BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday April 10, 2014
5:00 P.M.
AGENDA

I. CALL TO ORDER
II. ROLL CALL
III. APPROVAL OF MINUTES
IV. CERTIFICATE OF APPROPRIATENESS
A. COA-6-14 STAFF APPROVAL
315 S Rogers Owner: Rick and Joy Harter
Request to demolish an existing concrete Wall
B. COA-8-14 STAFF APPROVAL
1206 East Wylie Owner Birk Billingsley
Representative: James Rosenbarger
Request to remove a non historic wall and replace it with a stacked limestone wall
B. COA-7-14
823 West 4th Street Owner: Bloomington Restorations, Inc.
Prospect Hill District
Request to rehabilitate a small home including the reconfiguration of a rear addition.
V. DEMOLITION DELAY
A. 823 South Fess Ave. Owner: Robert Fischman
Side addition to a house in the Elm Heights Survey District
VI. NEW BUSINESS
Preliminary Discussion: 410 West Dodds Street Owner(s): Josh Bennett and Virginia Hojas
Plans to expand living space by building a second story or rear addition to a bungalow in the McDoel District.
VII. OLD BUSINESS
A. Preservation Month
B. Report on Guidelines Subcommittees:
McDoel (Feb. 18, March 18)
Prospect Hill Meetings (Feb. 11, March 25)
C. Indiana Landmarks Coverage of Matlock Heights Designation.
VIII. COMMISSIONERS' COMMENTS
IX. PUBLIC COMMENTS
XI. ANNOUNCEMENTS
XII. ADJOURNMENT

Next meeting date is Thursday April 24, 2014 at 5:00 p.m. in the McCloskey Room

Posted: April 3, 2014

STAFF APPROVAL

Summary:

Request to remove the concrete components and inappropriate repairs on an embankment wall and stairway to a house on a high elevation.

COA-06-14

316 South Rogers
Prospect Hill Historic District
Owner: Rick and Joy Harter

105-055-6614 N 316 **House;** Queen Anne, c.1900, John Nichols, Architect, NR, BHD

Zoning RC

This property is located in the Prospect Hill Historic District designated in 1991. The restored Queen Anne house is highly elevated above Rogers Street and requires two tiers of steps to the front porch. The owner called to inquire about getting a COA but needed work to start quickly.

EXISTING CONDITIONS
The house is bounded on the front by a low cement wall which was installed without drainage holes. The first tier of steps are limestone but there are shaped cement rails on either side. There are several cement patches on the broken sections of limestone slabs. There is a massive limestone block wall along the alley that will not be removed.

REQUEST
The owner proposes to replace the concrete wall with Indiana Limestone and to replace three top stairs and the sidewalls or 'rails" with limestone. The concrete is deteriorating and not original. A drainage system will be put behind the new wall as

a part of this repair. The condition is documented in these (attached) photographs. The new stone will be mortared rock faced block with dressed capstones. The height along the street will be 16-18 inches, rising at the corner to tie into the existing (taller) wall. The owner wishes to build a mortared limestone wall along the front property line. The design will be rock-faced on the block with a dressed stone cap. Three missing limestone steps at top of stairwell will be replaced. The concrete rails along the stairwell will be replaced with a limestone "rail" composed of 3 blocks each side mortared together. The existing limestone steps will shifted back into the original place as many have shifted positions over time. The cement walk to the wooden steps will be removed and replaced with limestone slab bounded by split faced limestone. The wall will be drained in a continuous pipe to the alley and wall will be back filled with gravel and a soil top.

From the Guidelines:

This is an improvement and a more formal wall in keeping with the existing architecture. 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.

The concrete wall does not date from the era of construction of the house. The new wall is in keeping with the formality of the Queen Anne architecture. Staff advised three commissioners and the Prospect Hill Neighborhood Association of the review and that it would be considered for a staff approval. These people agreed that it could be done at the staff approval.

5

6

STAFF APPROVAL

Summary:

This work was completed without review. A low limestone wall, built between 2001 and 2011 was removed because it was failing. A new stacked limestone wall was built at the same location.

COA-08-14 **1206 East Wylie**
Owner: Birk Billingsley

105-055-76162 N **1206** **House;** Dutch Colonial, c.1920

Zoning RC

This property is located in the Elm Heights Historic District. It is a tapestry brick Dutch Colonial rated as "notable" for its relatively rare brick style in local residential construction. Staff was made aware of construction going on at the site, about two weeks ago. Staff contacted the owner who immediately filed the appropriate papers.

The wall was built to replace a failing wall that, on further research, was built between 2001 and 2011, Assessor's photographs show that it replaced a single slab front edge that lined only part of the property near the stairs. The failed replacement wall went across the entire front of the lot. The owner was able to provide photographs of the previous wall (included). It is also still evident in the 2010 aerial to the left The failed wall had an atypical design for the area: mortared dressed stone blocks of an unusual dimension (see photographs).

The new replacement wall is of a design currently seen throughout the Elm Heights neighborhood, although not indigenous to this building site. It has the appearance of stacked limestone with a flat cap, similar to those around the University campus.

The specifications are for a "dry stack style" appearance. The stone wall is about 20 inches tall and a foot deep. It is a wall appropriate for the neighborhood generally and an improvement on the wall that collapsed. Both wall reviews (S0uth Rogers)have been as a result of incorrectly drained structures, that were in deterioration.

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 Elm 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 to the total height does not obscure the primary facade of the building.
- Installation of rear yard fences should begin no further 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.

Under the circumstances staff sought input from the neighborhood design subcommittee and the Commission (3-28-14) via e-mail. I received input from 4 members of the Elm Heights subcommittee and 6 members of the BHPC to go forward with a staff approval.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-8-14

Date Filed: 3/25/14

Scheduled for Hearing: _____

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Address of Historic Property: 1206 E WYLIE ST.

Petitioner's Name: BIRK BILLINGSLEY

Petitioner's Address: 1206 E WYLIE ST. BLOOMINGTON, IN 47401

Phone Number/e-mail: 812-327-7879 birkbillingsley@gmail.com

Owner's Name: BIRK BILLINGSLEY

Owner's Address: 1206 E WYLIE ST.

Phone Number/e-mail: " "

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 5:00 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.

From: **Birk Billingsley** birkbillingsley@gmail.com
Subject:
Date: March 22, 2014 at 12:39 PM
To:

To Whom It May Concern,

We just received notice regarding the construction of our new limestone wall outside of our historic home in Elm Heights. We sincerely apologize for failing to realize that we needed to seek a COA prior to beginning construction on this wall.

The old wall was improperly constructed prior to our purchase of the home. The materials were not appropriate structurally or historically for this type of retaining wall. There was no set-back and virtually no drainage to permit moisture to get out properly. I am unaware if this wall received a COA. This winter after receiving so much snow and rain, the old wall failed and we perceived this to be an *immediate* danger to pedestrians walking along the sidewalk on Wylie Street.

We contracted within days of the failure to have the wall replaced, using locally sourced limestone in a style that was similar to that of Indiana University's dry-stack, pitched face limestone walls. We wanted to ensure that this construction was in taste with both the character of our home, built in 1930 as well as Elm Heights in general. We believe that it satisfies both and we have received numerous complements from long-time Elm Heights residents. Again, it was our oversight that we did not think about the requirement of obtaining a COA for our wall. We are more than happy to attend any HAND meetings and seek a COA for this project. Please find enclosed our application and accompanying documentation.

Very respectfully,

Birk K Billingsley
1206 E Wylie St.
Bloomington, IN 47401
812-327-7879
birkbillingsley@gmail.com

Earth Tones Construction LLC
1000 W 7th St. Bloomington IN 47404
Earth-tones@hotmail.com (812)391-0114
www.Earthtonesbloomington.com

PROPOSAL

Proposal No.	14-3
Date.	3/5/2014

Birk Billingsley
1206 E. Wylie St.
Bloomington IN, 47401

We hereby propose to furnish the materials and perform the labor necessary for the completion of **Retaining Wall**

To provide for;

Removal and Installation of approx. 50 ft limestone retaining wall at; 1206 E. Wylie St.; Streetside.

Providing for necessary drainage and support.

Procedure to be as follows;

~ Remove existing retaining wall and inspect subsurface support feature. If deemed insufficient, dig and install gravel bed footer.

Footer to be approx 18"x18", #53 gravel, tamped and graded.

~ Dig into existing soil behind wall approx. 2-3 ft & install fabric-sleeved, corrugated drain to bottom of cavity along entire length.

~ Acquire & install new limestone wall. To be dry-stack style, slightly angled towards house. With slight return at west end of wall.

Stones to be dimention of approx. 2" tall, min. 12" deep, and of varying widths.

~ Install mortared topcap to wall, utilizing steel reinforcement such as rebar and/or wire mesh to provide longevity.

~ Backfill wall with clean gravel to within 4-6" from finished grade. Top with landscaping fabric and soil.

* Final seeding and landscaping to be provided by client.

~Includes removal and disposal of jobsite related trash and debris, including old stones and soil.

If requested, Earth Tones agrees to the moving of excess soil to another location of property.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Two thousand, five hundred Dollars ($ 2500)

with payments to be as follows **$1000 to start, remainder upon completion.**

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Michael F Kares, E.T.C.

Note - This proposal may be withdrawn by us if not accepted within 90 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

SIGNATURE _____

DATE _____ SIGNATURE _____

11

East Wylie Street © 2014 Google

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Summary:
Request to remodel contributing house in the Prospect Hill District, including the modification of rear roof lines.

COA-07-14 **823 West 4th Street**
Owner Bloomington Restorations, Inc.

Zoning RC
105-055-65029 C **823** **House;** Queen Anne, c.1927

This property is located in the Prospect Hill District that was elevated to historic status. It is bounded on its east and south sides by platted alleys, only one of which is improved. The zoning is RC and this is in the heart of a residential district with no intrusions.

BRI will rehab this property as a covenanted affordable owner occupied home using the HAND Department's HOME CHDO funding. The property has a front facing gable and a wrap around limestone porch, which is probably a replacement for an earlier porch. Close-up aerials show the shed roof addition to the rear which will be removed and replaced with an intersecting gable over the same footprint. The purpose is to give the house more utilitarian space and add a bedroom to the two bedroom home.

EXISTING CONDITIONS

This is a aluminum sided house with a currently enclosed limestone porch. There are some remaining original windows. The roof system is a single gable with a shed roof off the front and east sides that

covers the wrap around limestone porch. An existing rear shed roof covers a non historic addition that will be the most intense part of the remodel.

REQUEST

Most of the work can be described as restoration on the front of the house. Existing original windows are to be restored and fitted with storm windows. The clapboard will be restored on the existing house. Only the rear of the house will be modified and this new work will be framed with cement board siding that matches the reveal of the existing wood clapboard. The windows purchased to replace non original windows will be wood with aluminum cladding. The included drawings show the size and proportion of these new openings. All doors are reused. The template for new trim will be patterned on the original trim which still exists on the front facade of the house.

In addition to completing an exterior restoration, the owner wants to remodel interior space in a non-historic addition to the rear of the house. For this to be feasible, the principal gable will be extended all the way to the rear facade and an intersecting gable to the east constructed. All of this will occur over the current foundation so it is not a true expansion of space. The resulting house will increase from two bedrooms to three, but will stay about 1000 square feet of living space, making it fall well within the guidelines for average house size in the Prospect Hill District.

Design Guidelines

The Prospect Hill subcommittee continues to discuss new guidelines for this area. As indicated before, most of this project is restoration: of the wood siding, windows and the existing porch, all of which are located on the front facades. Discussions have confirmed a continuing desire to maintain affordable housing in the neighborhood and this plan will assure that during the period of affordability (15 years) that will start when the purchase is made by the appropriate owner.

The rear part of the building is visible from a North -South Alley, but not from the main thoroughfare. There has been agreement on a relative lack of concern for rear modifications during these new discussions as well as within the full Historic District that was listed in 1991. Plans include matching the dimension of the exterior framing on the original house with cement board at the rear, and replacing only non original windows. These windows will be resized to be more compatible with era of the building.

The following guidelines are from the original Prospect Hill Historic District, written in 1997, and should not be construed as the appropriate regulation. These guidelines are included to show that the treatment of this property fulfills the highest possible standards and the work should be approved.

Prospect Hill Historic District Design Guidelines

WOOD

Appropriate

Retain and restore original exterior wood siding materials (typically clapboard) through repair, cleaning, painting, and routine maintenance. If original architectural details and trim features are deteriorated beyond repair, they should be replaced with components of the same material and design.

Inappropriate

Avoid application of siding materials not consistent with the character or style of the building, or materials that were unavailable at the time the building was constructed.

FOR YOUR INFORMATION

Artificial sidings such as artificial stone or brick, asphalt shingle and brick, plywood, particle board, hard board and aluminum or vinyl siding have been documented to cause and cover up serious, costly and often irreparable damage to buildings. (See also synthetic siding, pages 26-27.)

EXISTING BUILDINGS

SYNTHETIC SIDING

Appropriate

Use metal or vinyl siding ***only when it is the only feasible alternative*** to maintaining or replacing the original surface material. If synthetic siding must be used over wood surfaces, it shall be the same size and style as the original wood. Retain original trim around windows, doors, cornices, gables, eaves and other architectural features. Provide ample ventilation to the structure in order to prevent increased deterioration of the structure due to moisture entrapment or insect infestation. (See also Synthetic Siding, pages 26-27.)

Inappropriate

Avoid any use of synthetic siding if at all possible; it is detrimental to the original structure and the historic character of the neighborhood.

The cementitious siding will only be used on the new walls of the rear addition and will be cut to match the existing wood siding on the rest of the house.

DESIGN AND STRUCTURAL ELEMENTS

Appropriate

Retain the roof's original shape, materials, architectural features, and detailing such as brackets, chimneys, cornices, cupolas, dormer windows, gable end shingles, and weather vanes. Maintain and repair as needed all decorative elements found on the gable ends of the roof. If these elements must be replaced, they should imitate original design patterns. Maintain flashing, valleys, and other water repellant devices to prevent water infiltration into the building envelope.

Inappropriate

Avoid removal or change of character-defining architectural features, materials, or detailing. Also avoid addition of incompatible materials or architectural features foreign to the original structure or building style.

The work to the rear of the house will be on a later addition to the existing structure, that (see pictures# 1,4,5,7) has much later fenestration and is not a significant feature. The reworking of the roof system will be a practical improvement in the building, allowing for better use of the existing interior space. Plans propose chimney removal, the structure for which is probably an original feature of the house. It was functionally a brick flue to a stove that has, long ago, been removed from the structure. Interior plans call for a bathroom in this location. Staff does not view the chimney removal as loss of a character defining element.

The Prospect Hill Neighborhood Association received this application and reviewed it. They contacted BRI about using the site as a demonstration project for best rehab practices in the Prospect Hill District. They believe it would help to educate their neighborhood about the potential of these modest properties.

Staff recommends approval.

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 13 in Batman's Addition

2. A description of the nature of the proposed modifications or new construction:
Remove aluminum siding, repair and repaint wood exterior, remove porch enclosure, repair original windows, remove chimney, replace shed addition with gable addition with side gable. Addition to have cement board siding with reveal to match original house clapboard reveal. We hope to replace non-original windows with new 2-over-2 wood aluminum-clad windows that match the original window openings. Doors will be repaired and reused. Wood trim around windows and doors will be made to match trim on the front of house, which was never covered with vinyl siding.

3. A description of the materials used.
On the original house, original materials will be uncovered and repaired. Any new windows would be wood aluminum clad 2-over-2 double hung windows. The new addition will have cement board siding with reveal to match the clapboard reveal of the original house.

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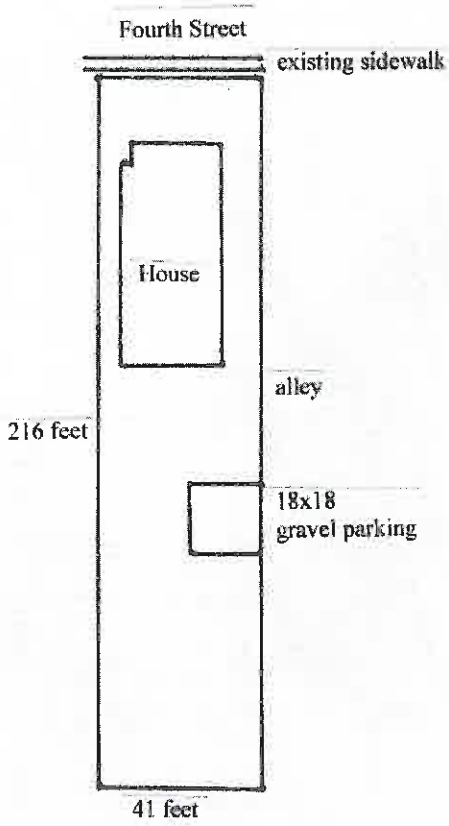
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



Site Plan
823 W. Fourth St. Rehab
Bloomington
Restorations, Inc.

¼ inch = 10 feet

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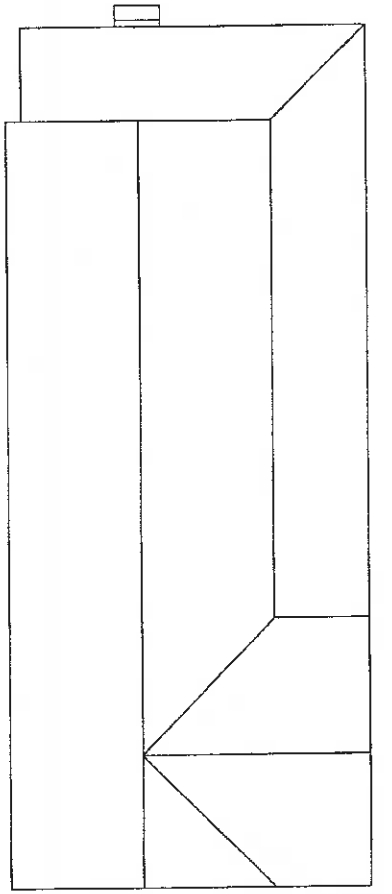
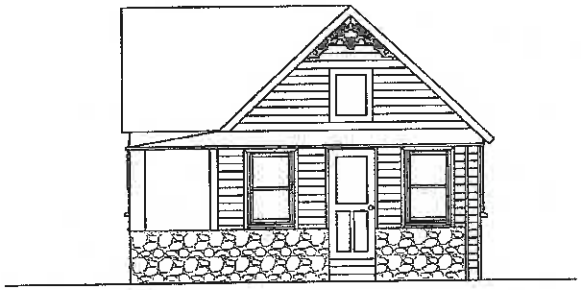
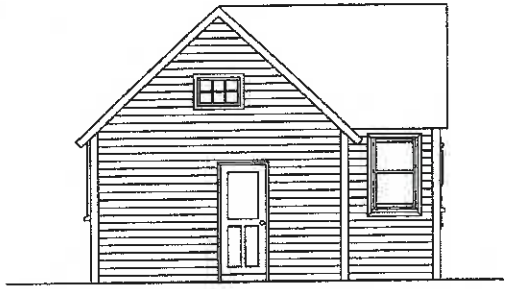


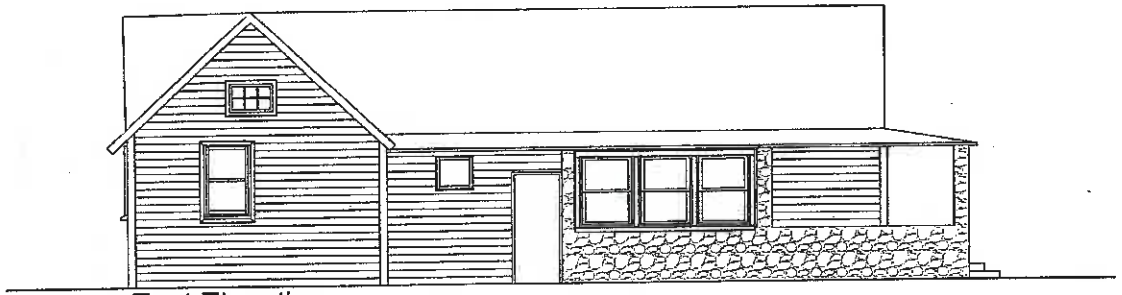
Roof Plan



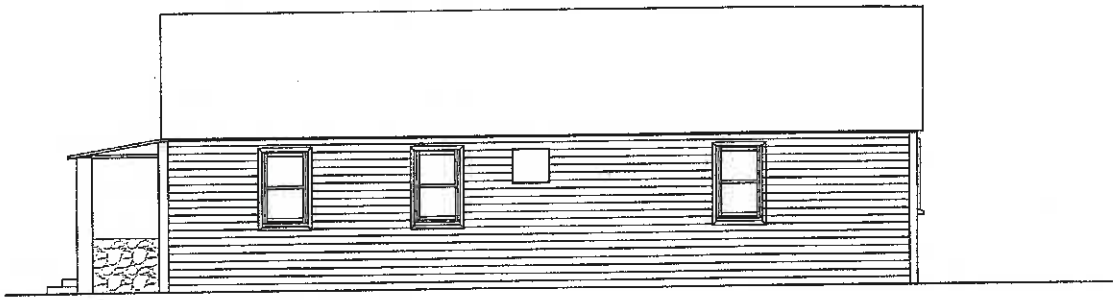
North Elevation



South Elevation



East Elevation

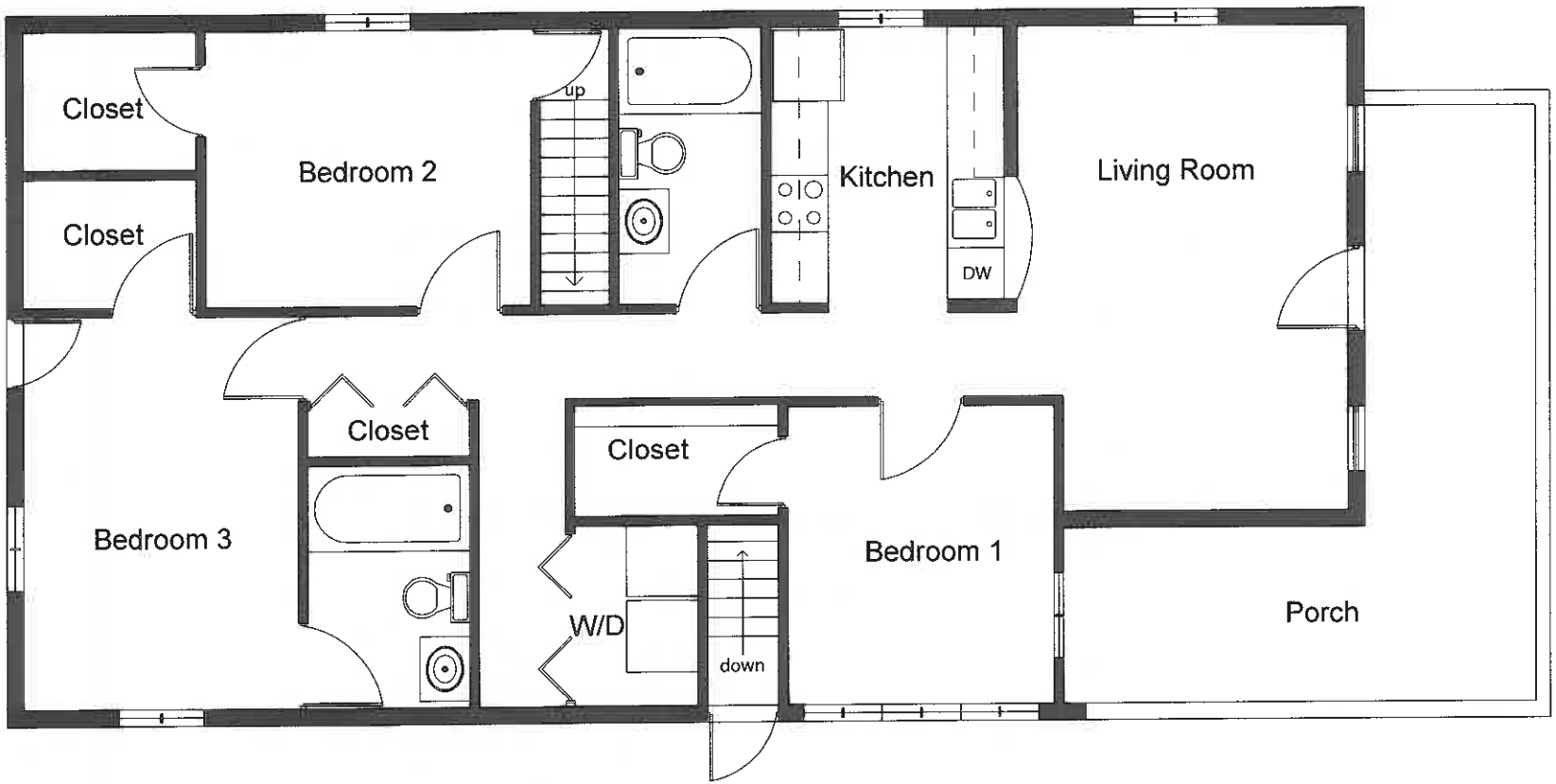


West Elevation

823 W. Fourth Street, Bloominton, IN
Bloomington Restorations, Inc

Scale: 1/8" = 1'-0"

25



823 W. Fourth Street, Bloominton, IN
Bloomington Restorations, Inc

Scale: 1/4" = 1'-0"

26

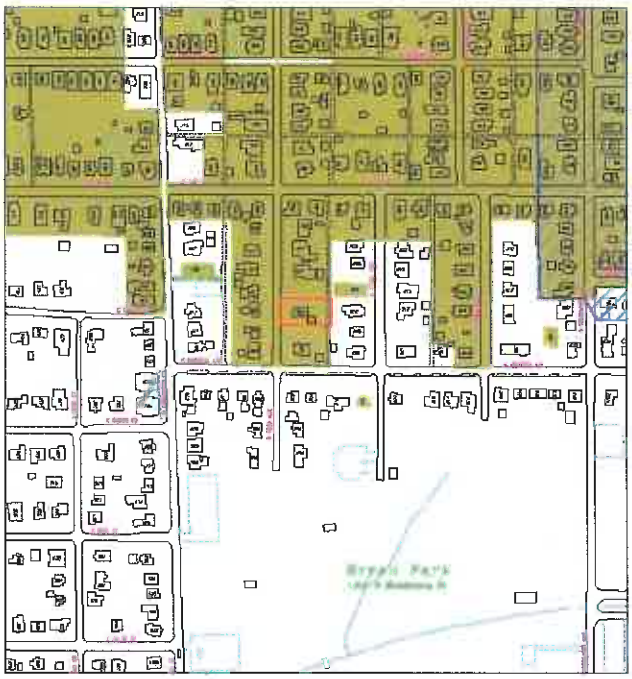
Summary

Building an addition to an existing house.

Partial Demolition
4-01-14

823 South Fess
Scattered Sites
Owner Lucy and Robert Fischman

105-055-76196 C **823** **House;** English Cottage, c.1925



This is aTudor style brick cottage, one of several very similar houses in Bloomington, some of which were probably pattern homes. Its major feature is a central front chimney, complex massing and a steeply pitched roof. There was a two story addition made to the house in 2004. It is located in the Elm Heights survey distict, but not within the local historic district. This design requires a review because, although it does not remove exterior buildng fabric (the brick wall and doors will remain on the south side of the house beneath the surrounding new consruction), it meets the definition of addition under the UDO for partial demolition and all additions are reviewed under demo-delay. In the drawing below, the hatched area defines the local historic district boundaries.

The owner has two city lots and the new addition will project towards the vacant lot on the south side of the house. The addition will be a one story cross gabled structure that contains a family room with a bay window projecting south.

EXISTING CONDITIONS:
The house is located on a regular city lot (62 x 124') with a single alley abutting on its east side. The owner also owns the lot adjacent to the south. An accessory building on the site is located behind the house in line with the alley. The existing floor space within the main house (before addition) is around 1900 square feet. The house is brick with some split timbering on the rear addition. The windows are wood double

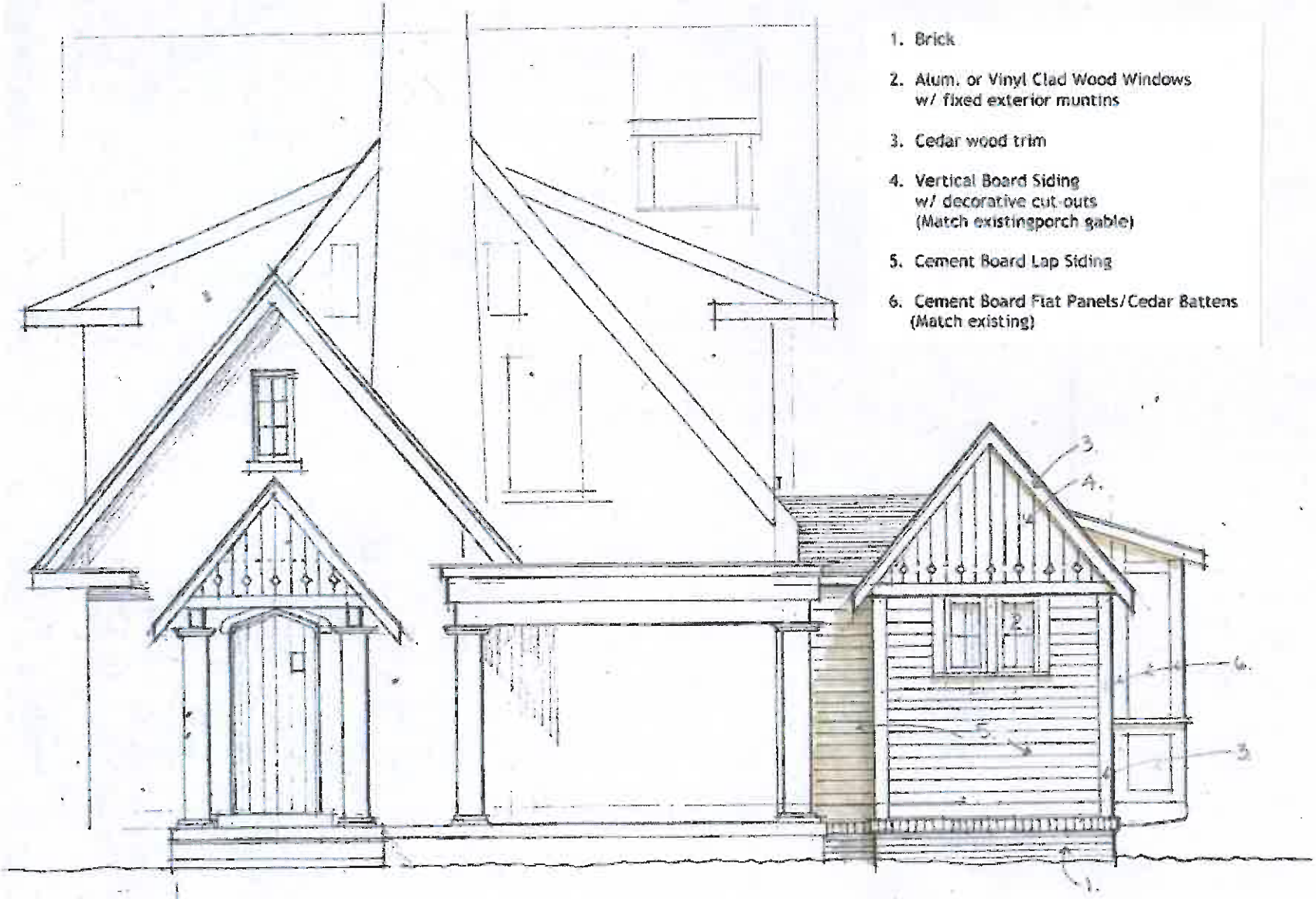
hung, multi light. The recent addition (2004) expresses a more Tudor style than the original house and introduces new materials (stucco and timbers).

PROPOSAL:
The owners will create a small addition on the south side of the house with a cantilevered bay window. The roof system will be cross gabled in order to draw the floor space out without covering the existing second floor windows on the main house. No original material will be removed for this addition. The existing french doors and frame will be retained and the brick wall will remain on the inside. The vertical framing beneath the gable on the west (Fess) side of the house will match the gabled entry. The bay will contain a multi-light ribbon window covered by a small shed roof. Cross-timbering on the bay reflects the design of the 2004 addition that is most visible on the south side of the house towards the driveway..

The addition is approximately 13.5' by 14.8' and contains 203 square feet.

Similar properties in Bloomington.

Homes of this style in Bloomington: West 1st, South Jordan, Ballantine



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3-21-14
3-28-14

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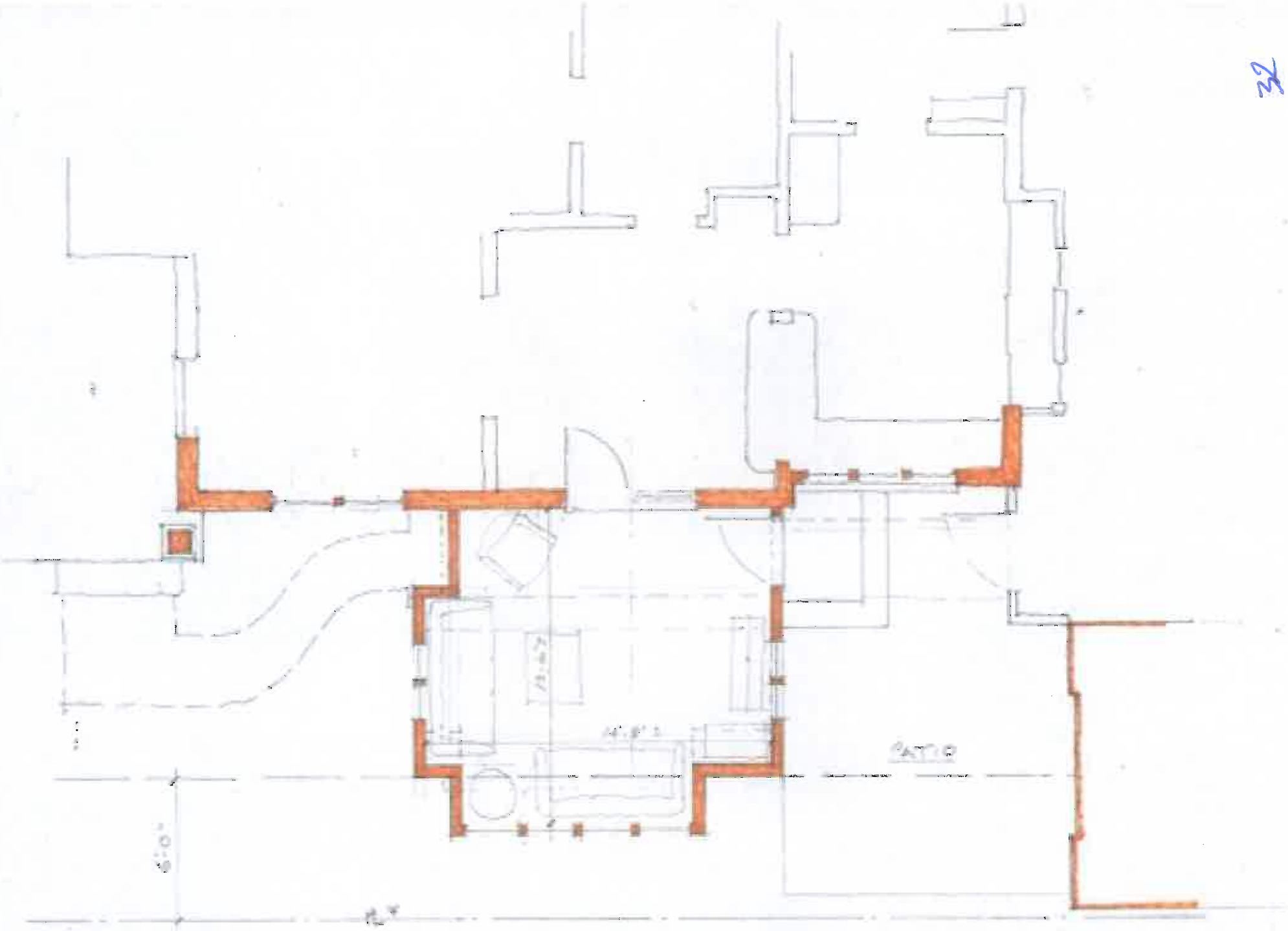
PATIO
FISCHMAN 3-21-14

Preliminary discussion
410 West Dodds Owners: Josh Bennett and Virginia Hojas
Representative Rusty Peterson

410 West Dodds
RM Zoning
shared garage straddling lot
48.6 x 88' lot 4277 sq. ft.
Possible second floor addition or expansion