

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday February 27, 2014

5:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. CERTIFICATE OF APPROPRIATENESS

CONSENT AGENDA

A. COA-05-14

412 West 4th Street Owner(s) Paolo Fratianni

Prospect Hill District

Request to remove windows and add a door on a recent rear addition to a house.

Next meeting date is Thursday March 13, 2014 at 5:00 p.m. in the McCloskey Room

Posted: February 20, 2014

Summary:

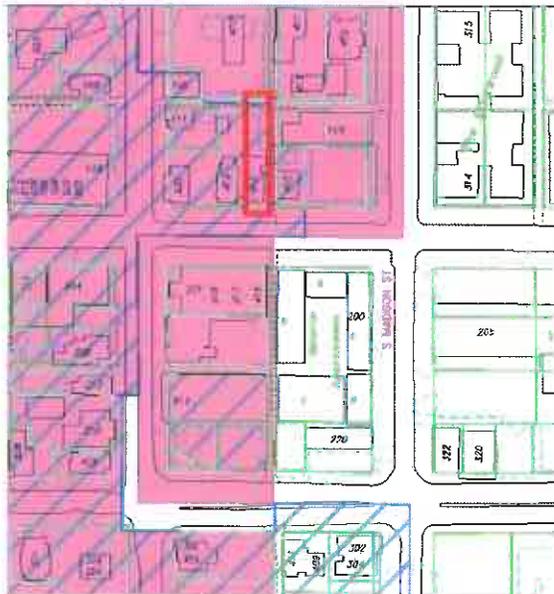
Request to remodel a rear non-historic addition by covering a Plexiglas wall with drywall and adding windows and opening a door on the west side in the Prospect Hill District

COA-05-14

**412 West 4th Street
Owner Paolo Fratianni**

105-055-64337 C 412 House; Free Classic, c.1905 NR

Zoning CD



This property is located in the Near West Side National Register District and the Prospect Hill District that was elevated to historic status. It is bounded on its east and north sides by alleys and faces the I. Fell Building across the street. There has been a mix of residential and commercial uses on this block face. Amethyst House has its 3/4 Way house next door. This project is an interior remodel with modifications to a rear non-historic addition.

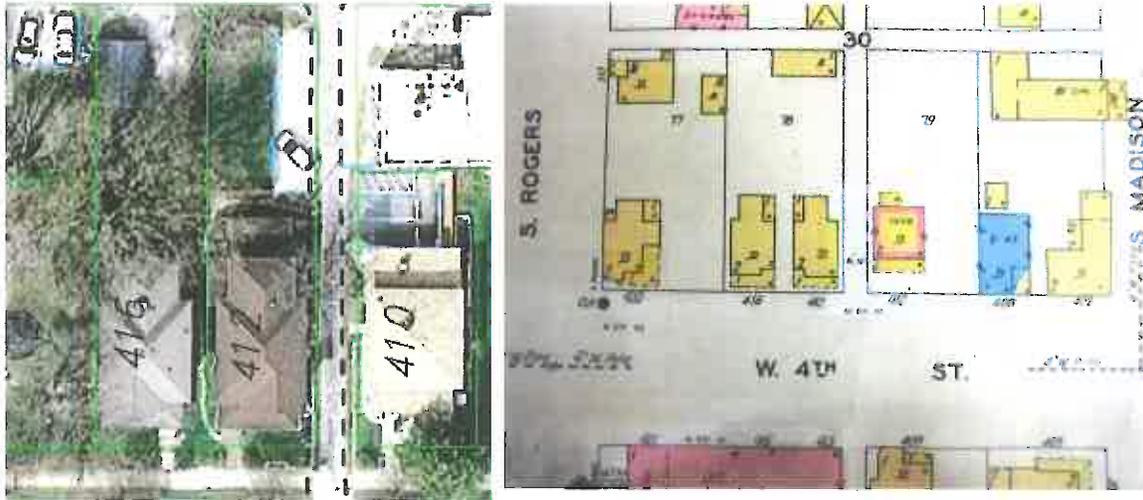
There will be no change to the street frontage elevation. The request will change an existing room into a bedroom and bath with a new door to the exterior.



EXISTING CONDITIONS

The house is a two story Free Classic with pedimented front gable and Tuscan style columns. There are two one story shed additions to the rear or north side of the house which currently has a large tilted plexiglass covered wall. A smaller shed roof addition meets the larger room at right angles. The east elevation (towards

the alley) of the secondary addition has double leaf storage doors which will be removed. The west elevation of the principal addition is currently a clapboard wall. These additions appear to be built on a concrete slab. The 1927 aerial as compared with the 2010 aerial bears this out. The original house ended with the hipped gable in 1927.



REQUEST

The owner wants to remodel existing space in the non-historic addition to the rear of the house. It will contain a bedroom and bath. The east wall is to be enclosed in siding. The north wall will have 3-4 stationary thermal paned windows in frames. The windows will be 22 inches wide, so they will remain non-traditional in nature (as they are now) The wall will retain a slight cant.



The west wall will contain a half light exterior metal entry door. The siding will be cement board if it can match the existing reveal, if not he will use clapboard.

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He may use stained glass in the door and parts of the windows.

Design Guidelines

The Prospect Hill subcommittee is in its initial meetings. There is agreement on the lack of concern for rear modifications. In this instance both of the existing additions are not original to the house and do not refer to it stylistically except through the framing Matching is not required, particularly at this location.

The current design is dramatically modern on the rear and the current window wall is impractical for the new use. The new design will maintain the separation of this part of the house from the identifiably historic part.

Staff recommends approval and is awaiting input from the Prospect Hill Design Subcommittee.



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.

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

Attached to the back of the house is an addition. It is not historically a part of the original house. I am converting the room to a bedroom & bath. The area of the bathroom has two doors that swing out towards the alley. Originally this was used as an entrance for a garage/storage area. We need to remove these doors & install a wall with siding. The front of the bedroom area has large plexiglass windows which we will board up with siding & insulate. 3 windows or four will be framed in some of the space. Finally a door will be installed on the alley side of the house.

3. A description of the materials used.

We will use two by fours from framing up walls & eaves, blue board or foam insulation. Double paned windows will be used inserted in the frames, possibly stained glass. A metal door with possibly stained glass will be used for the door. For the siding we plan to use concrete board siding as it lasts longer. If deemed not to match correctly we will use wood siding in its stead.

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

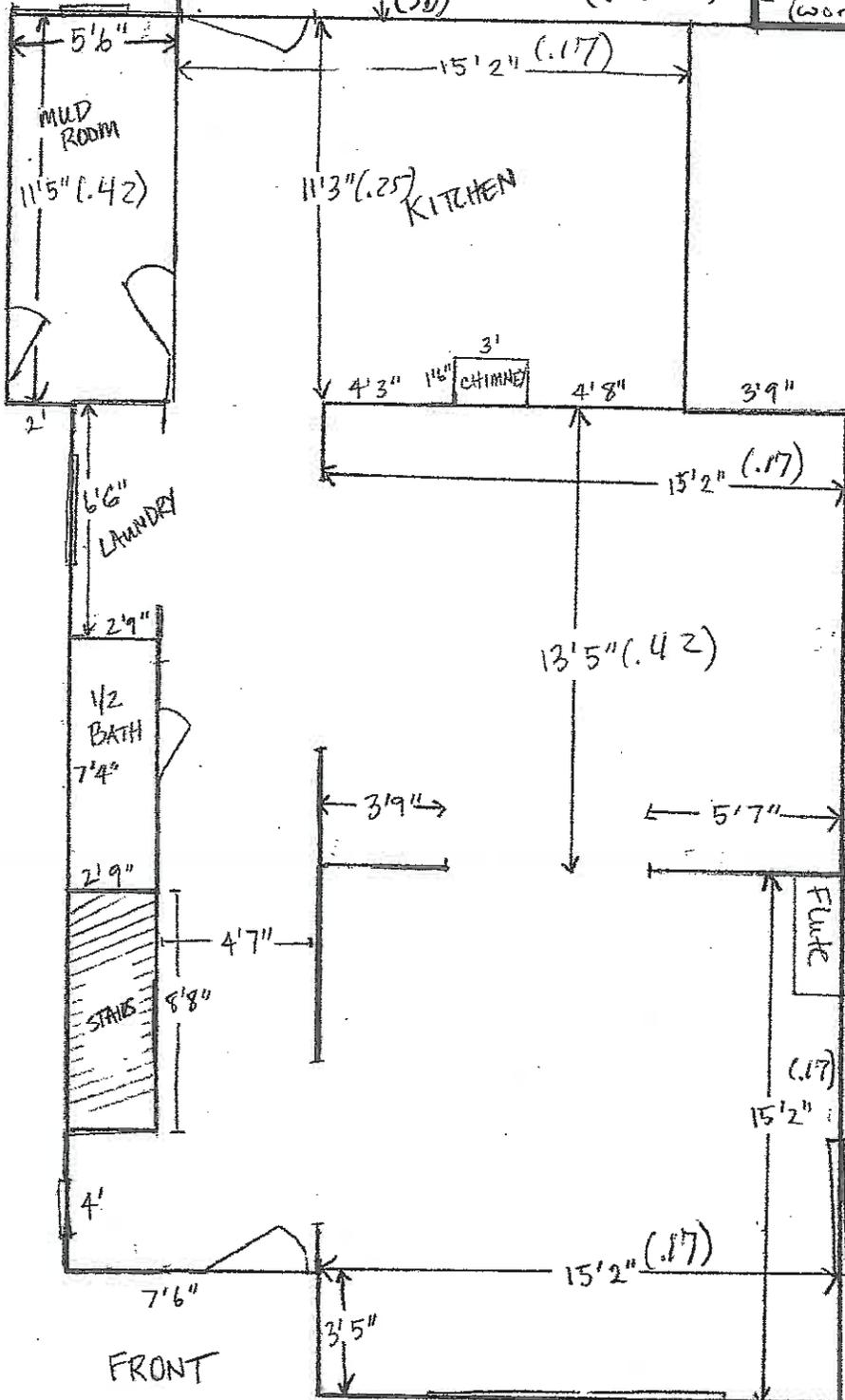
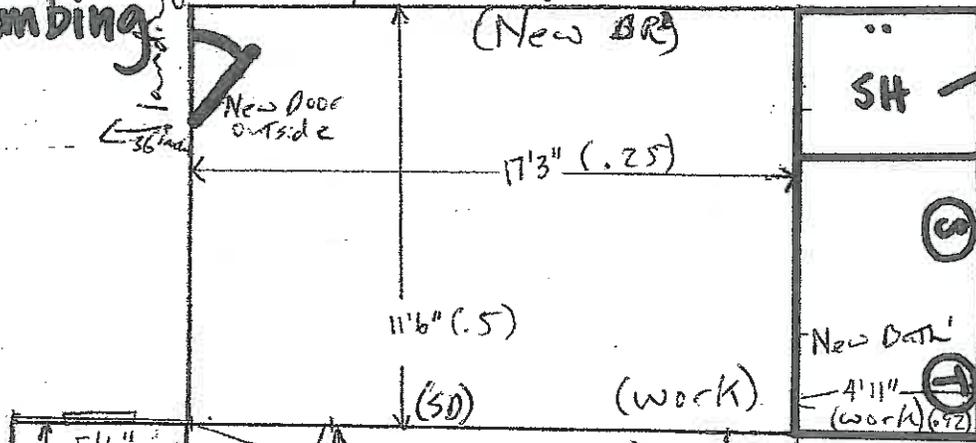
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares. Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether 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.

Plumbing

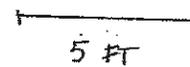
Siding on outside where Plexiglass is.
Drywall over Plexiglass put in two of three doublepaned windows.
Stationary
Roll in shower drain in center



FLOOR 1

SH = Shower
S = Sink
T = Toilet

SCALE



(SO) To be put in Basement

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Plumbing

SH = Shower
 S = Sink
 T = Toilet

