

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday April 24, 2014

5:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATE OF APPROPRIATENESS**
 - A. COA-9-14**

1133 S Rogers Owner: Cherry Bomb LLC
Representative Randy Lloyd First Capital Group
Request for a new three story mixed use building in the McDoel District
 - B COA-10-14 STAFF APPROVAL**

1008 S. Madison Owner: Chris Dadds and Jill Erisman
Request to insulate and side with fiber cement board an existing noncontributing house,
replace non-historic windows with wood double hung and add a privacy fence.
 - C. COA-11-14 STAFF APPROVAL**

712 West Wylie Owner Kenneth Haag
Representative Golden Hands Construction
Rehabilitate an accessory structure by painting and exterior repair, adding a standing
seam metal roof.
- V. DEMOLITION DELAY**
- VI. NEW BUSINESS**
 - A. High Point Development Representative: Bynum Fanyo**
- VII. OLD BUSINESS**
 - A. Preservation Month**
 - B. Report on Guidelines Subcommittees:**

McDoel (April 15)
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- XI. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Next meeting date is Thursday May 9, 2014 at 5:00 p.m. in the McCloskey Room

Posted: April 17, 2014

Summary:

Request to build an new mixed use building at the corner of Patterson and South Rogers Street.

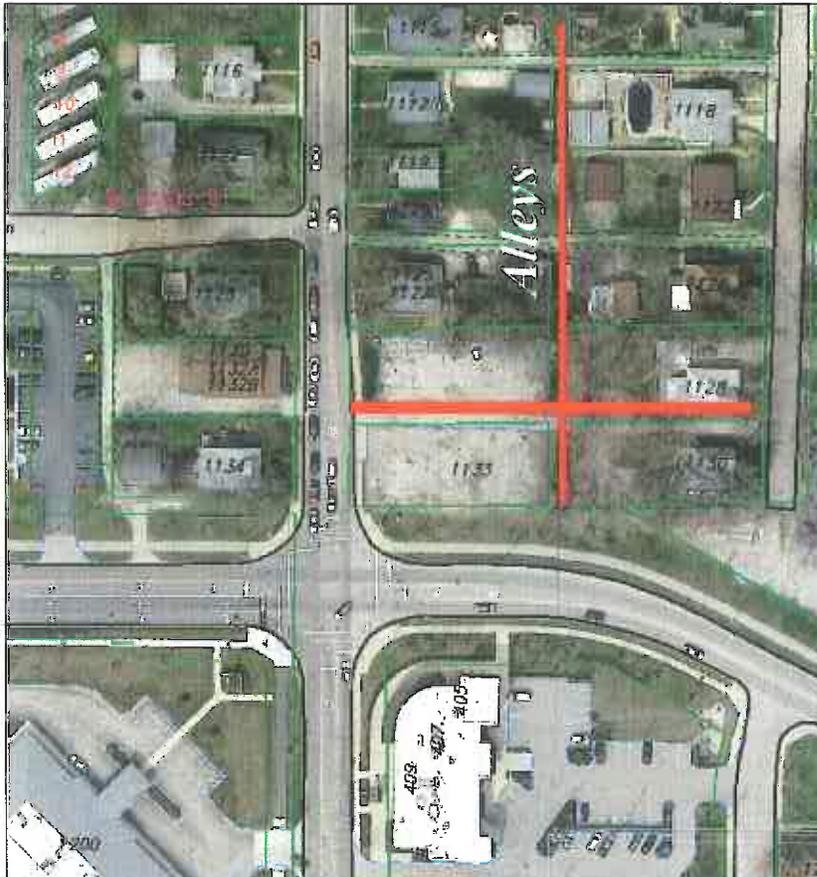
COA-09-14

1133 South Rogers Street

Owner Cherry Bomb LLC

Representative: Randy Lloyd First Capital Management

Zoning CL



This property is a vacant tract of land in the McDoel District that includes two lots and an east-west alley at the intersection of Rogers and Patterson. This corner has been redeveloping over the last 10 years and looks significantly different than when the district was first established.

There is existing new construction on the southeast corner of Patterson and Rogers, that was completed in a "building forward" disposition at the time. (photo below)



The lot was previously occupied by Raintree Muffler. That business expressed an interest in being included in the district in 2001. In 2007 the IEC requested demolition on the garage building and said that new construction would be proposed in the future. This petition fulfills the requirement of having new construction reviewed as well. The lots are located in the middle of the district which is still an edge defined by the widened Patterson Drive. The area is adjacent to properties owned by the IEC along a high speed widened corridor. Most of the parcels along Patterson have been or will be developed with commercial/higher density residential construction. Some of it has been approved through Planning, but is not yet built.

The lots are close to the B-line over-pass on Patterson and across from the Sweetgrass Restaurant. The intersection is a major confluence of traffic in the southwest side.

This proposal is coming forward after being presented to the McDoel Neighborhood Association in March. It has not received planning approval yet

EXISTING CONDITIONS

The lots are completely cleared of mature vegetation and there is an alleyway connecting Rogers to Madison. The surrounding area has residential single family uses, featuring gabled-ells and pyramidal cottages of the era of significance.. The nearest property on Rogers is a duplex and there are three single family homes on South Madison to the northeast. These are separated by rear lots and an alley right of way. So, for instance 1130 South Madison is 95 feet from the side of the proposed building including a platted alley right-of-way of 12 feet.



REQUEST

Plans for the building were presented to the McDoel Neighborhood Association in March. There were supportive comments and a question about the metal material being used. The proposed building is mixed use, three stories tall with a commercial first level. The site plan shows a parking lot that is accessed off South Rogers Street. The center aisle in the proposed parking lot connects to the alley behind the Madison properties.

Scale and Massing

The footprint is roughly 66' x 134.' The building is 43' tall. This is significantly above residential scale, but its location along the right-of-way and it is set back substantially from residential fabric, making

it refer more to the intersection than to the rest of the neighborhood.

Materials

The building is articulated by brick piers and limestone spandrels. The window bays are wrapped in metal. A similar fabric was used on the IU dormitory on 3rd and Rose (illustrated).

Design

The contrast in color between the differing materials breaks up the mass more effectively than the true dimension indicates. There are window and patio bays that are cantilevered over the first floor and wrapped in metal panels. The expanse of windows and straight lines suggests a truly modern design that is compatible with other existing new construction across Patterson and is reasonable in scale for its commercial corner location.

Setbacks

1130 South Madison is 95 feet from the side of the proposed building including a platted alley right-of-way of 12 feet. The development will have a "building forward" position on the right-of-way, similar to the new building across the street.

Neighborhood Input

Concern was expressed about the kind of metal used on the window bay projects. The owners have indicated that it will not be corrugated metal siding as some feared, but rather a more finished material available in panels and already be used in several locations around town.

Design Guidelines

New construction guidelines remain substantially the same from the Conservation District Standardsw. However, there was little guidance provided to the few commercially zoned parvels other then the following:

General guiding principles

- 1) The purpose of the McDoel Gardens Historic Conservation District is to save our neighborhood for the people who live in it. The neighborhood, which has been home to four generations of working people, has seen many homes destroyed over the past two decades. The Conservation District establishes a border around our houses to prevent further erosion of our neighborhood.
- 2) McDoel has always been a mixed neighborhood of residential, commercial, industrial, and religious structures, and the creation of the McDoel Gardens Historic Conservation District does not change that basic fact. The guidelines are intended to protect residential areas, not to prevent commercial, industrial, or religious use in areas where these activities have traditionally taken place.

This petition represents land that is zoned commercial, where previously a muffler shop was located. The building was given a COA for demolition. So this proposal does not represent the loss of residential fabric. It is however reflective of the desire to

acknowledge the diversity of uses within the McDoel community that the neighborhood wishes to sustain and considers part of its vibrant past and hopeful future.

No new construction standards were included in the old guidelines for commercial construction. There were few opportunities for development that did not entail demolition of existing residential fabric. Staff suggests that the guidelines be interpreted so that the Commission analyzes the impact of this design (site plan and building) on the viability of the residential structures that are directly addressed in the guidelines.

Using this guidance, although the building is distinctively modern, it does not conflict in scale because of its disposition on the lot. Its use of substantially similar materials to the construction across the street make it part of an identifiable node that is different from the residential fabric nearby.

Staff recommends approval with the condition that quality of the metal panels be verified at the building permit stage.

COA-11-07
1133 South Rogers Street Raintree Muffler
McDoel Conservation District
Petitioner: IEC

Request for demolition in a Conservation District.

105-055-78199 C 1133 Commercial Garage; Vernacular, c.1927 BHD

This is an industrial/ commercial site that is zoned CL and also included within the boundaries of the Conservation District. The petitioner discussed the demolition request with McDoel Neighborhood Association last month and their response is attached. The building is contributing and was formerly used as a muffler and exhaust repair shop.



The building is located on the edge of the conservation district facing a church and two houses across Rogers Street. There are assumed environmental conditions on this lot resulting from its prior use. Additionally, the petitioners have submitted photographs illustrating the condition of the building.

The petitioners are requesting demolition only and understand that they are required to come forward again for any new construction within the district. An example of new construction in the McDoel neighborhood, associated with this petitioner, is located on the south side of Patterson Street. This mixed-use development added a small food market to the neighborhood.

The right-of-way for an unimproved alley lies just north of the building. The photograph below shows the large adjacent lot that has been used for parking.



From the McDoel Guidelines
Demolition of Existing Principal Structures

Guiding principles

Existing houses within the neighborhood should be maintained when feasible.

Factors to consider

Is the structure a contributing structure (fifty years old or older and not significantly altered from its original form)?

What condition is the structure in?

Determinations

- a) If a structure is a contributing structure, and is in good or repairable condition (that is, if restoration would cost less than replacement), then a certificate of approval for demolition of the structure will not generally be given. Exceptions may be made if demolition of the structure contributes to the public good of the neighborhood.

This is an anomalous petition in that the subject property is not residential in character and was formerly used for purposes not completely compatible with the residential context of McDoel. The building contributes minimally to the historic architectural context of McDoel. The neighborhood has expressed a desire that the petitioner seed and maintain the lot, during the time it remains undeveloped, and shows no objection to the demolition. The existing property, because of its minimal character and previous use is probably not a good candidate for rehabilitation.



Staff recommends approval with the condition that that the lot be seeded and maintained while other development proposals are considered and that use of the vacant lot for signage and surface parking are not in the public interest therefore should not be allowed as part of this COA.

Staff has ascertained that the IEC cannot request vacation of the alley on this property until a development proposal is finalized.

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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. MM Campbell Lot 69 and 76

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

The lots were previously occupied by a gas station/muffler shop. We purchased the building several years ago and demolished the structure for future development. We are now proposing to build a small mixed-use building with ground floor commercial and two floors of apartments. We anticipate no more than 16 units of apartments. We have designed the building to border the corner of Patterson and Rogers Street. We presented the proposal to the McDoel Neighborhood and received a positive reception to both the location and scale/size.

3. A description of the materials used.

The building will be primarily constructed of a steel/wood frame. The façade is a combination of brick, limestone veneer, commercial metal cladding.

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.

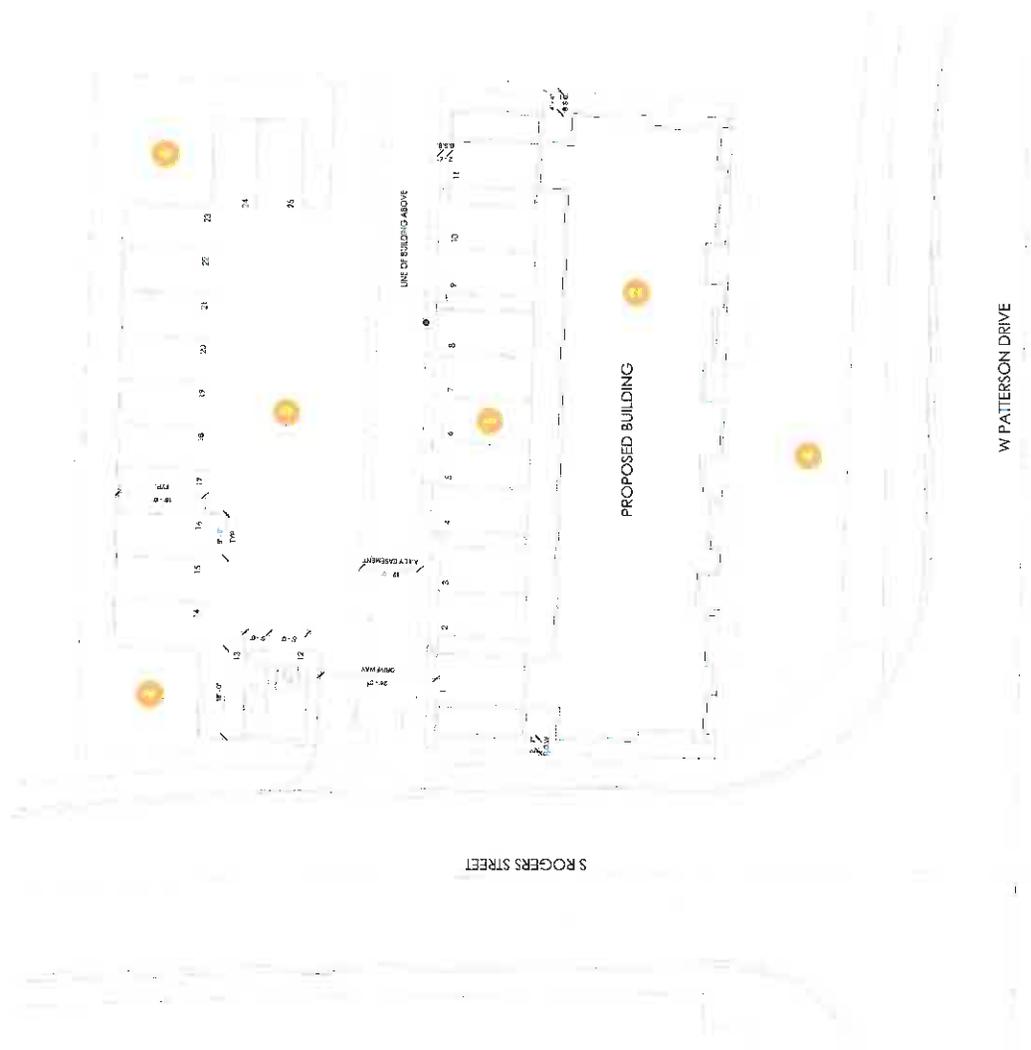
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.



- 1 TUCK UNDER PARKING
RESIDENTIAL ABOVE
- 2 COMMERCIAL
RESIDENTIAL ABOVE
- 3 ASPHALTIC CONCRETE
- 4 LANDSCAPING

PARKING COUNT:
 TUCK UNDER SPACES: 1
 REGULAR SPACES: 24
 TOTAL SPACES: 25
 TOTAL REQUIRED SPACES BY
 MUNICIPAL CODE: 31



1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'

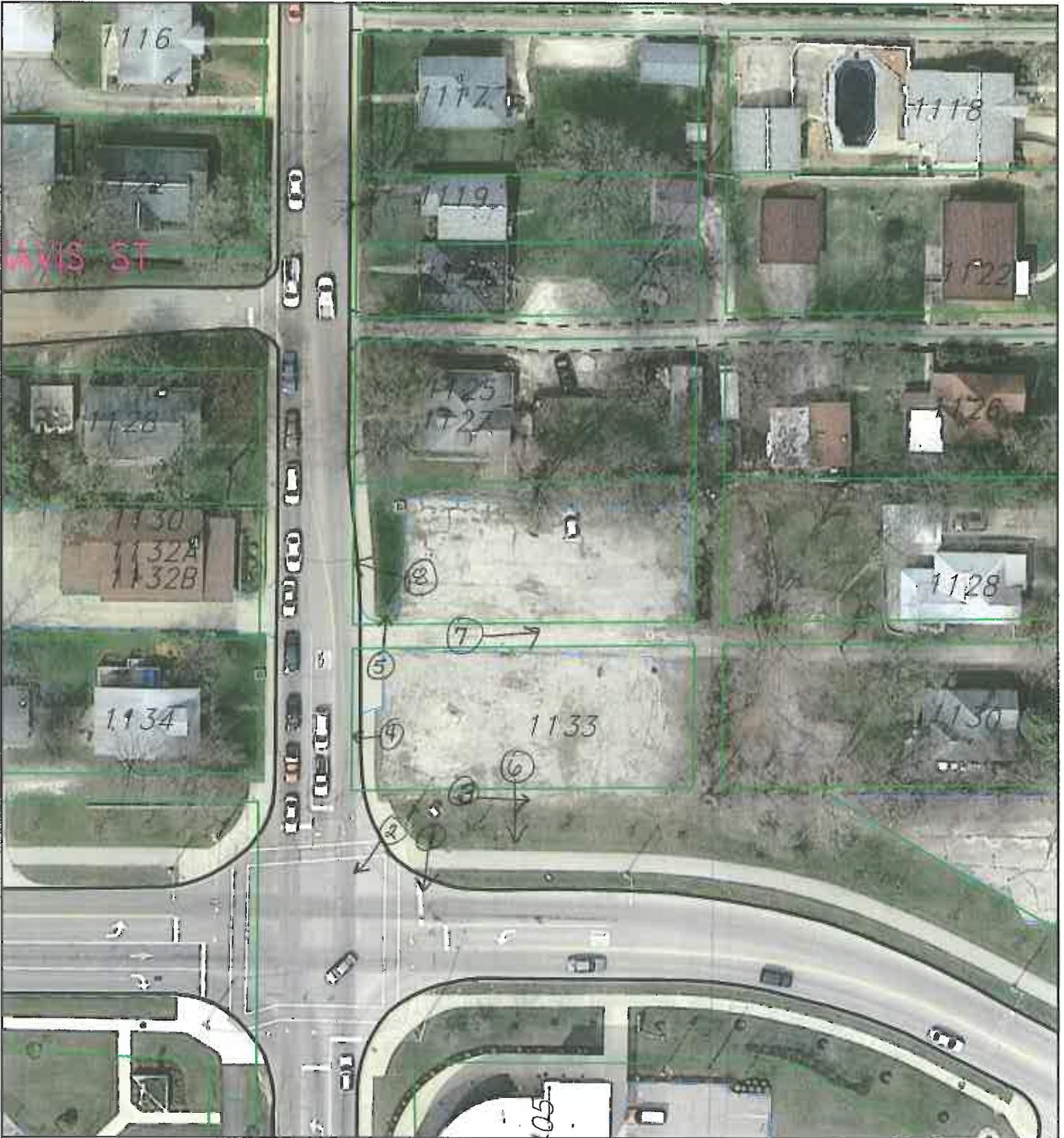


South Rogers Mixed Use

1185 S. Rogers Street, Bloomington, Indiana
 04/25/13 Consent Presentation

Page





By: hiestann
11 Apr 14



For reference only; map information NOT warranted.

City of Bloomington



Scale: 1" = 60'





2



4



1



3

13



6



8

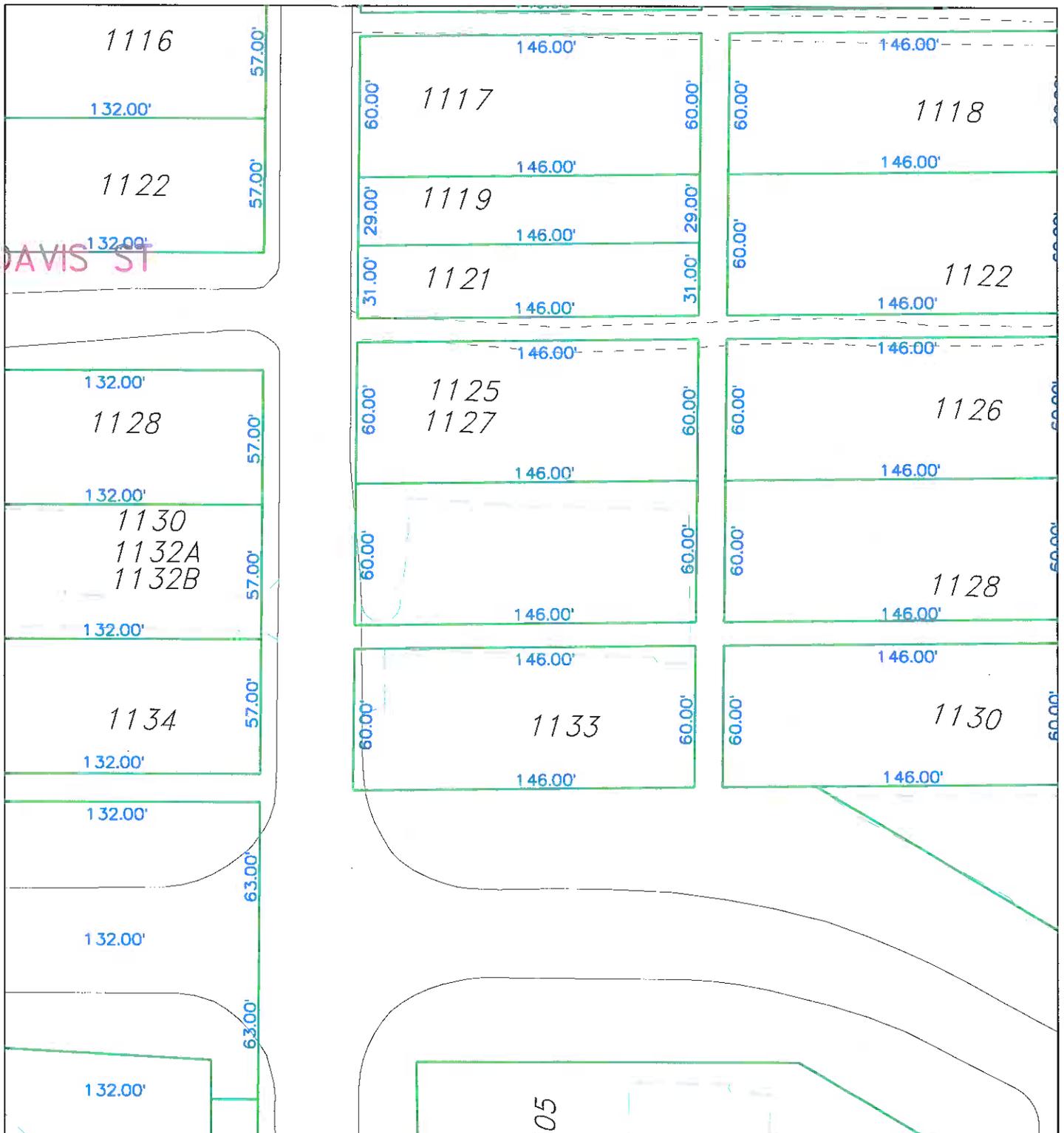


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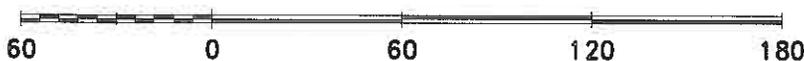


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14



By: hiestann
11 Apr 14



For reference only; map information NOT warranted.



City of Bloomington



Scale: 1" = 60'

STAFF APPROVAL

Summary:

Remodeling of non-contributing house in the McDoel District with cement board, replacement windows for non-original windows, and addition of fencing that continues the style of fencing found elsewhere on the lot.

COA-10-14

1008 South Madison

Owner: Chris Dadds and Jill Erisman

220 NC 1008 House; Vernacular, c.1948 BHD

Zoning RC



This is a noncontributing property in the McDoel district. No changes or additions to the shape of the body of the house are proposed. It is currently a cement block house with a large block addition to the rear. There is a gabled porch on a block foundation with simple rectangular supports.

The owner wishes to insulate the block walls and then re-side with cement board lap siding. The trim boards will be cedar. He will parge over the insulating panels on the foundation level. Existing



replacement windows will be exchanged for aluminum clad wood replacements with 3 over one lights. A privacy fence is to be constructed on the north side of the house, the design for which is set by other existing fences on the south side of the lot.

Because this is a non-contributing property, the change in appearance is considered a minor change which does not affect the district as a whole. Materials in the original McDoel district are described broadly because even contributing properties have "...exterior walls sided in wood, aluminum, vinyl, or composite materials." Therefore this modification on a non-contributing house is supported for new construction (under the old guidelines). The existing windows are replacements and are being replaced again with a window style, although not indigenous to the house, is certainly present in the area and also appropriate to a bungalow. The shadow box privacy fence is a continuation of design already seen on the lot on the south side.

Staff has received support for making this decision from members of the McDoel Neighborhood Executive Committee. Staff receive support from more than three members of the Commission including the chairman.

Staff recommends approval and the permit was issued on April 21.

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. MM Campbells Lot #27

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

Bring home into compliance with current housing codes by adding foam board insulation to the exterior and covering insulation with fibercement siding and trim, or pargetting below floor level.

Replace worn out aluminum replacement windows with clad double hung wood units.

Add privacy fence as visual screen for storage between home and alley.

3. A description of the materials used.

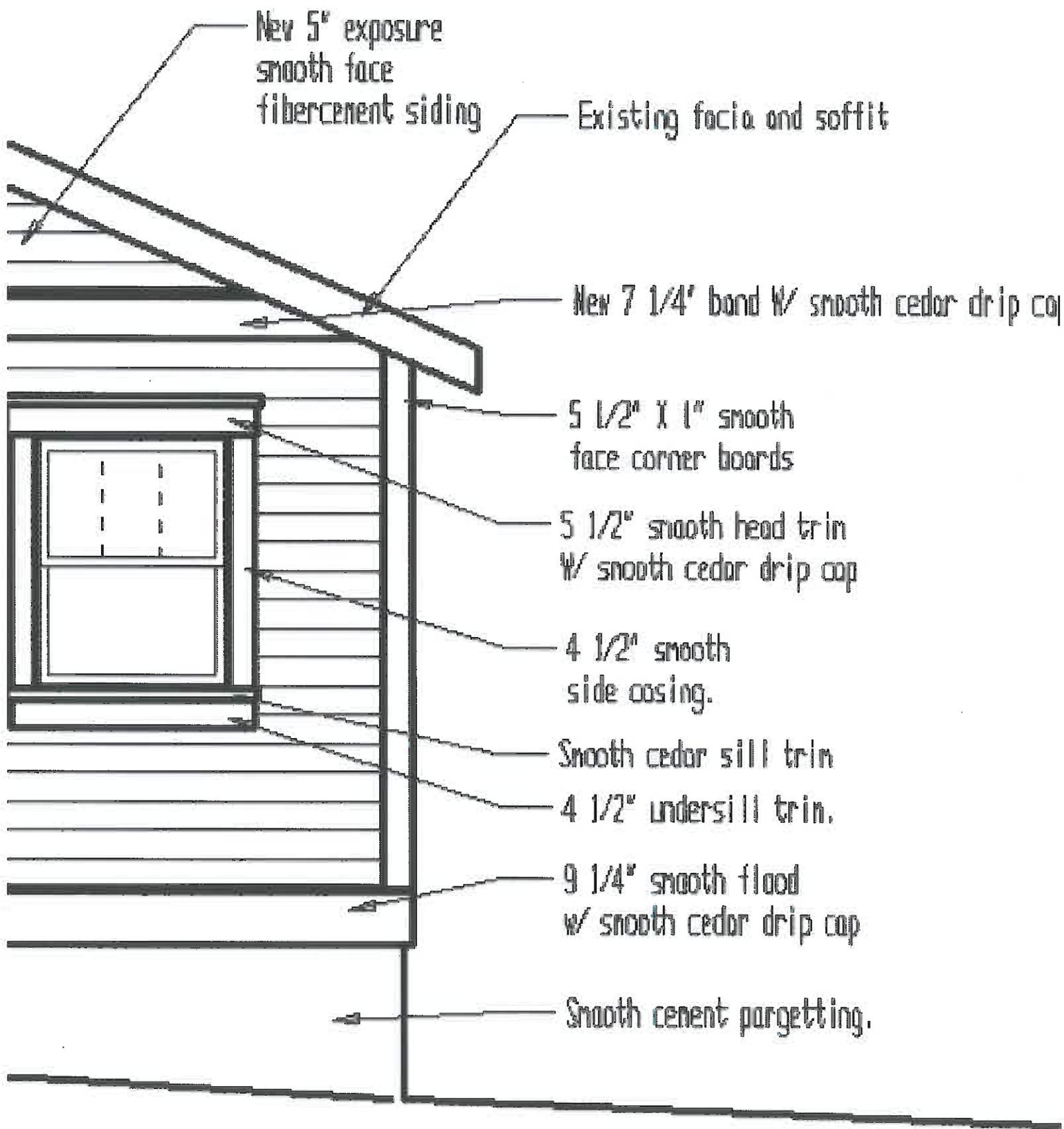
- Marvin Brand aluminum clad double hung wood windows with simulated 3 over 1 divided lites on interior. _____
- 2" polyisocyanurate or extruded polystyrene board insulation. (covered by siding) _____
- 5" exposure smooth face fiber cement horizontal lap siding. _____
- Smooth face fiber cement or other composite 1X trim. _____
- Smooth faced cedar trim profiles. _____
- Common rough sawn vertical board shadow box privacy fence materials. _____
- Cement pargetting over foundation walls insulation. _____

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

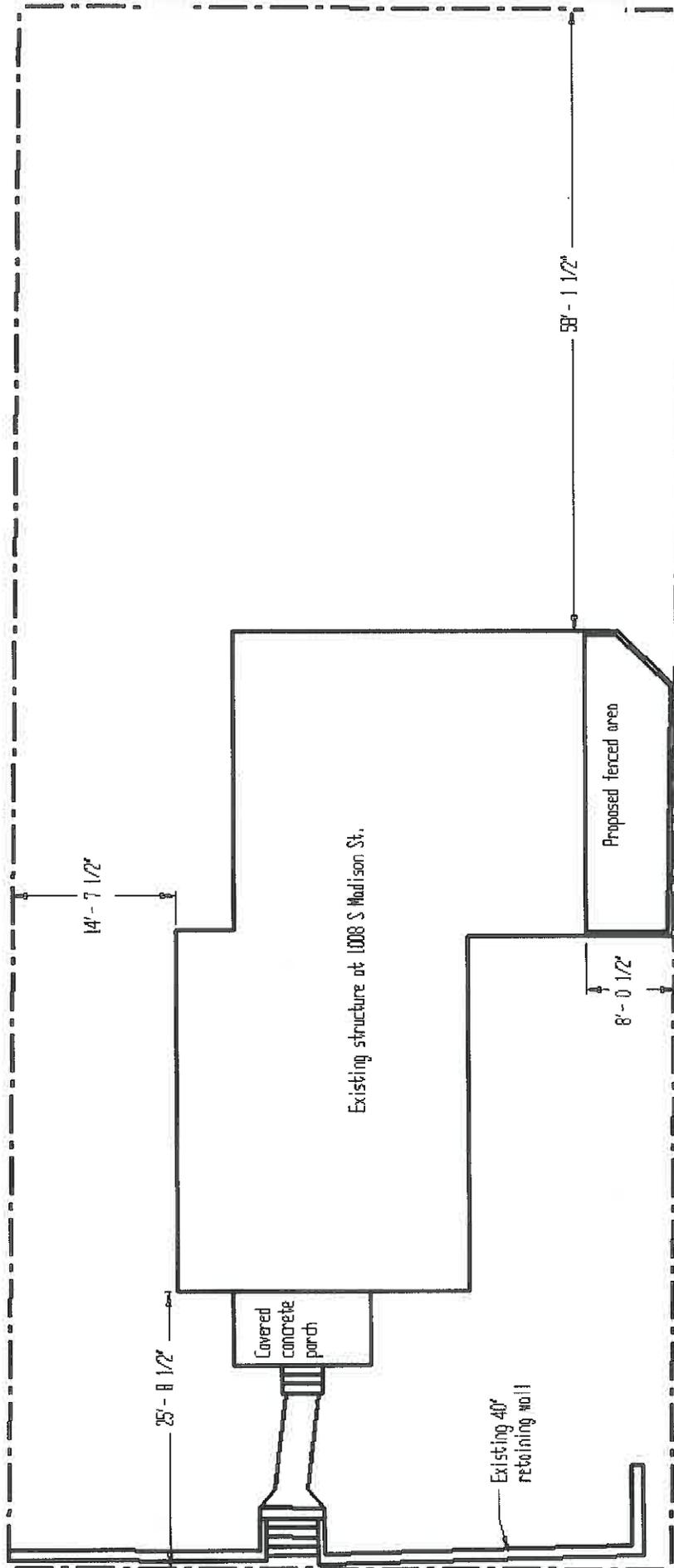
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

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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.



Typical Detailing









STAFF APPROVAL

Summary:

Remodeling of an accessory building in the rear of a lot to include a standing seam metal roof replacement. All other modifications are repair and replacement in kind.

COA-11-14

712 West Wylie

Owner: Kenneth Haag

**009 C 712 House; Arts and Crafts/ Gable Front Bungalow, c.1934
Zoning RC**

This is a contributing bungalow in the McDoel District with an existing contributing accessory structure. The house was among those which received BRI facade grants in the



early 2000s. The accessory structure shows Arts and Crafts details and will be made into a studio. Interior changes and uses are not reviewed by the Commission. No modifications to the exterior are planned except repair and maintenance. The roof materials are proposed to be changed to a standing seam style metal roof.

Ongoing discussions with the McDoel Guidelines subcommittee have included extensive support for metal roofs, not just on accessory structures but also on principal buildings in the district. The draft is nearing completion. The old guidelines did not address the use of

metal roofs but provided wide flexibility in the use of materials for new construction..."exterior walls sided in wood, aluminum, fiber, vinyl, or composite materials; design of new residential structures is encouraged to follow this pattern where feasible." This does not directly address roofing materials. Also pertinent is the lack of visibility of this structure which is behind the house on a long lot and is located at the very edge of the district. The lot is contiguous on its north side with medical paved parking.



In this era of housing (1910-1940) on the west side generally, metal roofs were frequently a feature of sheds and accessory buildings, so the roof is particularly appropriate on this structure. Since the structure will be weatherized for use, a corrugated metal roof (more appropriate perhaps) would not be feasible.

Staff recommends approval and the permit was issued on April 21.



This application was also presented to members of the McDoel executive subcommittee and the Historic Commission for review. Staff approval was supported

Staff recommends approval.

April 16, 2014

Bloomington Historic Preservation Commission

401 N. Morton Street

Bloomington, Indiana 47403

Attention: Nancy Hiestand

Our client, J. C. Hart LLC, will be filing a development plan for the property located at 700 North Walnut Street and the commercial strip center north of 700 N. Walnut Street known as High Point. As a part of this petition we will be requesting a setback variance adjacent to the Historic structure located at 700 N. Walnut Street. The ordinance would require the proposed building north of the historic structure to be the same as the existing home. Our architect, Randy Sherman, will discuss the reasoning behind the land planning in the next paragraph.

The land plan is developed as two blocks split by an extension of 11th Street into the site. 11th street as it extends eastward will be flanked on the north and south by three story courtyard style buildings and terminated with a two story two unit townhome building. The townhome building will function as a focal point to the eastern terminus of 11th Street in our property. In order to continue the rhythm of individual single family structures along North Walnut Street, we propose two courtyard style buildings that will give the appearance of 4 residential structures along our frontage. This approach will continue the character of building placement along North Walnut and will follow the general format of buildings being placed at the required 15' build to line as established in the Downtown Edges Overlay District. The facades at the back of the courtyards for each building will respect the setback positioning of the existing bungalow located at the corner of our property at Cottage Grove and Walnut Streets. The existing retaining wall located in front of the bungalow will be repeated in front of the two courtyard buildings to the north to both hold grade up from the existing street where necessary and to help define the edges of the recessed courtyards as they extend forward to Walnut Street. The ends of the courtyard buildings will step down in scale to respect the vertical scale of the existing bungalow on site and the scale of other residential homes in the immediate neighborhood to the north and east.

After reviewing our proposed site plan and request please feel free to contact us at 812-332-8030 or jfanyo@bynumfanyo.com at any time for further clarification or questions you may have. We thank you in advance for your consideration.

Jeffrey S. Fanyo, P.E., CFM

Bynum Fanyo and Associates, Inc.

528 N. Walnut Street

Bloomington, Indiana 47404

p812 332 8030

DATA:

82 DWELLING UNITS
 44 SURFACE P.S.
 52 GARAGE P.S.
 TOTAL : 96 P.S.

(16) STUDIO UNITS
 (64) ONE BEDROOM UNITS
 (2) TWO BEDROOM UNITS



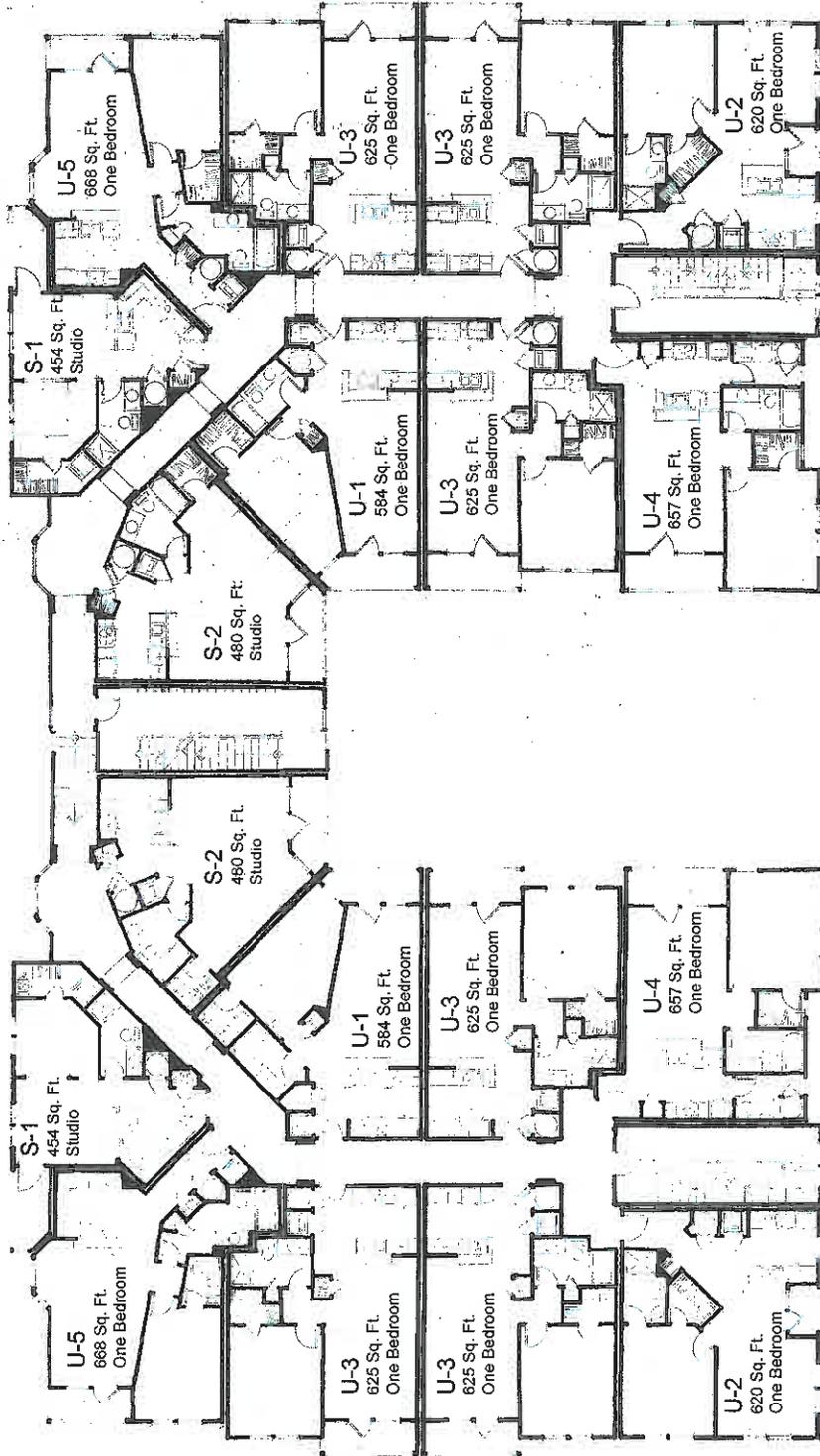
PRELIMINARY CONCEPT

Site Plan / First Floor Plan

weaver sherman design
 architects and land planners

702-730 North Walnut Street





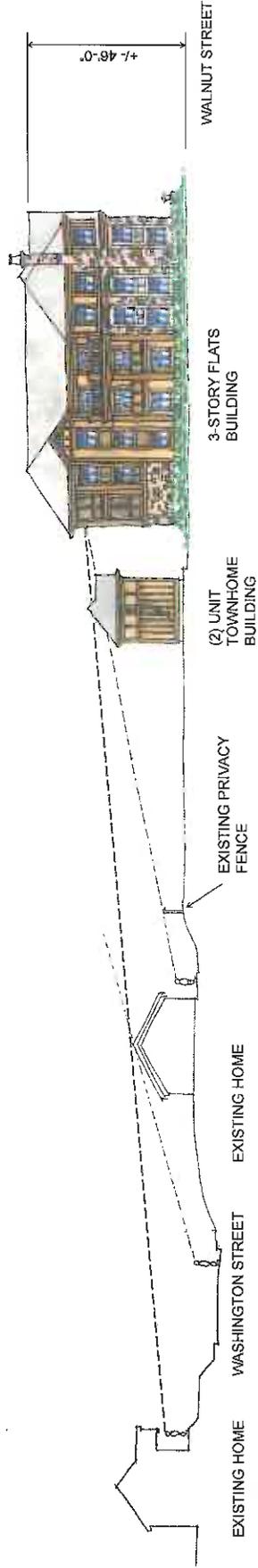
PRELIMINARY CONCEPT

Second and Third Floor Plan

702-730 North Walnut Street

weaver sherman design
architects and land planners

20



11th Street (mid block) Elevation



Walnut Street Elevation

PRELIMINARY CONCEPT

weaver sherman design
architects and land planners

702-730 North Walnut Street

