

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday February 13, 2014

5:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES November 14, 2013

IV. CERTIFICATE OF APPROPRIATENESS

A. COA-01-14 (cont. from January 23)

521 West Howe Street Owner(s) Jonathon Wunrow and Leslie Skooglund

Prospect Hill District

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.

B. COA-02-14

525 South Jordan Owner: Alan MacKay Representative: Hal Weaver

Elm Heights Historic District

Request for removal of a pent roof on a side entry and construction of a carport, screening fence and patterned drive.

C. COA-03-14

406 South Madison Owner: Jeff Mease Representative: Herndon Design LLC

Prospect Hill District

Removal of an existing addition and its replacement with a redesigned addition adding 474 square feet and adding a carport.

D. COA-4-14

907 South Madison Owner John Keith Romaine

McDoel District

Request for a rear 8x14' 2 level addition and construction of an outdoor masonry oven

V. NEW BUSINESS

VI. OLD BUSINESS

A. Approval of Matlock Heights Design Guidelines conditioned on Council Approval.

B. Report on Guidelines Subcommittees:

McDoel (Jan. 15, 29, Feb. 5)

University Courts (Jan.25, Feb. 17)

Prospect Hill Neighborhood Assn. Meeting (Feb. 3)

VII. COMMISSIONERS' COMMENTS

VIII. PUBLIC COMMENTS

IX. ANNOUNCEMENTS

X. ADJOURNMENT

Next meeting date is Thursday February 27, 2014 at 5:00 p.m. in the McCloskey Room

Posted: February 6, 2014

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday November 14, 2013

4:30 P.M.

AGENDA

I. CALL TO ORDER

Meeting was called to order by Chairman Dave Harstad at 4:30 pm.

II. ROLL CALL

Commissioners

Danielle Bachant-Bell

Doug Bruce

Jeannine Butler

Sandi Clothier

Joins meeting at 5:35 pm

Marjorie Hudgins

Dave Harstad

Marleen Newman

Joins meeting at 4:40 pm

Chris Sturbaum

Doug Wissing

Advisory

Sam DeSollar

Staff

Lisa Abbott - HAND

Nancy Hiestand - HAND

Jacob Franklin - HAND

Patty Mulvihill - LEGAL

Nate Nickel - PLANNING

James Roach - PLANNING

Guests

Tim Laughlin

Chris Dadds

Veda Stanfield

Matt Press

Elizabeth Cox-Ash

Paul Ash

Steve Wyatt

III. APPROVAL OF MINUTES

No minutes to approve

IV. CERTIFICATE OF APPROPRIATENESS

A. COA-20-13

337 South Maple Owner Tim Laughlin

Request to build a house in the Prospect Hill Conservation District

Nancy Hiestand gives her presentation. **Tim Laughlin** does not have anything to add to Nancy's presentation. Tim notes he is a building contractor and will be onsite daily. Tim states he is able to work with a 6' or 9' setback. Nancy states Tim will need a variance if he proceeds with a 9' setback. She mentions that the Prospect Hill Design Review Committee has reviewed and supports this design.

Question(s):

Doug Wissing states he is support of a 9' set back and likes both drawings that were presented.

Chris Sturbaum asks if it would be better if the board recommends and supports a 9' setback. Tim states it would. Chris Sturbaum asks what is going on with the alley as it is all over his property. Tim states that over time the stone has drifted out onto his property. Chris asks if he will relocate some of that alley. Tim states he will clean it up while they have equipment out there. Tim states he will not relocate the alley in order to not encroach on the City.

Comment(s):

Doug Wissing comments that he really likes the project.

Doug Bruce comments he is in support of Chris Sturbaum's idea of recommending a 9' setback to match the surrounding homes.

Chris Sturbaum comments that he wants to say nice things about the petitioner. Chris states he really took it well going through this process.

Jeannine Butler comments that she agrees with Doug Bruce in that she thinks it is a Really nice project as well as the board needs to support the 9' setback to keep with the neighborhood.

Marjorie Hudgins comments that she thinks it is a wonderful project and supports the 9' setback.

Danielle Bachant-Bell comments she agrees with all other comments. She asks if the

city should fix the alley as opposed to the property owner.

Danielle Bachant-Bell makes a motion to approve **COA-20-13**, Request to build a house in Prospect Hill Conservation District. **Jeannine Butler** seconded. Motion carries 8/0/0 (yes/no/abstain).

Patty Mulvihill submitted Findings of Fact, 337 South Maple Street for a request to install a treated lumber deck and to approve the construction of a single-family home, **COA-20-13**:

1. The Commission finds that the proposed single-family gabled-ell home at 337 South Maple Street will be visually compatible with similar single-family homes Within the Prospect Hill Historic District – 2.
2. The Commission finds that the proposed materials for the single-family gabled-ell home at 337 South Maple Street – 5/4” cement board lap siding, turned wood and metal clad wood double hung windows – are of similar materials to other single-family homes in Prospect Hill Historic District – 2.
3. The Commission finds that the roof of the proposed single-family home at 377 South Maple Street is similar in design to other single-family homes in Prospect Hill District – 2, ensuring visual compatibility.
4. The Commission finds that the shape of the proposed windows on the single-family home at 337 South Maple Street are appropriate and consistent with other single-family homes in the Prospect Hill Historic District – 2, which will ensure visual compatibility.
5. The Commission finds that the proposed single-family home at 337 South Maple Street reflects the directional orientation characteristics of the Prospect Hill Design Guidelines.
6. The Commission finds that the proposed single-family home at 337 South Maple Street will be placed in a manor consistent with the setback standards established by the Prospect Hill Design Guidelines.
7. The Commission finds that the building outline of the proposed single-family home at 337 South Maple Street, a gabled-ell outline, is one of the four forms indigenous to the Prospect Hill neighborhood and is therefore appropriate and visually compatible with the area.
8. The Commission finds that the massing of the proposed single-family home at 337 South Maple Street resembles other massing in the Prospect Hill Neighborhood and is therefore visually appropriate.
9. The Commission finds that the fenestration of the proposed single-family home at 337 South Maple Street is characteristic of the vernacular gabled-ell form and is therefore visually compatible with the Prospect Hill District – 2.
10. The Commission finds that a Certificate of Appropriateness shall be issued for the proposed single-family home at 337 South Maple Street on the condition that any and all approvals needed for the City of Bloomington’s Board of Zoning Appeals, or the City of Bloomington Hearing Officer, are obtained prior to construction.

11. The Commission finds that a 9-foot setback is more appropriate for the proposed single-family home at 337 South Maple Street and encourages both the property owner and the City of Bloomington to utilize such setback.

Chris Sturbaum makes a motion to approve the Findings of Fact of **COA-20-13** for 337 South Maple Street. **Marjorie Hudgins** seconded. Motion carries 8/0/0 (yes/no/abstain)

B. COA-21-13

627 West 7th Street Owner Veda Stanfield and Steve Arnold
Representative Golden Hands Construction
Request to replace rear patio doors and replace artificial siding with cement board.

Nancy Hiestand gives her presentation. Veda states her studio has cement board siding and windows that match the desired windows for the house.

Question(s):

Chris Sturbaum talks about fiber board and cement board sidings and trim.

Marjorie Hudgins asks what is under the siding. Veda states probably lead paint. Marjorie Hudgins asks Chris Sturbaum if he thinks he will find lead paint, Chris states that he might and in the event he does they are trained to handle lead paint.

Comment(s):

Danielle Bachant-Bell comments that the appearance of the windows and doors has greatly improved. Danielle states she never likes them with embedded dividers. Danielle states that she hates to see any of the original materials discarded no matter how hidden they are. Danielle states that since all of the work will be in the rear of the house she is not going to be so picky.

Marjorie Hudgins states that she is always for accommodating people so they may age in place. Marjorie states that if replacing doors and windows helps accommodate the homeowner then she is in favor.

Jeannine Butler seconded Marjorie's comments.

Doug Bruce states that he agrees with Danielle almost word for word. Doug states once he walked the property he sees this as a step in the right direction.

Doug Wissing states that he agrees with Danielle and Doug Bruce. Doug Wissing states that since the work is on the back of the house he is ok with the materials whereas if this was a facade he would not be in agreement with the materials.

Jaennine Butler makes a motion to approve **COA-21-13** as presented. **Doug Bruce** seconded. Motion carries 7/0/1 (yes/no/abstain).

Patty Mulvihill submitted Findings of Fact fo, 627 West 7th Street for a request to replace rear patio doors and replace artificial siding with cement board, **COA-21-13**:

1. The Commission finds that the rear of the house located at 627 W. 7th Street does not recall or contain windows or materials consistent with the era in which the original portion of the house was constructed.
2. The Commission finds that the elevation of the rear of the house at 627 W. 7th Street is only visible along an open alley, and even at that, the house is still partially obscured.
3. The Commission finds that while the proposed doors and windows for 627 W. 7th Street do not technically conform to the District's Guidelines, the addition in which these items will be placed is not original to the house and the proposed doors and windows will actually bring the rear of the structure into better visual accord with both the house and the overall neighborhood.

Danielle Bachant-Bell makes a motion to approve Findings of Fact for **COA-21-13**, 627 West 7th St. **Marjorie Hudgins** seconded. Motion carries 7/0/1 (yes/no/abstain).

V. DEMO-DELAY

No Demo-Delay

VI. NEW BUSINESS

Jim Roach and **Nate Nickel** give their presentation of two new plans for new construction projects that are both next to Historic Structures, 17th and College also 10th and College. These structures are still with the City of Bloomington Planning Department for review.

The Commissioners give their opinion(s) on the impact of new construction to the surrounding historic structures.

A. Changes to Rules and Procedures

Lisa Abbott gives her presentation. The BHPC will start the meetings at 5 pm to allow the commissioners access to the Shower's Plaza parking lot.

Marjorie Hudgins makes a motion to start the BHPC Regular Meetings at 5:00 pm. **Jeannine Butler** seconded. Motion carries 6/1/0 (yes/no/abstain).

B. Lisa Abbott gives her presentation on the standard number of public meetings before designating any district. Lisa recommends one public meeting instead of three for a district that is already on the National Registry with the option of another if the staff thinks it needs further discussion.

Jeannine Butler makes a motion to adopt. **Marjorie Hudgins** seconded. Motion carries 6/0/1 (yes/no/abstain).

VII. OLD BUSINESS

A. Plans to remove houses in University Courts

Nancy Hiestand gives her presentation of moving University Courts for Designation and the requirements for Public Notice. **Lisa Abbott** suggests holding the public meeting for designation on December 16, 2013 at 5pm.

Chris Sturbaum makes a motion to move the December 12, 2013 meeting to December 16, 2013 at 5pm. **Marjorie Hudgins** seconded. Motion carries 8/0/0 (yes/no/abstain).

B. Title 8 Revisions Council Ruling

Lisa Abbott gives her presentation of the Councils Ruling(s). **Chris Sturbaum** gives a presentation on what this means to older Conservation Districts.

C. Report of Paint/Materials Committee

No Report

VIII. COMMISSIONERS' COMMENTS

No Commissioners' Comments

IX. PUBLIC COMMENTS

No Public Comment

X. ANNOUNCEMENTS

No Announcements

XI. ADJOURNMENT

Meeting Adjourns at 7:32 pm.

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 (Continued)

**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



New information: Duncan Campbell, John Saunders and Doug Bruce met on site February 5th with the contractor. Chris Sturbaum attended later. It was determined that the insulating layer between the vinyl and wood siding was a thin sheet of foam that added almost no R-Value to the house. It also could be peeled off with little damage. The underlying siding was in fairly good shape, but little of it was visible and the damage caused by the existing new window treatments was not apparent. The commissioners and contractor generally agreed that the siding was in good enough shape to restore but that cement board siding could be used in areas where there was wide damage (to the rear) and if more extensive damage was uncovered. If there

was limited damage, the use of new wood siding to repair existing boards would suffice and be less expensive than wholesale removal. Essentially they endorse the original plan of the owners and said they would be available to lend their expertise as the vinyl siding was removed.

This 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. Existing vinyl shutters will be removed.

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:

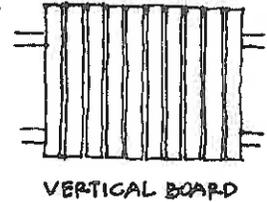
Appropriate

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.



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 owners have removed the request to add wood shutters to the house. 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.

Summary:

**Request to construct a carport, a change in paving and privacy fence
COA-02-14**

**525 South Jordan Avenue
Elm Heights Historic District
Owner Alan MacKay
Representative: Hal Weaver**

**Zoning RC
105-055-76249 C 525 House; Cape Cod, c.1950**



This house previously came before the commission in 2012 (COA-38-12) for a rear roof dormer to expand the second floor useable space. The house lacks a garage and the owner desires to have a covered area beside the house. The house is served by an open alley on its south side.

This aluminum sided ranch is located on the far eastern edge of the Elm Heights Historic District. In the survey the property was identified as a Cape Cod but, according to the assessor's records, the house was modified in the

1980s and may have originally been a National Home with dormers applied later. It is similar to several homes along Mitchell Street, that are not included in the district. Upon this reassessment, is not one of the styles mentioned in the district application .

REQUEST

New construction will include an approximately 28' x 11' carport affixed to the south side of the house behind the chimney, as well as a screening fence and textured drive. The roof will be located in the area of an existing side entrance, stoop and paving. The



original pent roof over the entrance will be removed. Currently there is no garage on the site, only a paved apron off the alley at the approximate location of the proposed carport. The plans include a privacy fence to be attached to the front wall of the house to mask the storage area from the street. The carport lean-to roof will be covered with shingles to match the house and supported by tube steel posts. A skirt of siding

will extend about a foot from the eaves. The owner wishes to create a stamped concrete driveway along the outline of a badly damaged existing pad. The parking area does load off of the alley right-of-way.

EXISTING CONDITIONS:

As stated before, the style of this house is not one of the those identified as significant to the district. Much of the detail is added. This authorizes some flexibility in the Guidelines which are included below:

3.4 Walkways and Automobile Areas

Automobiles were just coming into their own during the time of Elm Heights' development. Although they were prized possessions, they were nevertheless placed out of view. Where alleys were available, garages and parking areas were placed at the rear of the lot or sometimes beneath the grade of the house, away from the primary facade. If an alley was not available, a narrow inconspicuous drive was used to access a garage in the rear yard or under the house, or a small attached garage. Attached garages were invariably set back from the front facade with a second floor and usually an outdoor terrace above.



Preservation Goals for Walkways and Automobile Areas.

To maintain the traditional patterns established within the neighborhood for driveways, walkways, and alleys.

To avoid open areas for car storage visible from primary streets.

Guidelines for Walkways and Automobile Areas

A Certificate of Appropriateness (COA) is required for the following bulleted, numbered item. The bullet points that follow the numbered item further assist applicants with the COA process.

- i. Installation, removal, or expansion of all driveways and parking areas, as well as walkways visible from the public right-of-way.
 - Design walkways, driveways, and parking areas in keeping with the neighborhood setting.
 - Locate parking at the rear of the property and screen appropriately.
 - Protect and maintain mature trees, plantings, and green space as much as possible when planning parking areas.
 - Refer to the guidelines for Accessibility, Safety, and Aging in Place (Section 5.6) when planning disability access.
 - Previous pavers or pavements cannot be used in exchange for open space requirements.



Things to Consider as You Plan

When available, use the traditional alley network for access to garages or parking areas. To help preserve green space, city code prohibits parking areas larger than 20 by 20 ft. unless the property is zoned multifamily. Other restrictions may apply; please contact City Planning for more information.



3.3 Walls and Fences

Due to rolling topography, this neighborhood has many retaining walls along alleys and streets. Most of them are of split-face limestone, but sandstone and other masonry are also represented. Traditional fencing includes wrought iron, picket, and woven wire.



Preservation Goals for Walls and Fences

To maintain, repair, and restore existing historic walls and fences that are significant to the neighborhood.

To insure that new construction is compatible with historic walls and fences in materials, form, and scale.

Guidelines for Walls and Fences

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. Installation or removal of walls or fences visible from the public right-of-way.**
 - For new fences, use historically appropriate materials for Elks Heights, which, depending on the type and style of architecture, may include iron, stone, brick, or wood.
 - New retaining walls should be appropriate in height to the grade of the yard. Rear yard concrete block retaining walls may be considered depending on position, visibility, and design.
 - Install new walls or fences so the total height does not obscure the primary facade of the building.
 - Installation of rear yard fences should begin no farther forward than a point midway between the front and rear facades of the house.
 - Consideration is given for fences that pertain to special needs, children, and dogs. Temporary seasonal fences for gardening are permitted and do not require a COA.
- II. Reconstruction or repair of historic walls and fences.**
 - Consult with staff for proper materials and methods.



Things to Consider as You Plan

Historic walls and fences should be restored and maintained using the appropriate methods for the materials. Refer to Section 4, Existing Buildings and Materials, for helpful information on maintenance and reconstruction of historic stone or metal fences and walls. Make sure that your new fence also complies with the setback and height restrictions stipulated by the City of Bloomington. Hedges and other plant barriers are encouraged as long as they do not obscure the primary facade of the building.



Both of these guidelines rather clearly refer to historic forms in the neighborhood that were identified as appropriate for particular styles and forms of housing in Elm Heights. This house is mid-century modern with significant alterations. The use of metal posts is not considered a problem for this era of housing.

The proposal does meet some of the above criteria directly: The car storage uses the alley as access and the area will be masked from the street by a privacy fence. The idea of a carport is fairly unique in Elm Heights (there are a few on much more dramatically modern homes with good integrity and some used inappropriately on older homes) but considering the age of the structure, a carport is not inappropriate. The placement of the rear yard fence is not in compliance "the fence should be set back midway from the front and rear of the house" but it serves a purpose of screening the car storage. Staff does see some awkwardness in placing the fence directly in line with the front wall of the house and if this placement wasn't chosen for a reason, perhaps a few feet of setback would be more compliant with the design guidelines and still mask parking. The use of stamped concrete in a "cobblestone pattern" is probably not a concern because it will be screened from the street. This might be considered historicizing the site if made into a prominent feature on the lot. It is undoubtedly an improvement to the deteriorated concrete that is present.

Staff recommends approval with the suggestion that the screening fence be placed farther back on the house.

The Elm Heights Subcommittee has been contacted and a recommendation will be received before the meeting.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-58880-00 Campus Place Lot 22

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

We are proposing to add a carport over the existing parking area. Including replacing existing broken concrete with cobblestone pad. Also, adding fence section to improve curb appeal.

3. A description of the materials used.

Stamped concrete wood frame, new fence panels, asphalt shingles to match home and fiber cement siding.

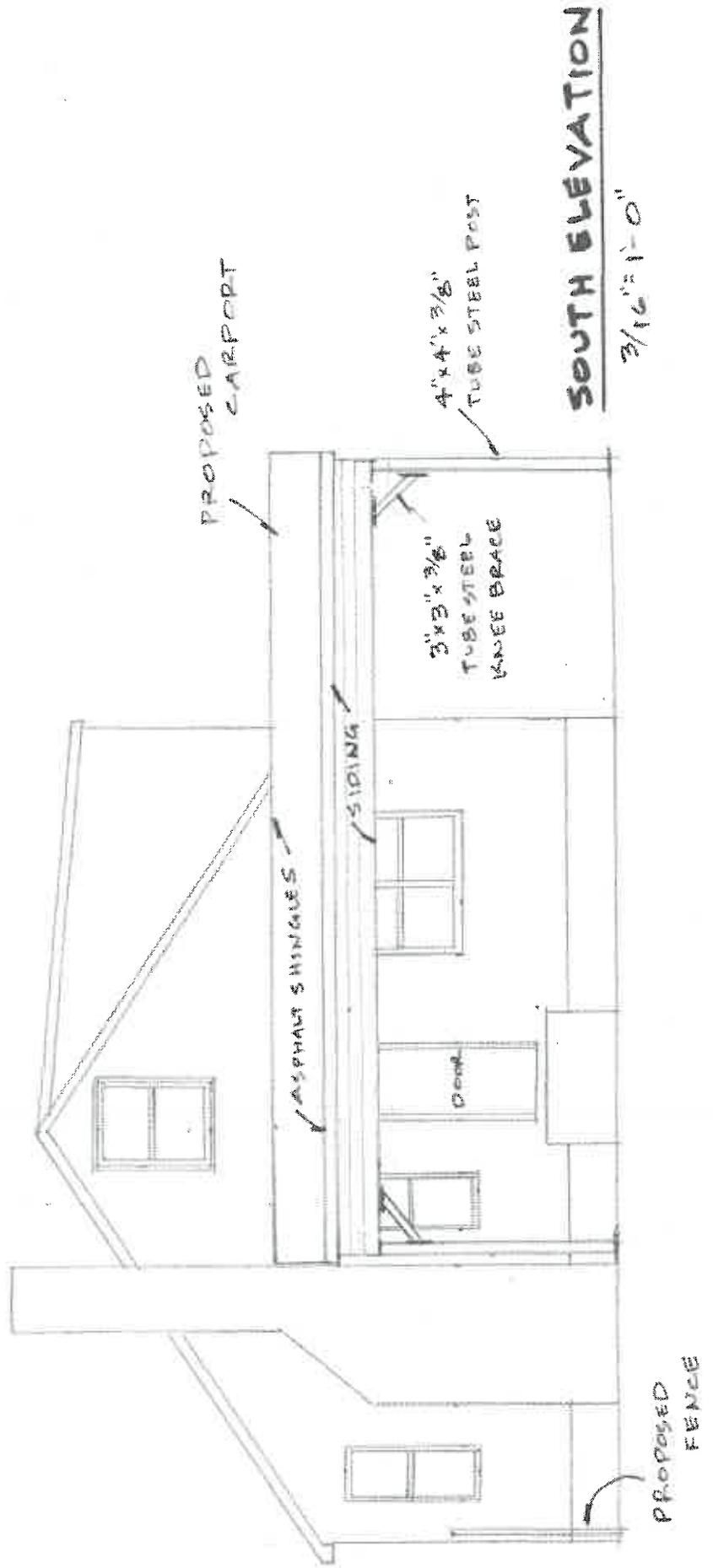
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.

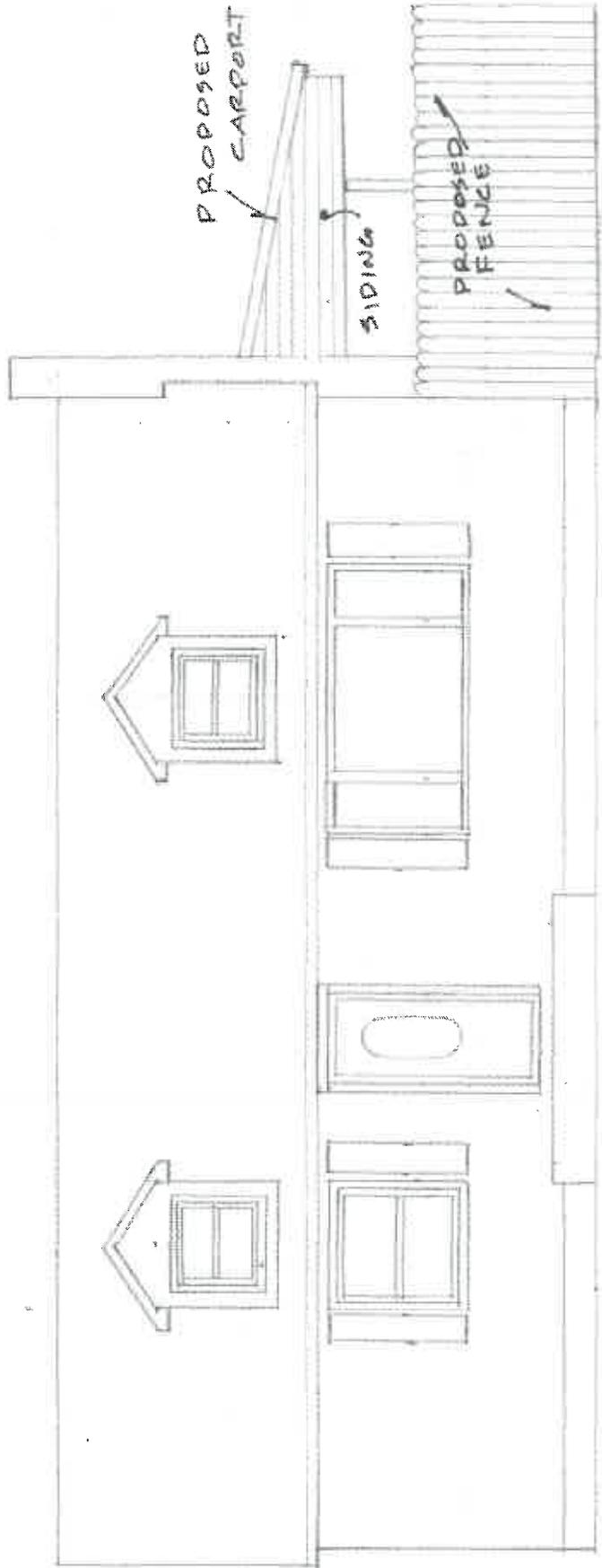
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.

HAL WEAVER
525 S. JORDAN AVE.
BLOOMINGTON, IN

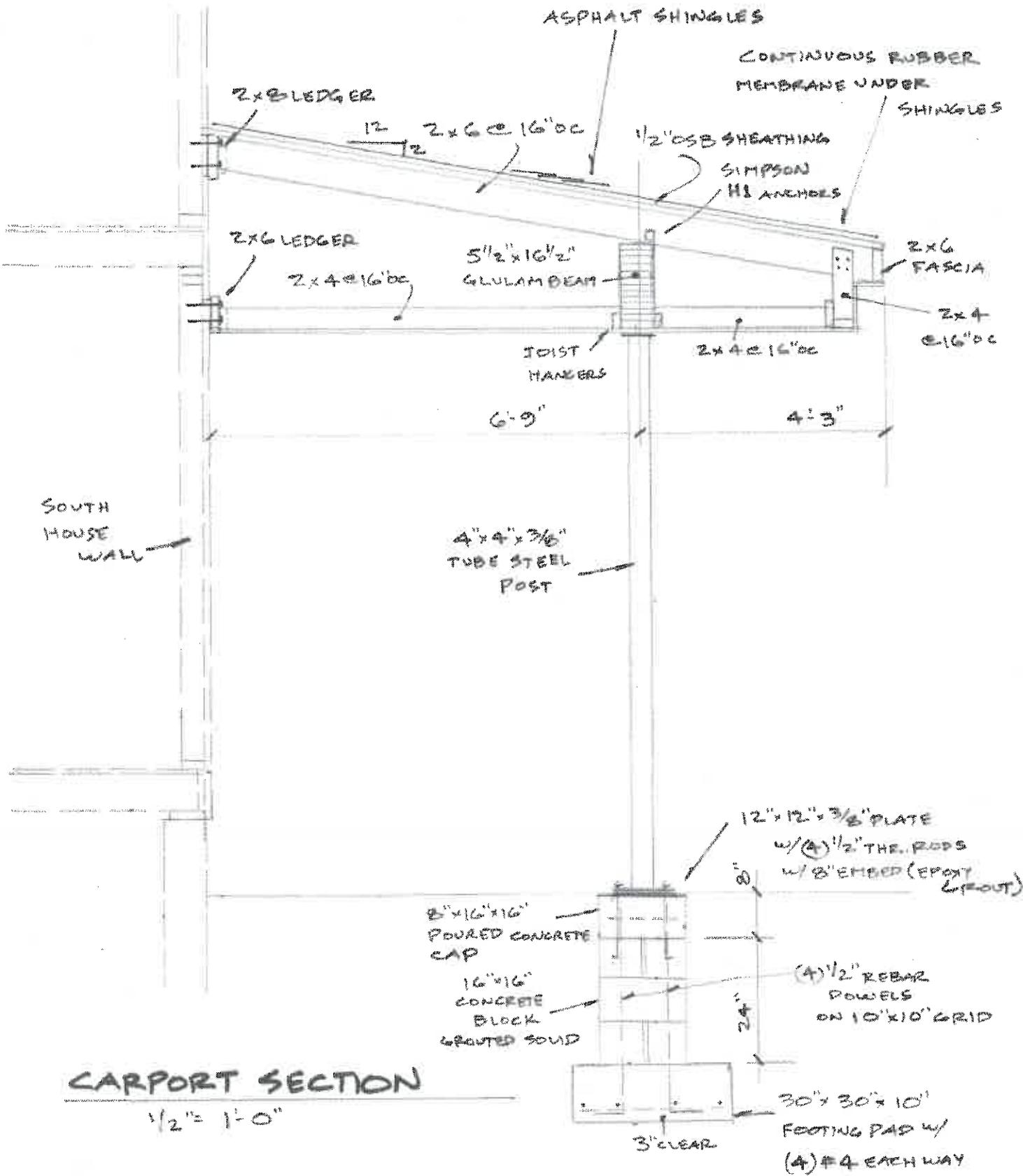


HAL WEAVER
525 S. JORDAN AVE.
BLOOMINGTON, IN



WEST ELEVATION

3/16" = 1'-0"



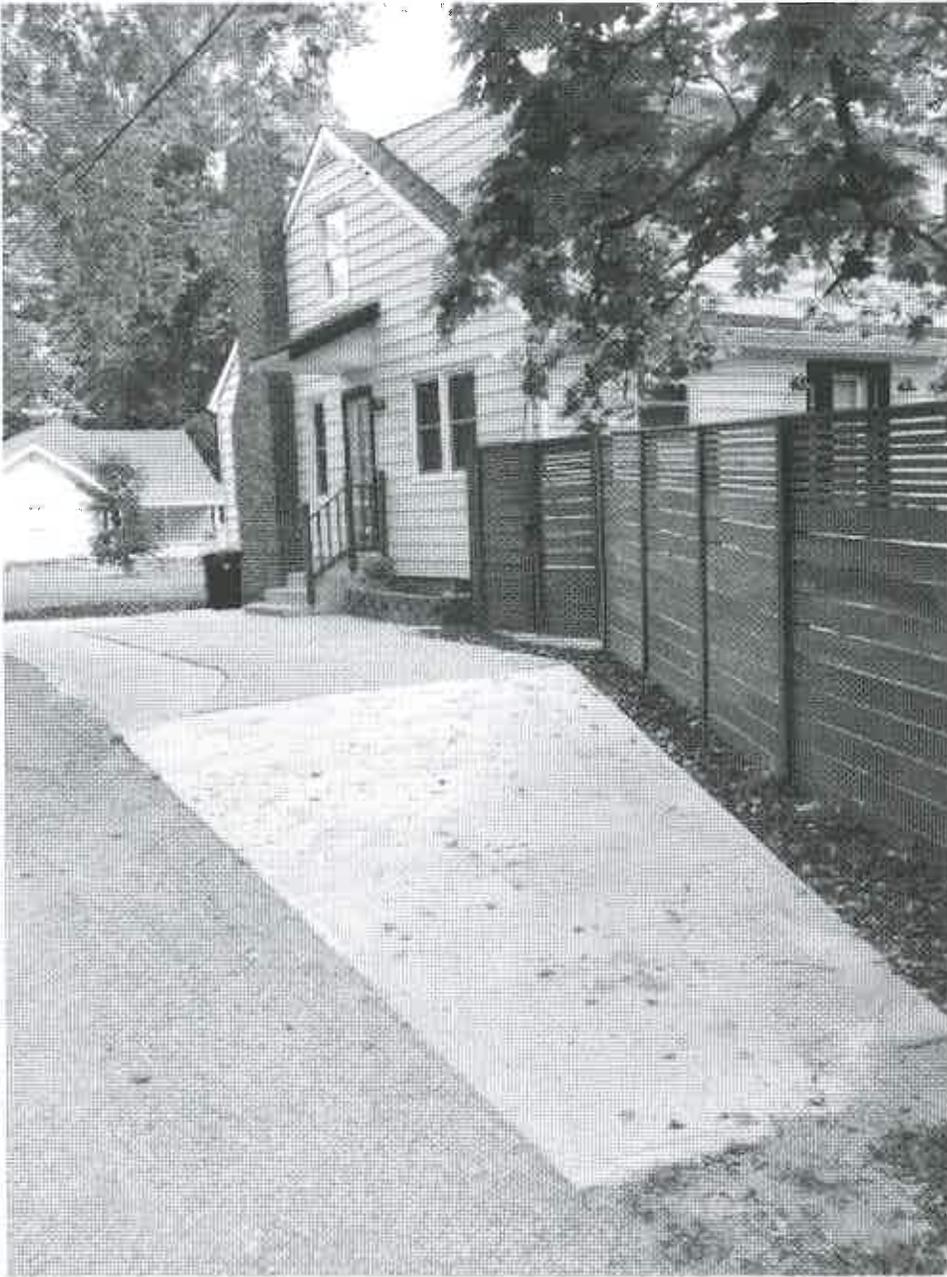
CARPORT SECTION

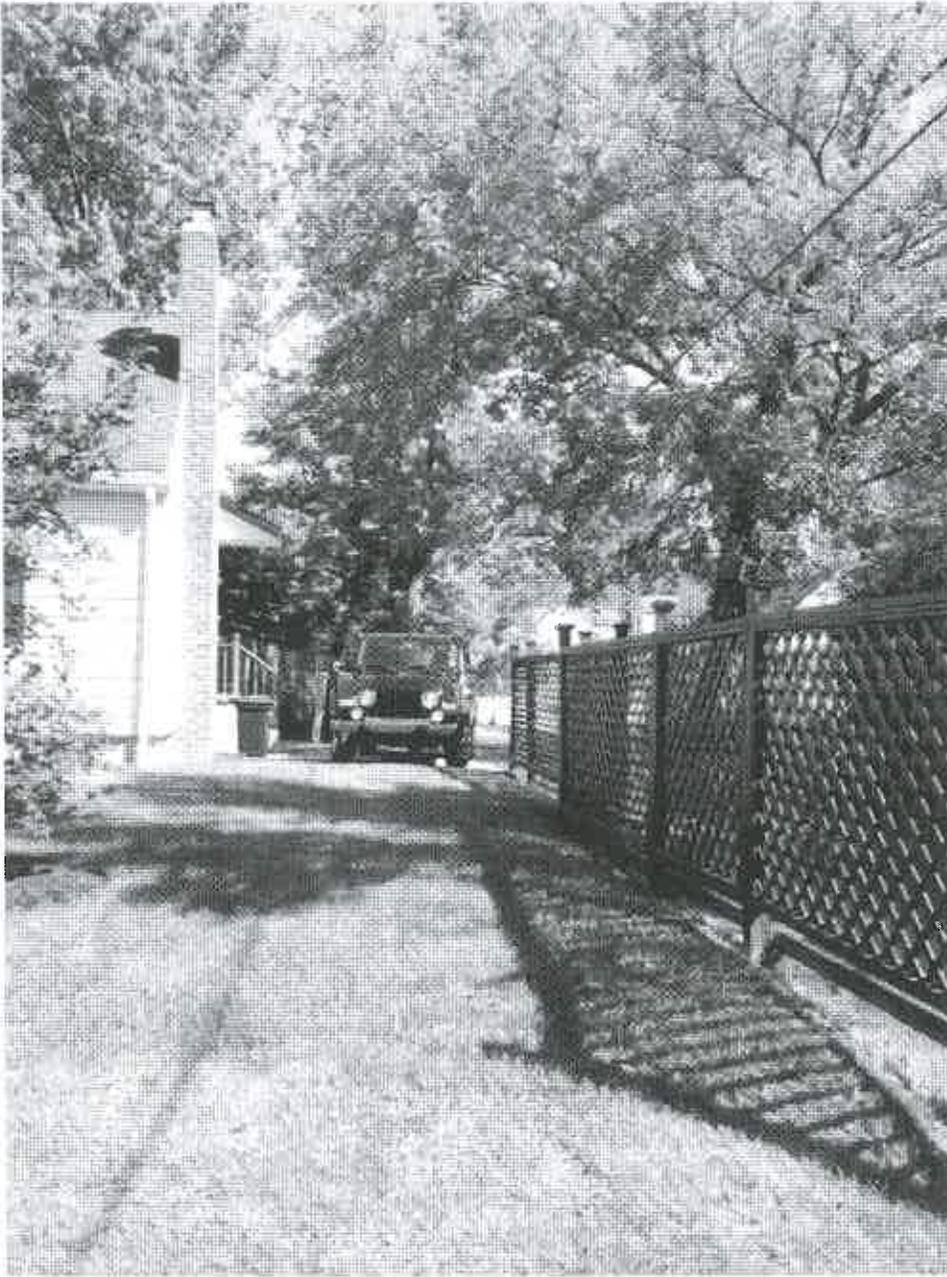
1/2" = 1'-0"



21







Summary:

Request to demolish part of an existing addition and to construct and redesign an addition adding 460 square feet to the house as well as a carport
COA-03-14 **406 South Madison Street**
Prospect Hill Historic District
Owner Jeff Mease
Representative: Herndon Design LLC

015-055-65277 277 C 406 House; Queen Anne, c.1907

Zoning RC



This property was the subject of the BHPC's first demolition delay case in April 2005. At the time, the owner wanted to replace a badly settled and bowed brick porch with a larger, architecturally compatible limestone porch. The existing porch in 2007 was judged to be a replacement porch on an older property, so although it had historic value it was not original and its replacement was not considered a strong argument for designation.

The house is an interesting mix of periods and additions. The house is surrounded by three streets South Madison, West Howe and West Smith which, at this location, is really more of a named alley. This fact will make most expansions on the lot difficult and require variance.

EXISTING CONDITIONS

The basic shape of the structure is a simple T-Plan cottage with multiple enclosures and additions. The best photograph illustrating this is included below. The two wings beside the front gable are obvious additions, another



main gable intersects perpendicular to Howe. The house is currently sided with aluminum. Several windows are obviously replacements and some original windows remain.

The original part of the house may be less than 1300 square feet excluding the two winged additions on Howe and an absorbed shed to the northwest. The original house is

a Queen Anne style structure that has a bay window with a cantilevered cornice and scalloped shingling under the Madison street gable. Including all of the existing additions, including the shed connected by a breezeway (photo A, B and C), the house as it stands today is about 1974 square feet. The lot is 66' x 132', so it is larger than standard in both dimensions and sits above Howe and Madison, framed by a substantial and significant limestone wall with toothed capstones. The area on the house to be removed and improved will not be visible from anything but portions of Smith which is a gravel drive at this location. The carport or porte cochere will be the most visible change.



Current



2001

REQUEST

The owner is asking for a modest addition to the square footage (474 square feet) of the house which will replace a portion of the existing house at the rear and to add a porte cochere or car port. The reconstruction along the rear or west elevation of the house will create a straight wall with 5 windows, where a bump out existed before (photo E). This area should not be visible at all. The "breezeway" to the shed addition, previously discussed, will be re-roofed in order to connect the hipped carport roof to the previous shed. So an offset gable would become a simple gable connecting to the hipped roof. There is currently no covered car storage on the lot. The porte cochere is 450 square feet or 28' x 11' and the drive will connect directly to Smith. The columns will be the same rusticated limestone that was used on the porch.

An area directly behind the front porch will be enclosed (photo B). It will cover an existing stairwell. The space will be enclosed in windows, some of which may be visible through the porch structure.

New siding will be cement board to match the reveal of the wood framing on the house beneath the current aluminum siding. The owner is open to replacing the vertical board siding on the shed with board and batten to keep the look of the rustic structure. (photo C,D and E) The shed appears to have horizontal siding on its west side.

This project is similar to one that the Commission reviewed on West Third Street under demolition delay. Over the years, the house has sprawled to connect several outbuilding with the main house.

Guidelines

The previously adopted guidelines for "new construction" in the conservation district do provide some direction for the materials, scale and massing of the additions. The footprint of the house meanders across the lot to the rear and alley side leaving the two primary frontages on Howe and Madison untouched.

MATERIALS

Definition: The visual, structural, and performance characteristics of the materials visible on a building exterior.

RECOMMENDED

Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.

When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used.

The plan is to use cement board to match the reveal in the original house. The owner is willing to use board and batten on the shed

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

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.

Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.

Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor

Nothing newly constructed will be elevated above the heights of the principal building. Adjacent neighbors to the north are at the same elevation 780 and is also a single story bungalow.

SETBACK

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

RECOMMENDED

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

On corner sites, the setbacks from both streets must conform to the context

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.

The side setback will be increased along the west lot line by the removal of a small addition, but the length of contact will be extended with the carport construction.

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

This building definitely has a horizontal sprawling disposition on the lot which is continued with these new plans. The low hipped roof on the carport masks the size of the structure and keeps the additions secondary to the gabled house.

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.

In Prospect Hill it is legitimate to compare the massing of the various indigenous forms of housing, like bungalows or gabled-ells which may have different massing on a site. These forms exist side by side in the neighborhood as well as in groups of the same form, like the pyramidal cottages on Fairview. Other T-Plan cottages exist in Prospect Hill, many of these are on 4th Street. A comparison of the footprints reveals: 613 West 4th 2710 square feet, 607-05 West 4th 2186 square feet, 603-602 West 4th 2310 square feet. The total size of the house. The renovated house will contain 2292 square feet without the 444 square foot carport. none of the similar houses have attached automobile storage so the comparison should be with just the residential structure.

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.

All of the proposed windows will have a vertical disposition and all appear to be double hung. The new surrounds will be proportional to the main house. The shapes are slightly varied for interest (see those around the north facing door). Several groupings refer to back porch patterns and mudrooms.

Staff is comfortable with this design which brings together some of the newer work on the house with the practical need for new kinds of space. Because the carport is designed into the plan with the use of limestone, its scale should be less obtrusive. The basic form of the historic house has been obscured for many years. Hopefully future work will bring it out more prominently.

Staff recommends approval.

The Prospect Hill Subcommittee has been notified of this petition and will respond before the hearing.

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.

**Lot Number Five (5) in Howes Addition to the City of Bloomington, Indiana, being a part of Seminary Lot 36, as shown by the plat thereof recorded in Plat Book 1, page 13, in the office of the recorder of Monroe County,
The Northwest corner, at the intersection of Howe St. and Madison St..**

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

The existing addition to the historically significant Main House is to be replaced maintaining the approximate existing footprint of the original addition with an expansion of 474 sf.. Clapboard siding (T.B.D.), trim and window casing to match, appropriately scaled hung windows and limestone details are to be incorporated to achieve a more cohesive union between the two. There will be a new covered unconditioned porch space at the North entry to the existing Kitchen.

The project will serve as a sleeping / multipurpose area that supports the one bedroom main house. There is a proposed integral carport space as well, off the North alley.

Existing area to remain (Main House): 1290sf

Existing area to be replaced (addition original footprint): 536sf

New area: 474sf

New Carport: 450 sf

3. A description of the materials used.

Wood frame construction with wood or cement clapboard siding, trim and window casing to match the existing main house. Vertically proportioned hung windows along the East and North Elevations with limestone on the carport to match the large existing East facing porch.

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



Nancy Hiestand <hiestann@bloomington.in.gov>

Mease square footage

1 message

Frank Spence <frank@russherndondesign.com>
To: Nancy Hiestand <hiestann@bloomington.in.gov>
Cc: Russ <russ@russherndondesign.com>

Tue, Feb 4, 2014 at 11:41 AM

Nancy the numbers are a bit confusing but here it is

Existing Porch 563 sf

Existing Main House as is including existing addition to the NW 1974 sf

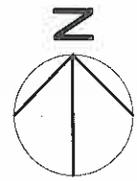
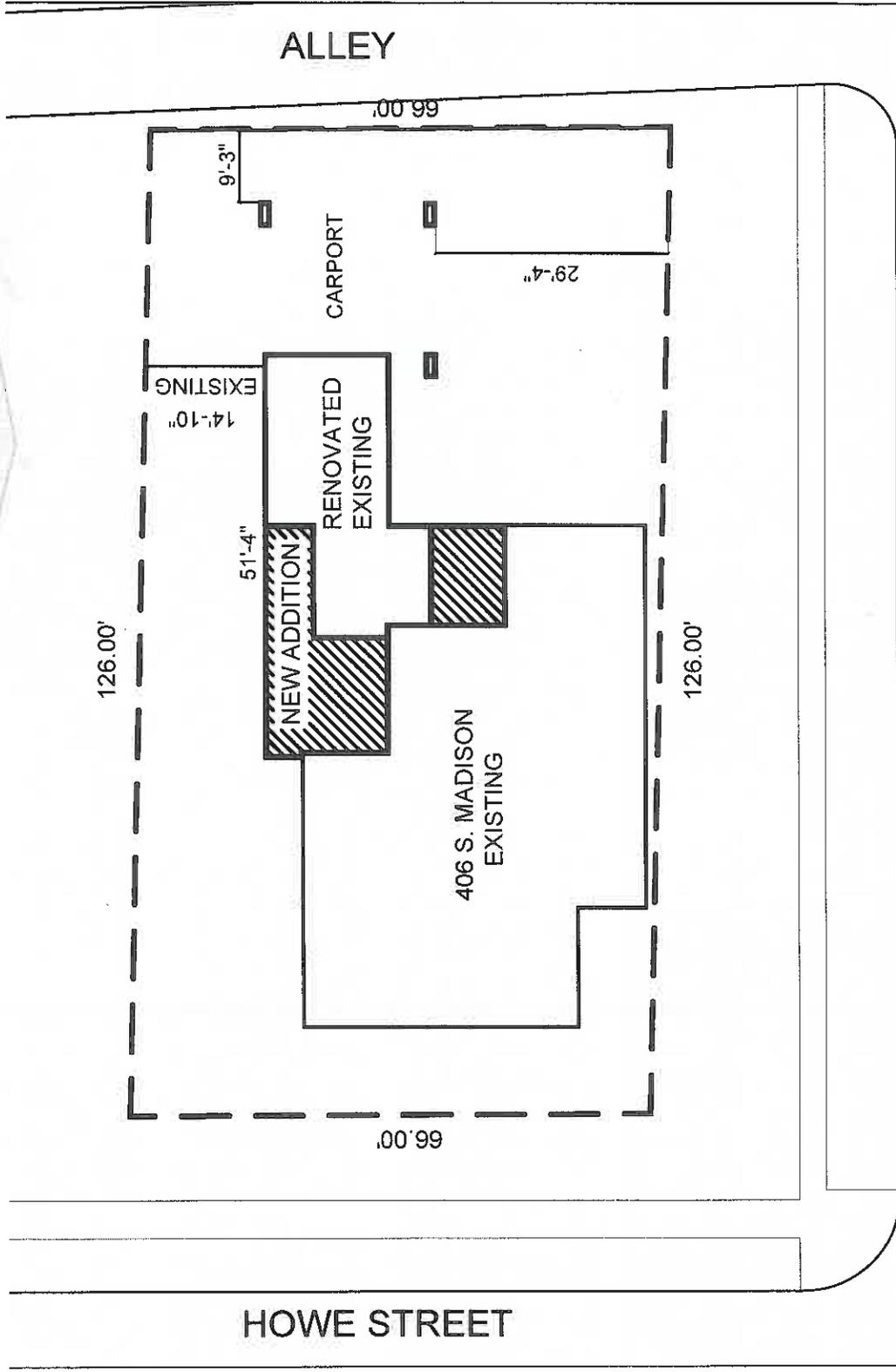
Existing Main House without existing addition 1453 sf

Existing Main House with newly renovated space plus additional new space 2292 sf

Carport 444 sf

I hopes this helps

Thanks,
Frank
Herndon Design



SITE PLAN
SCALE: 1"=20'

406 S. Madison St. - Model Pics



AERIAL LOOKING SOUTHWEST



LOOKING WEST

Herndon Design, 511 W. 4th Street

406 S. Madison St. - Model Pics



LOOKING SOUTHWEST



LOOKING SOUTH

Herndon Design, 511 W. 4th Street

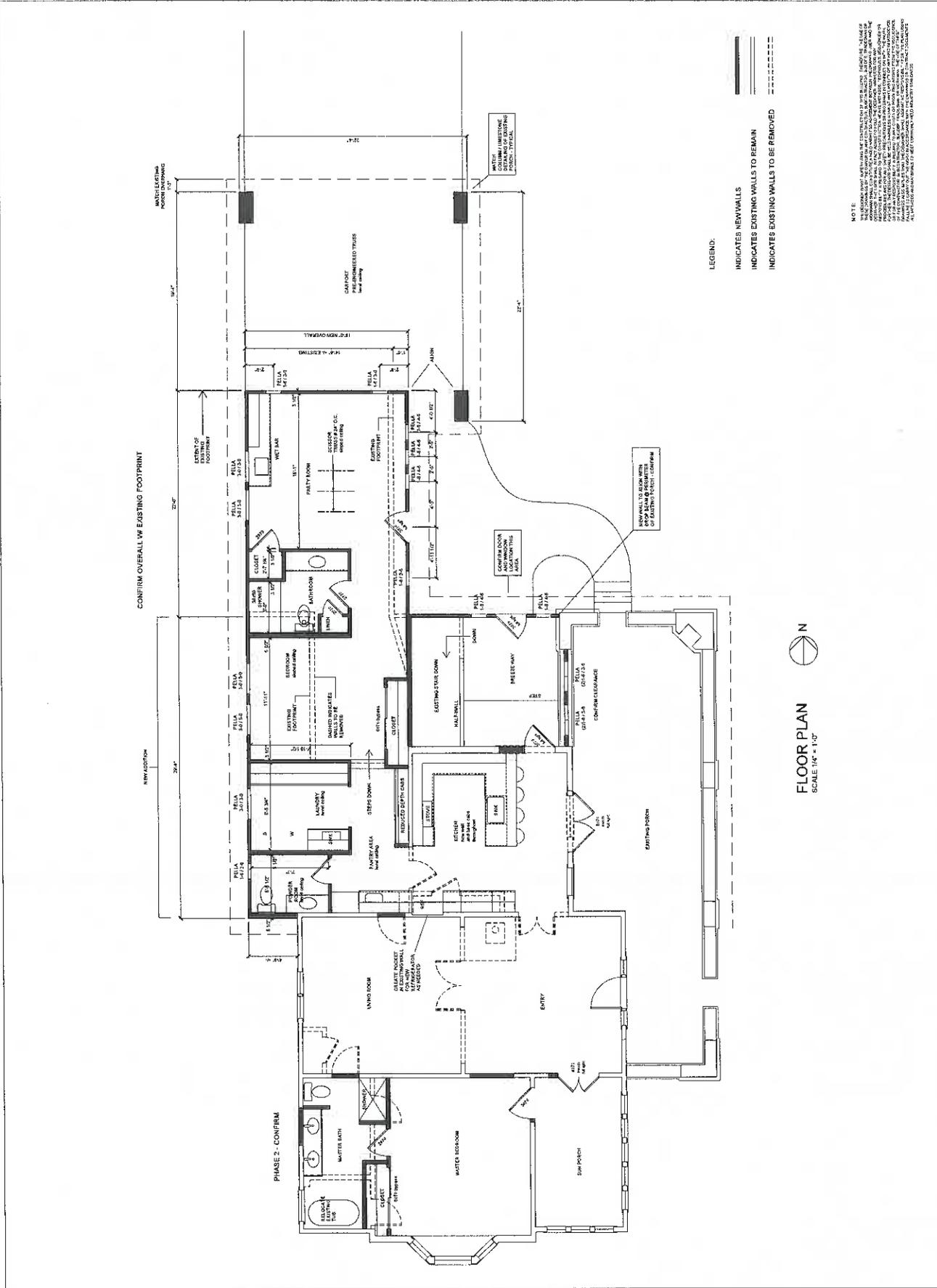
REVISIONS	

HOUSE REMODEL FOR:
JEFF MEASE
 406 S MADISON
 BLOOMINGTON IN 47404

DATE: 08-20-11
 DRAWN BY: JS
 CHECKED BY: BK

FLOOR PLAN

A1



LEGEND:
 ——— INDICATES NEW WALLS
 - - - - - INDICATES EXISTING WALLS TO REMAIN
 ······ INDICATES EXISTING WALLS TO BE REMOVED

FLOOR PLAN
 SCALE 1/4" = 1'-0"

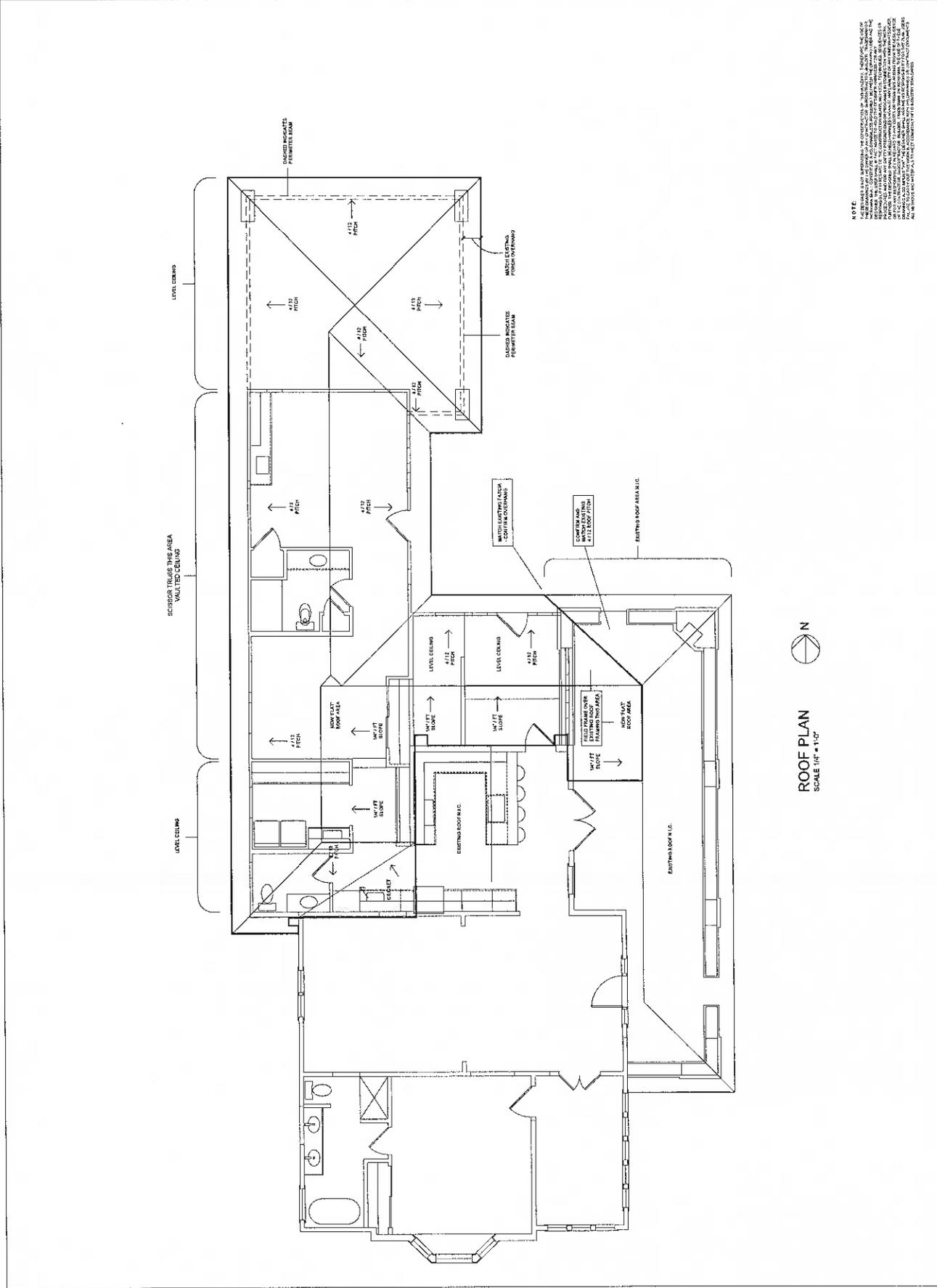
NOTES:
 THE EXISTING ARCHITECTURE HAS BEEN IDENTIFIED BY THIS SYMBOL. THE SCALE OF THE EXISTING ARCHITECTURE IS 1/4" = 1'-0". THE EXISTING ARCHITECTURE IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HERNDON DESIGN. THE EXISTING ARCHITECTURE IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HERNDON DESIGN. THE EXISTING ARCHITECTURE IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HERNDON DESIGN. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

REVISIONS	

DATE	06-26-2014
DRAWN BY	JZ
CHECKED BY	JK

ROOF PLAN

A3



NOTE
THE CLIENT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THIS PLAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THIS PLAN. THE ARCHITECT IS RESPONSIBLE FOR PROVIDING THE CLIENT WITH ALL NECESSARY INFORMATION AND DOCUMENTATION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THIS PLAN. THE ARCHITECT IS RESPONSIBLE FOR PROVIDING THE CLIENT WITH ALL NECESSARY INFORMATION AND DOCUMENTATION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THIS PLAN. THE ARCHITECT IS RESPONSIBLE FOR PROVIDING THE CLIENT WITH ALL NECESSARY INFORMATION AND DOCUMENTATION.



ROOF PLAN
SCALE 1/8" = 1'-0"

406 S. Madison St.



Looking Southwest - Existing addition to the left

PHOTO A

Herndon Design, 511 W. 4th Street

406 S. Madison St.



Looking South - Main house to the left, existing addition to the right

PHOTO B

Herndon Design, 511 W. 4th Street

406 S. Madison St.



Looking South - Existing addition to be renovated

PHOTO C

Herndon Design, 511 W. 4th Street

406 S. Madison St.



North Elevation of existing addition - future location of carport

PHOTO D

Herndon Design, 511 W. 4th Street

406 S. Madison St.



West (back) side of addition

PHOTO E

Herndon Design, 511 W. 4th Street

Summary:

Request to build an addition and an outdoor brick oven on the rear of a property in McDoel Neighborhood

COA-04-14

**901 South Madison Street
McDoel Historic District
Owner Keith Romaine**

015-055-78250

N

907

House; Restored Arts and Crafts, c.1925 BHD

Zoning RC



This property is a California bungalow located at the edge of the McDoel District. It backs up to Industrial General Zoning, so its neighbors to the east are commercial/manufacturing facilities and businesses. Several years ago, under Conservation District guidelines, a rear addition was built. It is behind this 2007 addition that the new construction will take place. The owner has provided complete plans and specifications.



EXISTING CONDITIONS

The basic form of the structure is a California bungalow with offset front porch, battered front columns on brick plinths and arts and crafts style windows. The windows and clapboards are original to the house. The roof is asphalt shingle.

A bale constructed two story addition was attached to the rear of the house in 2007 and is covered by a gabled metal standing seam roof. The addition is several feet less than the main house in width but about 2 feet longer. It includes a stairway to a covered porch with an open railing which bumps out slightly to the north.

REQUEST

The owner is asking for a modest addition to attach to the 2007 addition. The new (2 story) space will be frame construction with cement board siding and a metal shed roof.

It will be enclosed on the north side and an open porch at two levels on the south. The north side will have high windows characteristic of a rear mudroom on its second floor. On the first floor, there will be a bathroom, hall and an open porch; on the second floor, a 14' x 8' studio and an open porch. The 14' dimension is east/west. Since this is changed from the time of the submission, this may be confusing.

Behind the house, the owner plans to build a brick and limestone baking oven about 7'x7' in dimension. The design is included.

Photographs clearly show the dramatic slope of the lot to the rear and that it easily accommodates a two story addition. The height of the new proposal will be lower than the main house and 2007 addition. The shed roof will cut beneath the gabled 2007 addition.

Windows used on the addition will be salvaged windows of the proportion, framing and style depicted; to be compatible with the 1920s bungalow fenestration. The railings and supports on the proposed porch will match those already built on the north side of the house when the 2007 addition was completed (photograph attached).

Design Guidelines

Although the McDoel subcommittee has met several times, a draft is not finished. Staff will relay the pertaining discussions. It is also possible to use McDoel's "Guidelines for New Construction" to assess the compatibility of the addition.

Principal Residential Structures

Guiding principles

New construction of residential structures should be visually compatible with contributing house types found in the neighborhood.

Definition of principal residential structures

A principal residential structure is the residential structure on the lot.

Placement on the lot

The contributing houses in McDoel are generally (although not exclusively) placed in the center of the lot in the side-to-side dimension, and somewhat forward of center in the front-to-back dimension, creating two approximately equal side yards, and a front yard smaller than the back yard. Where feasible this pattern is encouraged in placing new residential structures on their lots. New residential structures should be set back from the street a distance consistent with the set-back depths of contributing houses (that is, within the minimum and maximum set-back ranges; see illustration).

The proposed addition is placed at a setback equal to or slightly less than the original house. The lot accommodates the added length, since at 146" it is about 25' longer than the standard.

Structure design (size, height, roof line, porch)

Design of new residential structures is encouraged to follow the basic design patterns of the contributing houses found in the neighborhood. These include size (ca. 800-1500

square feet on ground level, typically one to three bedrooms); height (one to two stories); and main roof configuration (gabled roofs, including single gable, two perpendicular gables, and pyramid styles). Roof pitch for new residential structures should be within the range found on houses on that block (see illustration). In cases where a new residential structures is built to replace a house formerly located on the lot, the new structure should follow the same footprint (Placement and outline on the lot) as the former house. Exceptions may be made if the original house was placed off center (side to side) or its set-back was not in the range of contributing houses. If the original house was exceedingly small, the replacement house may be larger but should be within the size range of contributing houses. Where feasible front porches are encouraged as compatible with the neighborhood's character.

The original house is 676 square feet of habitable space not including the 15' front porch. The 2007 addition adds about 1288 feet because it is two levels. The current proposal (as corrected by the owner) will create an additional 8'x14' space for the enclosed and habitable area on two floors,, so an additional 224 square feet. That makes a total of 2188 square feet of living space. The footprint, however is expanded by only 756 square feet making it (at 1432) fall within the guidelines of ground level space for contributing houses n McDoel, as defined by the 2001 guidelines document. Discussions with the subcommittee have endorsed the concept of stepping down to the rear to reduce massing and attempting to mask expansions by their placements on the lot, below and behind the principal house.

Parking considerations

Typically, houses with off-street parking in the neighborhood feature straight driveways off the street, placed on one side of the house. This configuration is compatible and acceptable in new construction.

No change with this proposal.

Materials

The contributing homes in the neighborhood feature a wide variety of materials. This variety is compatible and acceptable for new residential structures as well. Typically, contributing homes feature a masonry foundation (stone or block), with exterior walls sided in wood, aluminum, fiber, vinyl, or composite materials; design of the new residential structures is encouraged to follow this pattern where feasible.

The porch structure will match the existing staircase/porch on the north side of the 2007 addition in design. The proportions of the carpentry details, hand rail caps, balusters and rafter ends harmonize well with the overall art and crafts style of the house. The straw bale portion is encased in a stucco like material that is painted. The new addition will be horizontally framed with cement board which is included in the list of approvable materials for new construction. Discussions so far have endorsed leniency for those adding onto homes with man-made siding like aluminum and vinyl, since there are so many in McDoel. Cement board in the same dimension as the original property will be a preferred treatment The windows will be salvaged, in proportion depicted.

Use of metal roofs have been the subject of several discussions at recent subcommittee meetings. The group supports standing seam metal roofs with the caveat that the impact of adjacent neighbors be carefully assessed. In this case there is an alley separating the house from its neighbor to the north and 23' of side yard to the south.

The brick and stone artisan oven in the back of the property is an interesting local endorsement of the English arts and crafts ideal as purveyed by William Morris. Using these very academic guidelines, nothing could be more appropriate than an accessory structure that is a handcrafted oven for artisan bread making.

Staff recommends approval.

The McDoel Subcommittee has reviewed this plan and recommends approval. The plans have already received a BZA variance to conduct a home occupation and to offer direct sales. This activity was also supported by the neighborhood.

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. LOT 10 MATTHEW CAMPBELL ADDITION

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

SEE ATTACHED DESCRIPTION

3. A description of the materials used.

Wood frame construction -
Paint - cement-board - clapboard siding
metal - raised seam roofing
doors - painted steel
windows - recycled & painted trim -
all trim around windows & doors - wood (painted)
to match 1920's bungalow -

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.

clb

Keith Romaine
907 South Madison Street
Bloomington IN
812-322-6101

8 x 14

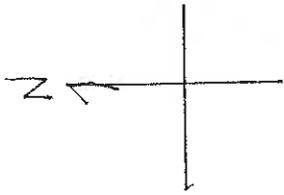
I am proposing to build a 7' x 7' masonry oven and a 10' x 12' two-story structure on the east or rear side of my residence in the McDoel Gardens neighborhood of Bloomington, Indiana.

The proposed addition includes four elements:

1. A 7' x 7' wood fired masonry bread
2. A 6' x 10' sanitary preparation area with a 3-hole sink, a mop sink, hand wash sink, storage area for flour, and work table.
3. A 6' x 10' bathroom that is also accessible from the house and the sanitary prep area.
4. A 10' x 12' storage area connected to the upper level kitchen

Keith Romaine / 907 South Madison Street
 Site Plan 1/16" SCALE

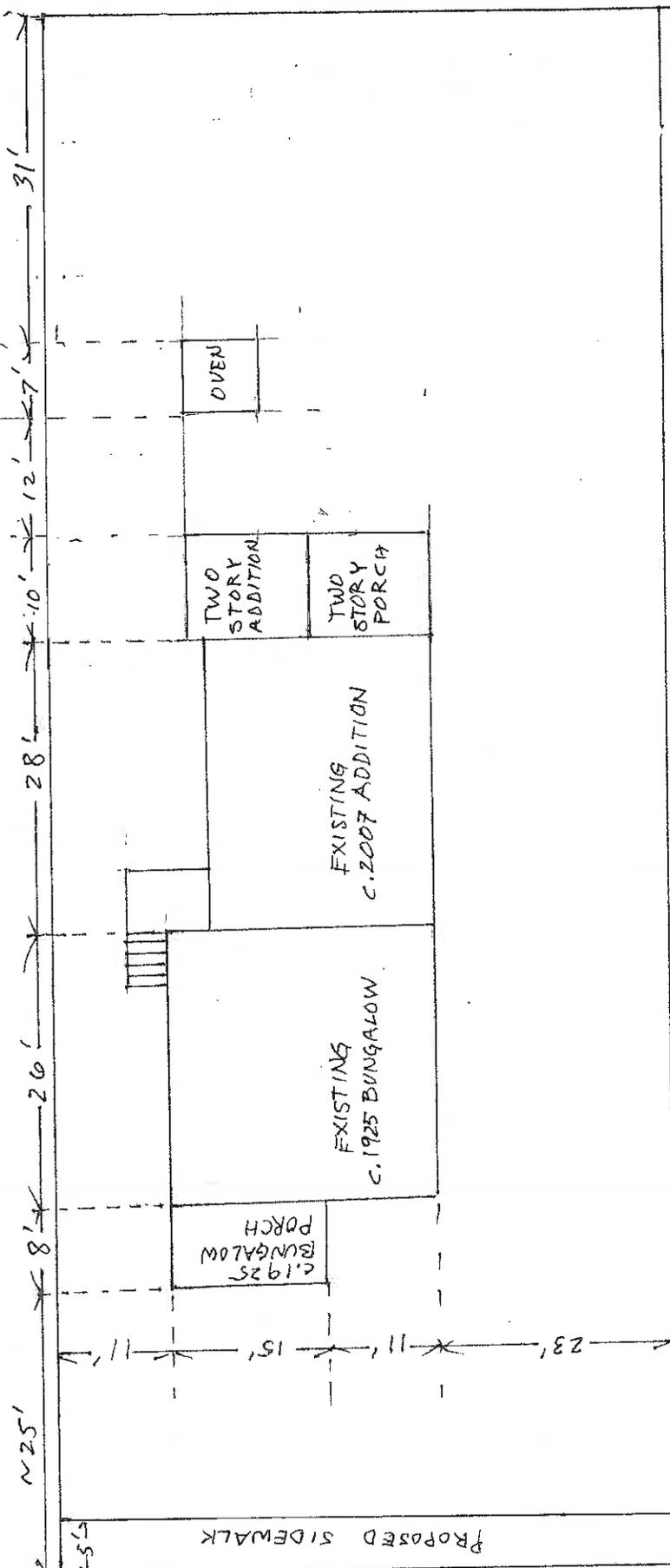
A.J.: BAKER



EXISTING

PROPOSED

ALLEY



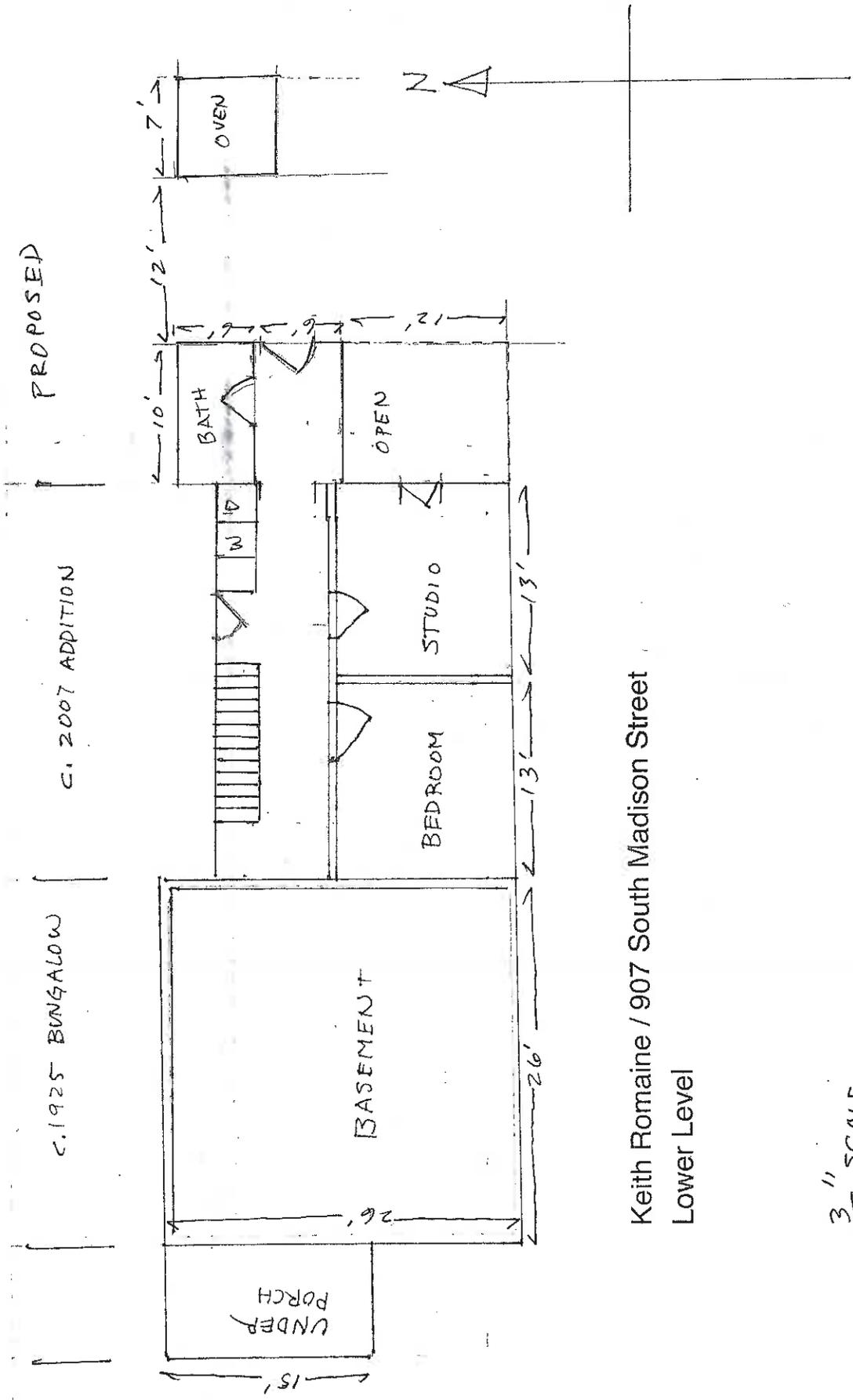
M. RAPER

905

MADISON STREET

907

85



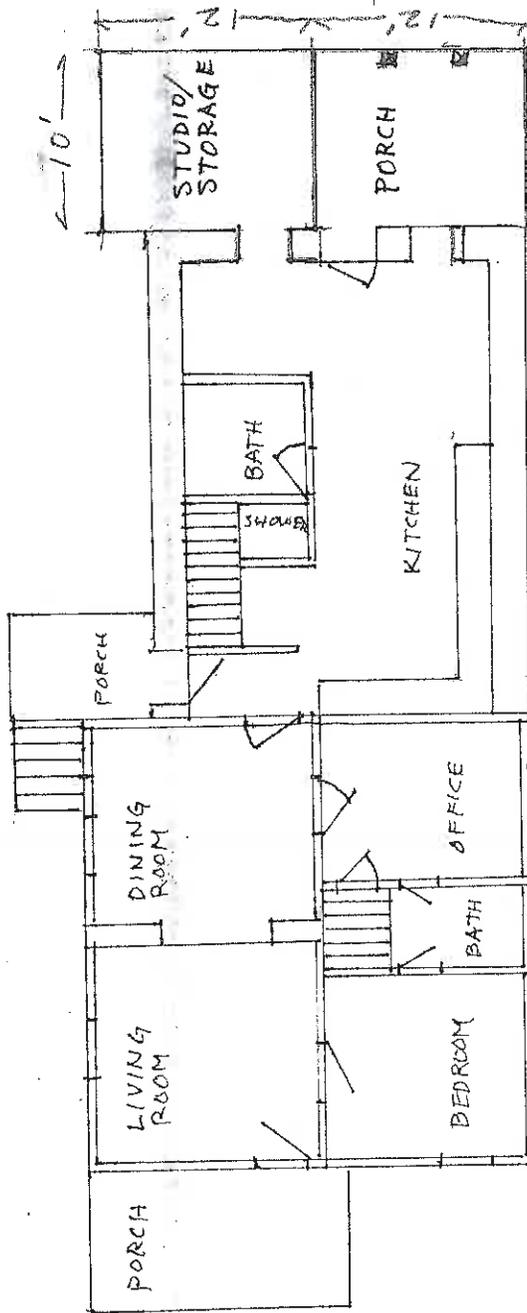
Keith Romaine / 907 South Madison Street
Lower Level

$\frac{3}{32}$ " SCALE

ALLEY

EXISTING

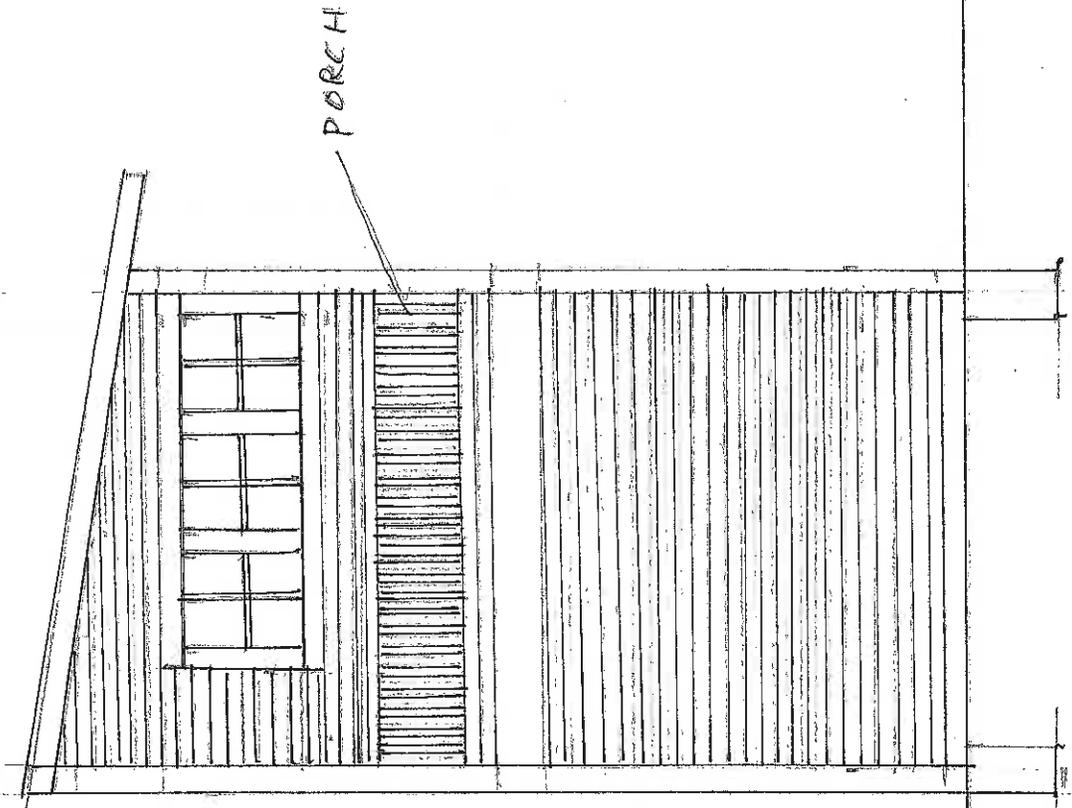
PROPOSED
ADDITION



Keith Romaine / 907 South Madison Street

Upper Level $\frac{3}{32}$ " SCALE

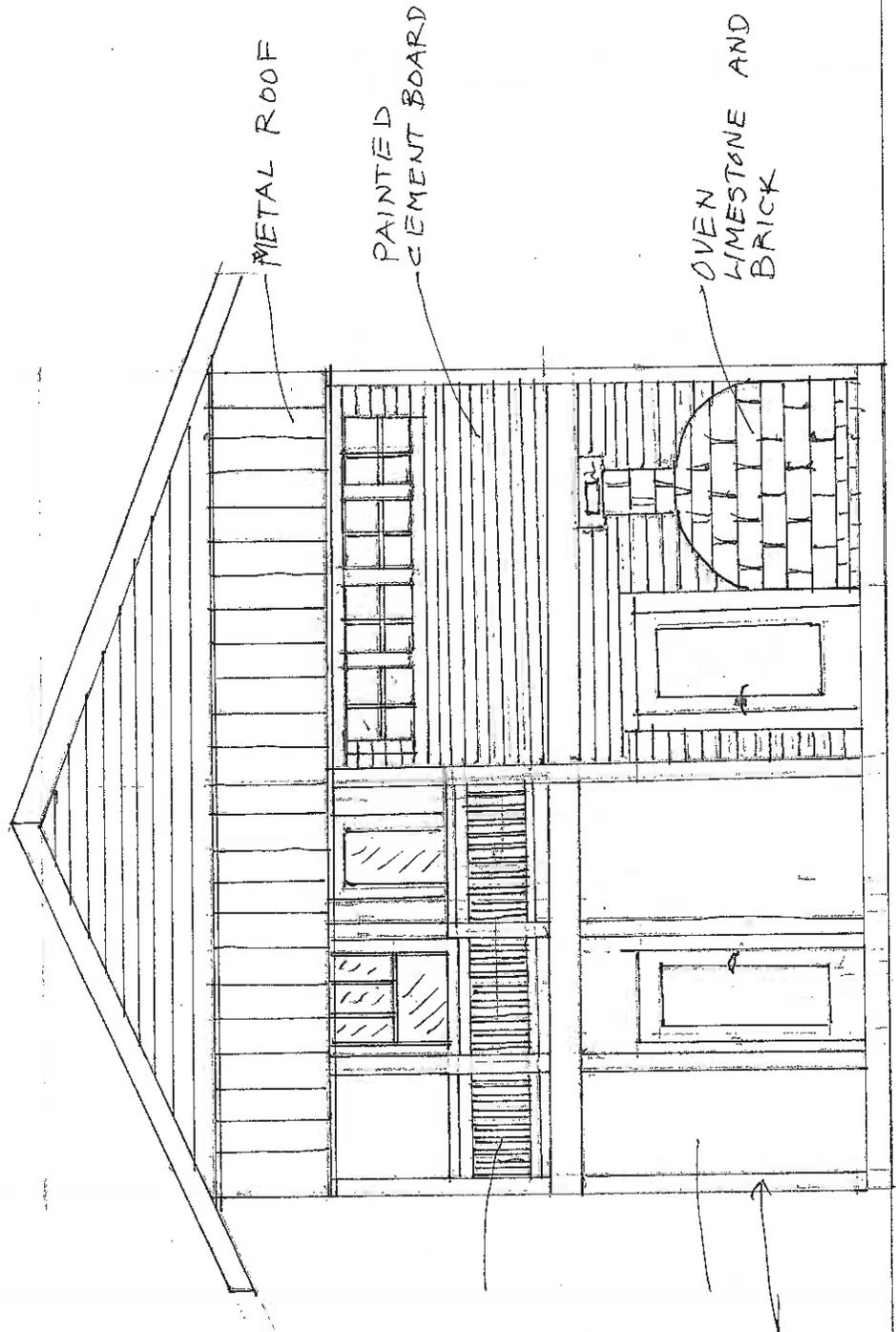
1/4" SCALE



MASONRY OVEN

PORCH

KEITH ROMAINE
907 S MADISON ST
BLOOMINGTON IN 47403
EAST ELEVATION
3/16" SCALE

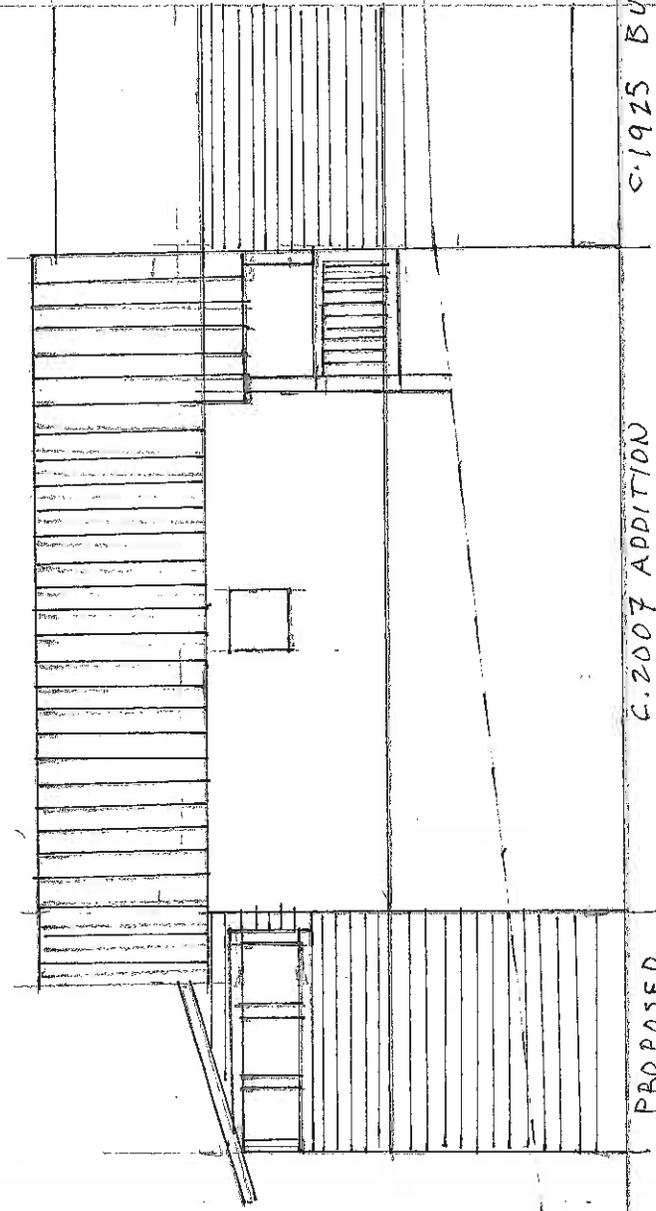


3' HIGH
CEDAR
3/4" SPINDLES
2 3/4" CENTERS

STUCCO
6x6
POSTS

3/16" SCALE

KEITH ROMAINE
NORTH ELEVATION
907 S MADISON ST



PROPOSED
ADDITION

C.2007 ADDITION

C.1925 BUNGALOW

WOOD-FIRED
OVEN







56





