be fiber cement material similar to the siding.
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

PETITIONERS INFORMATION 6



Nancy Hiestand <hiestann@bloomington.in.gov>

Re: COA application 521 West Howe

1 message

Jonathan Wunrow <jonwunrow@gmail.com>

Thu, Jan 2, 2014 at 10:16 AM

To: Nancy Hiestand <hiestann@bloomington.in.gov>

Cc: Keith Skooglund <kskoogs@gmail.com>, David Sharp <dsharp@sharpdesigns.net>

Hi Nancy,

Thanks for the additional information you provided by phone earlier today regarding our COA application for 521 W. Howe. I would like to add the following comments as an addendum to our application:

Back Yard Fence: We definitely plan to remove the portion of the backyard fence and gate that faces the alley, as it is sagging and unsafe. In addition, we may choose to repair/replace other remaining portions of the existing fence with the exact same fence-style as what is currently in place. We will not be using a split-rail fence style.

Siding and Trim: Since submitting our application, we removed a small portion of the vinyl siding and found that the entire house is "wrapped" in a 1/2-3/4" insulating board, to which the vinyl siding is attached.

Removing all of this insulating board may be prohibitive to getting to whatever original siding might still be in place. Our plan is to remove the vinyl siding, and replace with a cement board product that matches the dimensions of the original siding as closely as possible. We will use "real wood" (likely 1x4 cedar) trim for doors and windows that match original trim dimensions (to the extent that these dimensions can be determined). Similarly all corner boards will be "real wood." At this time we are not planning on installing any "freeze boards" under the gable ends, and will run the cement board right up to the soffit. If freeze boards are required, we will use real wood for the freeze board trim to match the rest of the wood trim.

I hope these clarifications help. Let me know if there is any other information you need prior to the Jan. 9 meeting.

Thanks again,

Jon Wunrow

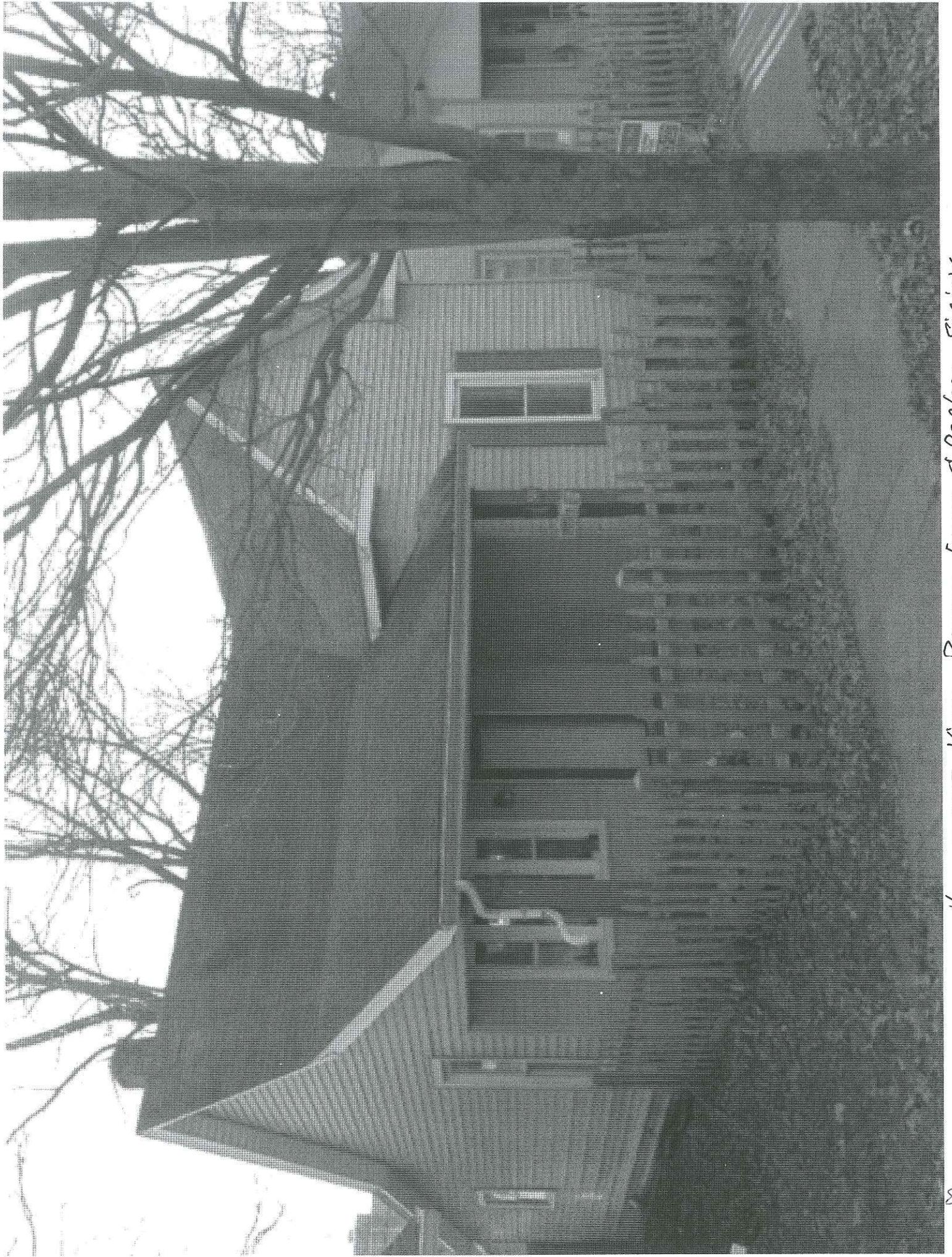
On Thu, Jan 2, 2014 at 8:45 AM, Nancy Hiestand <hiestann@bloomington.in.gov> wrote:

Thanks for your application. We may be able to hear this case at the January 9th meeting. I wanted to make a few comments because of recent changes to our ordinance and decisions by our legal department. You have given me a complete application. Because of a decision by the legal department, Prospect Hill Conservation District is being reviewed as a full historic district. This means that all exterior changes can be reviewed. Most of your proposal falls within approveable criteria, but I have a few comments. I think in the larger area that was the Conservation District, cement board will be more accepted than in the areas that were originally historic districts. So I don't anticipate much discussion about your decision to remove it, assess the siding underneath, and then proceed if needed with siding replacement. But I should say that this is the first decision of its kind in the former Conservation district area. so you should anticipate discussion. Also the split rail fence that you mentioned is probably not appropriate to the area, this is generally seen as western style fence probably only used in some suburban ranch locations. (if we both mean the same thing) I am providing a link to the Guidelines developed for Prospect Hill in 1997, because there is a discussion of appropriate fencing to the era and style of the houses.

<http://bloomington.in.gov/media/media/application/pdf/9701.pdf> (page 6)

It sounds as if you are not married to your fence style yet, so I just wanted provide some input. Please feel free to discuss the staging and decisions in your application.

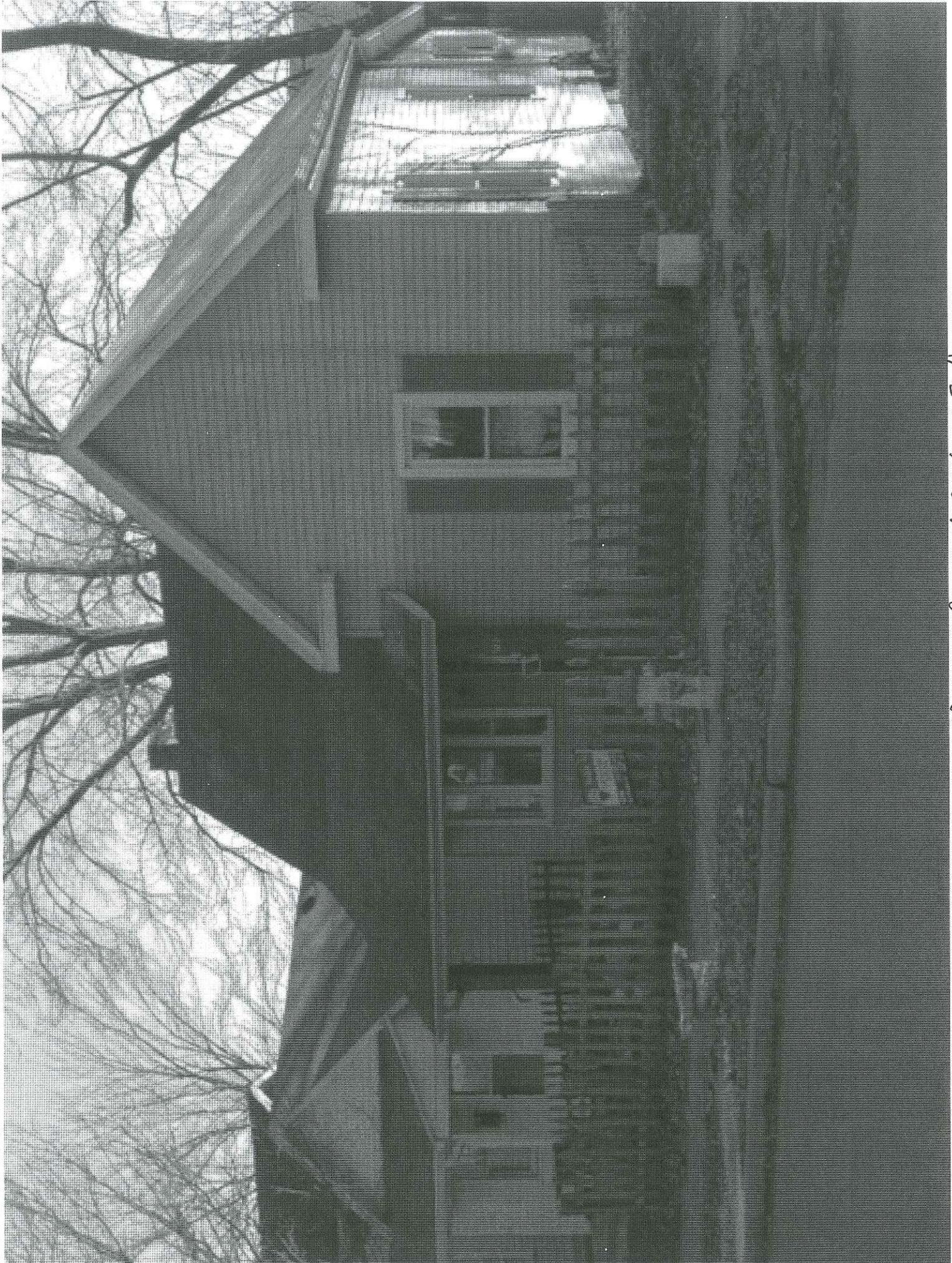
PETITIONERS AMENDMENT
7



Howe STREET View - Remove Fence & Replace Siding



- Howe Street View - Remove fence



Howe Street View - Remove fence & Replace Siding



- Remove & Replace Backyard Fence along Alley



Remove & Replace Back yard fence - along alley.