

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday May 8, 2014

5:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. CERTIFICATE OF APPROPRIATENESS

A. COA-12-14

819 East Eighth Street Owner: Timarron Real Estate LLC.

Representative: Brian Lyday

Request to repair and reinforce a historic balustrade on a sunroom roof in the University Courts Neighborhood.

B COA-13-14 STAFF APPROVAL

701-703 South Woodlawn Owner: Chris Clark

Demolition of a rear brick porch, reconstruction with additional matching brick to provide adequate support in Elm Heights Historic District

C. COA-14-14

910-920 West Smith Owner: Amy Countryman and Jeff Mansfield

Review of a new construction permit under Greater Prospect Hill Historic District Guidelines

D. COA-15-14

1325 East Hunter Representative: Mike Schick

Demolition of a garage in the Elm Heights Historic District

V. DEMOLITION DELAY

A. 1605 South Walnut Street Owner: Tom Winger

Plans to remodel an existing pyramidal cottage, adding a rear entrance and opening pre-existing doors and windows on the facade.

B. 112-114 North Walnut Knights of Pythias Building (Redman Building)

Owner Stardust LLC

Representative Kerry Dishman

BUEA storefront rehabilitation based upon photodocumentation. Limestone damage uncovered.

VI. NEW BUSINESS

VII. OLD BUSINESS

A. Preservation Month

B. Report on Guidelines Subcommittees: Greater Prospect Hill April 22

McDoel May 1

C. University Courts Update

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Next meeting date is Thursday May 22, 2014 at 5:00 p.m. in the McCloskey Room

Posted: May 1, 2014

Summary:

Request to repair and rebuild a balustrade across the front facade of the house after a property damage accident., that will assure greater safety.

COA-12-14

707 East 8th Street

Owner: Timarron Real Estate LLC

Representative: Brian Lyday

Zoning RM

011 C 707 Ward Johnson House; Colonial Revival, John Nichols, Architect, 1922 SR

This property is located in the University Courts full historic district designated in March of 2014. It is the city's newest full historic district. It is one of the three houses in the district that had links to the Johnson Creamery family, so it has historic as well as architectural significance. The house is designed by John L. Nichols.



The house is a classic brick Georgian Revival House, that has an entry on its east side, facing away from the street. It faces the entrance of a massive brick four-square, and these constitute an example of the planned paired entries that are features in the University Courts district. The house at 813 was design by Edwin Doeppers. Both properties have one story sunrooms along the north south axis of the building, which face 8th street.

The property was the site of a railing collapse in April and the owner wished to make repairs and add support to the historic railing. The plan to do this is being submitted for review The accident occurred on April 26th and the house is under unsafe orders and orders to repair. The repairs involve stabilizing the railing on top of the sun porch. This work will be visible and prominent from 8th street.

EXISTING:

Most of the railing feel to the ground without additional breakage and can be reinstalled with minor repairs. Other features may be replicated to be based upon the original template. Temporary repairs are in place until this COA is approved (photographs). The French doors leading to the roof are nailed shut until the repairs are made.

REQUEST:

The owner proposes to put the railing back in place (in the same location as it was) with the following modifications: Where balusters were broken they will be replicated in redwood based upon the original template. A new feature will be added at a central location on the front balustrade. This new newel will serve to stabilize the load and will be created on the template of the corner newels. Both bottom and top rails will match existing profiles. All work will be replication in kind except for the addition of the central newel. This additional support is being required by HAND, as a result of the accident, although the method of insuring this support is not identified in the report.



ANALYSIS

The request is repair and replacement in kind except for the addition of the newel, which is a change in design that will necessitate some removal of original material and the introduction of a design element that is not original to the house. It will be clearly visible on a primary facade.

This does not constitute removal of a character defining feature, but it is a change in design that is masked by its conformance with existing historic detail.

**UNIVERSITY COURTS DESIGN GUIDELINES:
FROM SECTION 5.0 ADDITIONS, RETROFITS AND NEW CONSTRUCTION**

It is our goal to preserve the historic integrity of the district while allowing for changes that enhance its livability for the residents. Sometimes, change is necessary or desirable for older homes to fulfill their function as the needs of the owner change. Most or all of these changes should be made in a manner that can be reversed and should not damage or remove irreplaceable historic materials or elements.

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Guidelines for Porches and Porticos

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. Also refer to Section 7.2 Web Sites for Project Planning and Restoration Resources for additional guidance.

- I. **Removal of any porch, portico, or its materials or features outlined above and visible from the public right-of-way.**
 - The retention of all architectural metal elements is encouraged. If replacement is necessary, consider in kind replacement over substitute materials if feasible.
 - The enclosure of historically open front porches and porticos is discouraged. Increased flexibility is given for porch and portico enclosures along secondary facades. However, all proposals for enclosure require a COA.
- II. **Reconstruction of missing, or the installation of new, functional or decorative porch or portico elements that are integral components of the building or site and visible from the public right-of-way, such as doors, steps, balustrades, pilasters, entablatures, and trim work.**
 - Replace missing elements based on accurate documentation of the original or use a compatible new design.
 - Consider compatible new materials only if using original materials is inadvisable or unfeasible.
 - Porches or porticos that are not original but have gained historical or architectural significance in their own right should be retained. However, new porch or portico elements should not be introduced that create a false historical appearance.
 - Refer to the guidelines for Additions and New Construction, Section 5.1, for design assistance when constructing new porches or porticos.

STAFF COMMENTS

The first commentary, which is from new construction guidelines, gives the Commission some leeway to adapt the existing rail to the uses anticipated which are not admittedly those that the house was built for.

Item II under Guidelines for Porches and Porticos confirms that the work requires a certificate of appropriateness. The owner will be using existing balusters as a template for the new work so this will meet all guidelines constituting repair. The newel post replication is a solution, but it may draw attention to any asymmetry in the building, for instance it should align with the central window stile and also with the chimney and french doors. A larger structure will draw attention to this problem, if any asymmetry is discovered.. It may be possible to solve the load problem with a smaller feature, not readily identifiable as part of the historic design..an additional plain painted post or half size pillar that calls less attention to itself, but stabilizes the railing..

Staff recommends approval, applauds the effort to retain the colonial revival style in the the solution but suggests that a less visible element may perform a similar service.

STAFF APPROVAL

Summary:

Request to repair and rebuild two brick rear porches visible from University Street in the Elm Heights Historic District.

COA-13-14

701-703-South Woodlawn

Owner: Chris Clark

Zoning RC

163. 259 C 701-03 Duplex; Arts and Crafts/ mirror Four-square, c.1920



Demolition on this mirrored Arts and Crafts brick duplex was under way when a stop work order was placed upon it. The Monroe County Building Department said that, although the wall of the rear porches had been totally removed, the job did not require a building permit. It did, however, require a COA. Staff notified the Commission of this event at its April 24th meeting.

At the request of staff, the owner applied for a COA for the repairs and explained the situation with the MCBD. It is very difficult be aware of or to review ongoing work without a building permit



application. The Elm Heights Subcommittee was notified and approved of this staff action, as well as members of the Commission.

The matching rear porches were rebuilt, at some time in the past using a single wythe of bricks. The owner was attempting to rectify the weakness of the structure by rebuilding it on the same structural template as the front porches. The

foundations were not removed and the existing roofs were supported. There will be no stylistic changes other than brick laying pattern. The bricks themselves were salvaged from a previously demolished garage on the site. See attached documentary photographs.



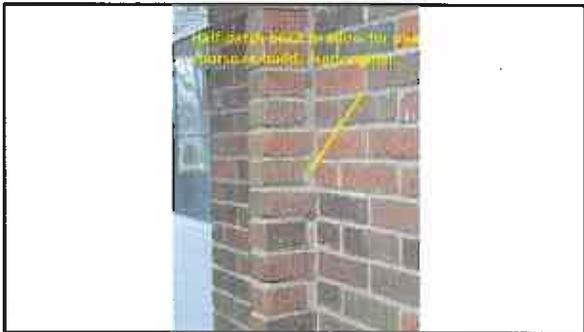
701-703 SOUTH WOODLAWN



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Example of another duplex back porch, but fully enclosed.



Brick laying style for the existing (original) front porch of subject



Brick laying style for the existing (original) front porch of subject - Alternate view

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:
At some point the owner (former) had the brick sections of the two back porches rebuilt. They only used one course of bricks for the depth of the porch. It is unstable and unsightly. We want to keep the existing original limestone foundation and roof structure. We want to rebuild the brick portions to match the brick laying style of the original front porches. We have selected a mason that does excellent restoration work. He rest
3. A description of the materials used. ground out every mortar joint and re-tuck pointed the historic home at 808 N. Washington St. if you need an example of his work.

Materials used: exact match historic brick, color matched mortar, 2x floor joists, and exact match flooring width for the porch floors

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.

Summary:

Design for the construction of a new house and garage in the Greater Prospect Hill Historic District

**COA-09-13
COA-14- 14**

**910-920 West Smith
Owners Amy Country man and Steve Mansfield
Representative: Jim Rosenbarger
Prospect Hill Conservation District**

Zoning RC

The building permit for this project was received into the Planning Department in April. Because this project was reviewed under conservation district standards in June of 2013, a ruling made was that the petition must be reviewed under historic district standards in



order to be released. This is similar to the case for an addition that was re-reviewed on West Kirkwood. The building proposed is identical to the one that received COA-9-13.

The Greater Prospect Hill subcommittee is nearing completion on a draft that is currently being shown to the neighborhood. Like the McDoel neighborhood, discussions have led the subcommittee to support the new construction standards that were in place previously. As we all know, in a Conservation District, guidelines are produced for demolition, new construction and moving buildings. It is the

guidelines for existing buildings that are not addressed in Historic Districts, including moderate changes and additions.

From Previous Report June 2013

This is the relatively rare occurrence in Prospect Hill of the construction of an infill house in an established neighborhood. The existence of these particular vacant lots, because they are irregular, has been subject to much neighborhood anxiety. They were identified as sensitive early in the Conservation District discussion. These tracts of land front on Smith Avenue are located in an area where most structures on the right-of-way are accessory buildings rather than front porches. A house appropriately placed on the right-

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of-way would be looking into the backs of garages and concrete block storage buildings.. Another anomaly is the extensive amount of land and length of the lots involved. Of the two distinct lots: one is 364 feet long and the other is 238 feet long. Planning has determined that the land is composed of two distinct lots, accessible via Smith and also some platted alleys.

The house is a story and a half frame bungalow with approximately 1585 square feet on the first floor and 700 finished square feet on the second. It features three porches on the north, south and east sides. The front exposure is nominally the south side facing Smith, however, as noted before, this is inconsistent with the rest of Smith. The previous map shows how few houses face Smith along this corridor. This house will be substantially setback from Smith (more than 60') and obscured by a stand of trees on the southwest corner of the lot. They also wish to construct a two car garage north of the house to be accessed of an east-west alley. The two car garage is at the maximum standard for size (24'x24') and feature board and batten siding and exposed rafter tails.

The designer has included a figure ground study showing the footprints of adjacent housing. It illustrates that the ground coverage is comparable with nearby housing. We have noted before that the typical Prospect Hill house "absorbs" outbuildings into its footprint eventually creating a sprawling asymmetrical footprint. The designer transferred the proposed footprint to an area study of adjacent housing. You can see that the proposed building -about 60' in length and 24 feet wide- is not too large for the neighborhood. It also carries forward the accretionary form of historic housing in the neighborhood.

The designer and owners met with city staff several times and used a craftsman bungalow style. It has multiple roofs, exposed rafters, unique fenestration with divided light sash, ribbon windows and bay windows with shed roofs on either side. The foundation will be split faced concrete block and will be more visible on the west side, where the topography falls away from the house. The house also has several open porches. Because of the unusual length of the lot, the garage (placed behind the house) will be accessible from an alley off of Euclid. This consumes less of the lot, which the owners would like to use for gardening.

The owners met with the Prospect Hill Design subcommittee on May 29th and addressed comments, concerns and questions. The current design is a result of that dialogue. [Here is a response from the owners.](#)

With your suggestions in mind, we have redesigned elements of the porch as follows:

1. The artsy trees have been removed to better reflect the open design of the porches in Prospect Hill. This also increases visibility of the front door.
2. The vertical panels are now shown as two distinct parts (porch and base) via a space between the porch floor and the bottom of the railing. This spacing is also a common feature in Prospect Hill porches.

3. Although it is not shown in the drawing, the panels have spacing between them which also increases visibility of the front door from Smith. Please see the



attached photo for an example of what it will look like.

Another thing we considered to give a more direct view of the front door from Smith was to locate the stairs on the south part of the porch. However, due to the uncharacteristically steep hill that exists down the center of the porch, placing stairs at that location would require significant alteration of the grading. In contrast, the current placement of the entry stairs on the east side of the porch conforms to the natural flow of the lot. For neighbors viewing the house from Smith, the pathway leading from the southeast corner of the lot to the porch stairs serves to direct ones eyes toward the main entry of the house.

Since this is a new building in the Conservation District, several elements of compatibility apply.

From the Prospect Hill Conservation District Guidelines for new construction:

CONTEXT

LARGE SITE This is usually a combination of several vacant lots, often the result of previous demolition. Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

As discussed before, this is an anomalous site, with two irregular lots and frontage along a street that does not have the characteristics of traditional front exposure and setback. The deep setback proposed is mitigated with the tree stand on the southwest corner of the lot and further by plans to create a front garden. Currently the house front looks out over storage buildings and garages lining Smith at this location. The street itself has no curbing, sidewalk and very little setback to the storage building that line it.

SETBACK

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

RECOMMENDED

1. 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
2. On corner sites, the setbacks from both streets must conform to the context
3. 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.

Smith is an irregular thoroughfare, seen as a hold over from Prospect Hill's more rural origins. In the 500 block, a variance from sidewalk construction was granted because of the width and the pedestrian nature of the street. Smith terminates in the First Church of the Nazarene site and then picks up again on the other side. Past Maple there are only two houses fronting on Smith, and it becomes increasingly more like an alley rather than a street. (see attached photographs)



ORIENTATION

Definition: The direction that a building faces.

RECOMMENDED

New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. (See Introduction for information about the traditional forms in the neighborhood.)

This is a complex site and surrounding primary buildings provide little guidance because they are oriented along the spine of north south thoroughfares: Euclid and Buckner. This plan accomplished two goals: it relates the building to the longer east west dimensions of these nearby primary buildings and it nominally maintains an entrance fronting on Smith

with a porch and sidewalk. It also consumes two oversized lots with a hazy legal history of ownership, that may have encouraged denser development than what is proposed. This plan limits the use of the lots to a single family house and accessory structures. It maximizes the possible use of land for gardening without breaking an established pattern.

BUILDING ENTRY

Definition: The actual and visually perceived approach and entrance to a building.

RECOMMENDED

Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

The front entry faces south towards Smith and features an open porch with characteristic craftsman carpentry work and an extended walkway from Smith. However there are no houses on Smith Avenue at this location or in surrounding block faces with a front porch exposure. The design reflects a compromise that adequately addresses the entry guideline. The houses on Smith in the 1000 block have nontraditional entries, for example the house below.



347 1/2 Buckner

SPACING

Definition: The distance between contiguous buildings along a block face.

RECOMMENDED

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

The plan (best reflected in the figure ground study) shows adequate side setback to contiguous buildings, some of which have rear exposures or garages adjacent to the subject property. The side setback is similar to side setbacks on Buckner and Euclid.

BUILDING HEIGHTS

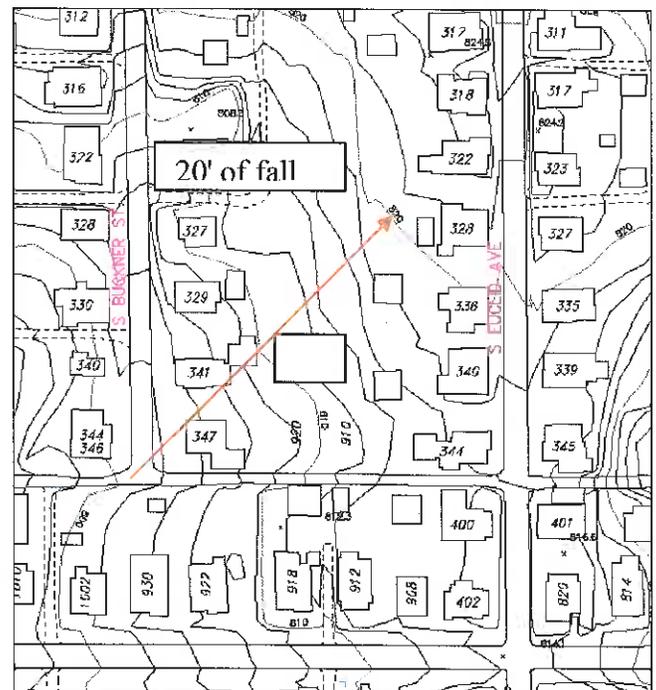
Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

NOTE: In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.

RECOMMENDED

1. 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.
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor

A primary consideration for this construction is the surrounding topography which is not flat. The fall from a peak on Euclid is approximately 20 feet. Staff drove both Euclid and Buckner. Houses on these streets are either a story and a half bungalows or gabled-ells. The houses facing Euclid Street, bounding the east side of the site, are at a higher elevation, by several feet than the new construction. Staff estimates the height of a simple gabled-ell form at 21 feet. The subject lot falls away on the northwest side of the house, showing greater height at this location. The house is 27' at its highest west elevation peak and is a story and a half tall, characteristic of the area. The eastern gable is 24' tall. Although the house is only a story and a half, appropriate for this area, it may be 3-41 feet higher than adjacent construction. A mitigating circumstance is that this house is not in a row of houses, as the guidelines depict, rather it is adjacent to rear yards and accessory structures on these thoroughfares. So the height of the house is buffered by its site. The highest point will face a garage.



BUILDING HEIGHT/ SIDE SETBACK

Definition: The relationship between the height of the house and the distance between them

RECOMMENDED

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

In this site plan the setbacks are masked by the site of the structure. They meet requirements of the zone. As noted in the previous discussion, the lot fall creates a high point nearest a garage, almost 24 feet away.

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.

This is a bungalow form which is one of four forms indigenous to the area as noted in the guidelines that describe historic and characteristic forms in Prospect Hill. (p.9)

ROOF SHAPE

RECOMMENDED

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

Contextually the unusual length of the lots as well as the unimproved characteristics of the street frontage creates a peculiar condition on the site. Planning has outlined a package of three variances for this plan: Variance from the front build-to line, variance from sidewalk standards, and parking site. The cross-gabbling of the proposed structure is characteristic of both gabled-els and bungalow sides.

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.

The general massing of the structure along with porches and cantilevered bays, reflects the irregular and sprawling forms that have evolved in Prospect Hill. Most structures in the neighborhood have either attached existing outbuildings to the main footprint or added space for bathrooms and kitchens. Some houses in the area were built without either of these. This form, from above, resembles the common footprint in the area.

FOUNDATION/ FIRST FLOOR ELEVATION

Definition: The supporting base upon which a building sits and the finished elevation of the first floor living space.

RECOMMENDED

- 1, New construction first floor elevation and foundation height should be consistent with contiguous buildings.

Because of the contour of the lot the lowest point of the foundation will be on the east and rise to the west to a level of 6'. The material will be poured concrete with the possibility of limestone veneer. This level is required by the contours of the lot. It will face the rear of the lot on Buckner. Side setback to the lot line is 11' at this location. In addition there is a 12 foot alley. so this constitutes a substantial setback to the garage on the contiguous lot..

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.

Fenestration on the building is characteristic of the craftsman form and maintains the variety of window forms seen in the area, such as ribbon windows and paired windows. The materials list show either aluminum, vinyl or wood clad windows with exterior grills on south elevation.

ACCESSORY STRUCTURES

SUBJECT TO REVIEW AND APPROVAL:

All structures greater than 80 square feet.

Definition : Any structure secondary to the principal building on the lot and greater than 80 square feet in size is subject to the following guidelines:

RECOMMENDED

1. New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern
2. New structures should be placed, where possible, in a subordinate position to the primary building on the lot.

The proposed two car garage is a 24' square, with a 20' peak. The board and batten siding with exposed rafter tails is in keeping with rural accessory structures in the area. There are additional windows and a pedestrian door. The non standard sized windows assist the design.

PARKING

Definition: Locations for overnight storage of vehicles

RECOMMENDED:

1. Where possible, parking should be accessed by the existing alleys in the rear of the building.
2. Where alleys do not exist, then on-street parking is a legitimate alternative.

On this site, it will be difficult to access the house from the alley entry on the east if the visitor is unfamiliar with the location. People following the address will end up on Smith looking for a place to park to approach the entrance. For this reason a pull off of some kind is warranted. The design of the pull off is shown as a perpendicular space, although it could also be an informal parallel space next to the right-of-way.

STYLE AND DESIGN

Definition: The creative and aesthetic expression of the designer.

RECOMMENDED

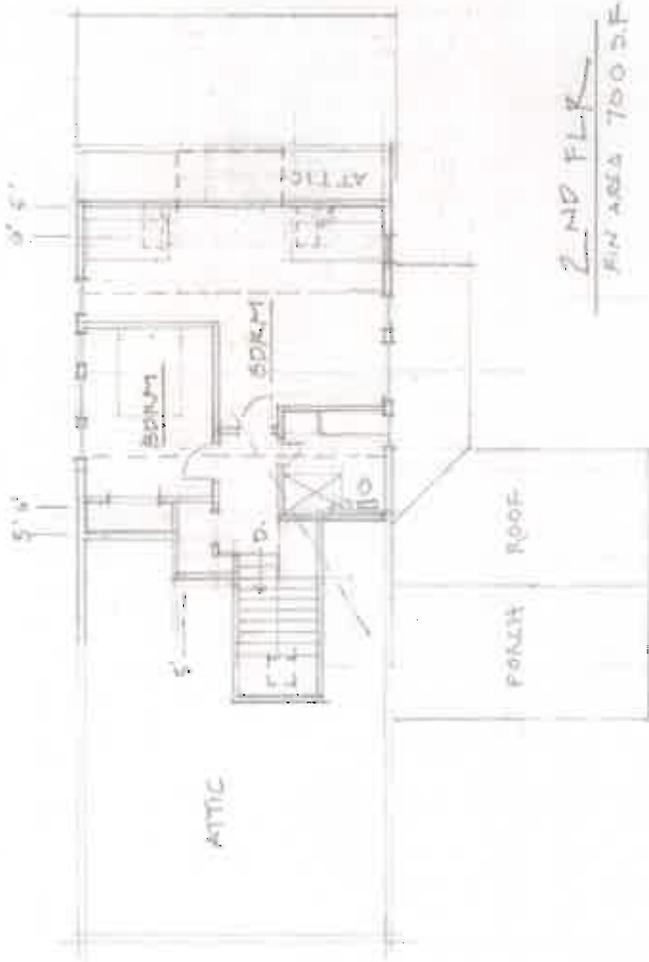
1. No specific styles are recommended. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.

It is the overall appearance of the house that makes this plan successful. The house is a traditional Craftsman bungalow, with features (porches and fenestration) that blend well into the neighborhood. Framing details will be made of cedar and the siding will be cement board, in keeping with the proportions compatible with this style. although some design decisions do not reflect the specific intent of the guidelines, this is a unique site.

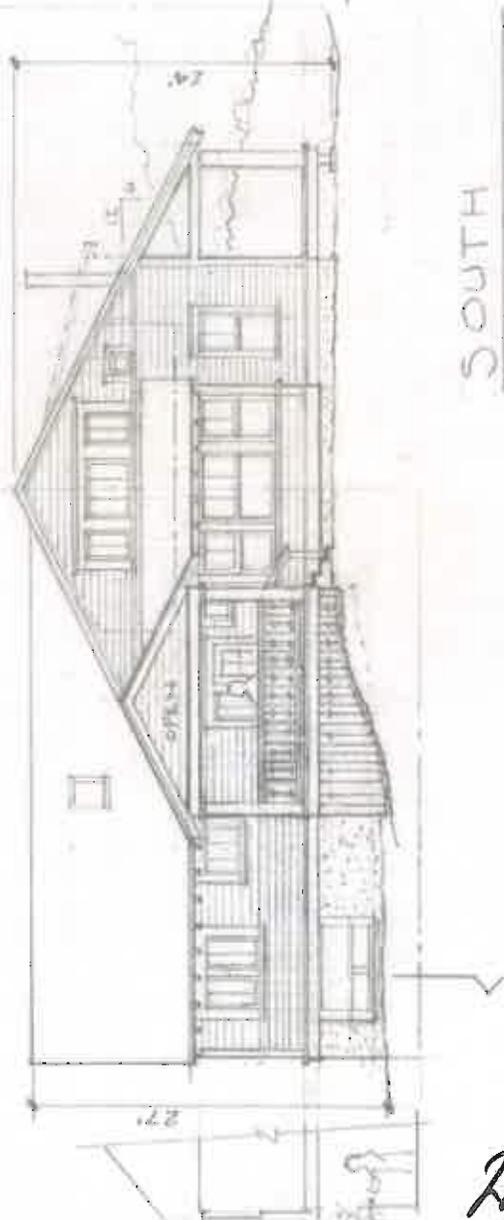
The proposal is a good reflection of the needs of the client, the best interests of the neighborhood for a large undeveloped infill tract, and visual interest which reflects the grammar used in the traditional housing.

The owners received comments from the Prospect Hill neighborhood design subcommittee and made adjustments to the drawings. The report is attached.

Staff recommends approval based upon the Greater Prospect Hill DG that will adopt the Conservation District new construction standards (from which this report is drafted).

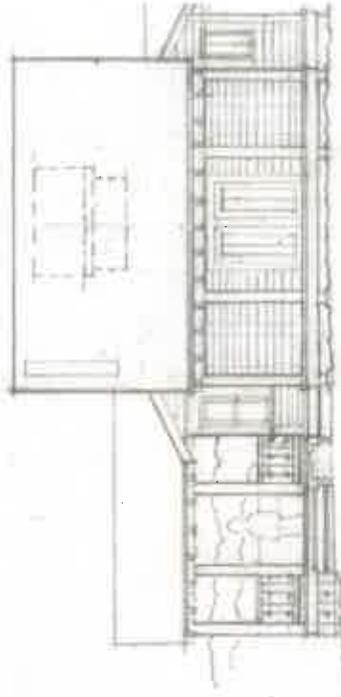


2ND FLR
FIN AREA 700 D.F.



SOUTH

1" = 10' 5-1-13



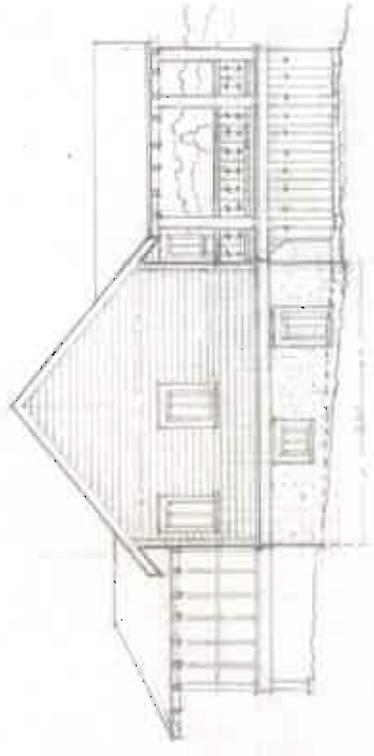
EAST

1" = 10' 5-1-13

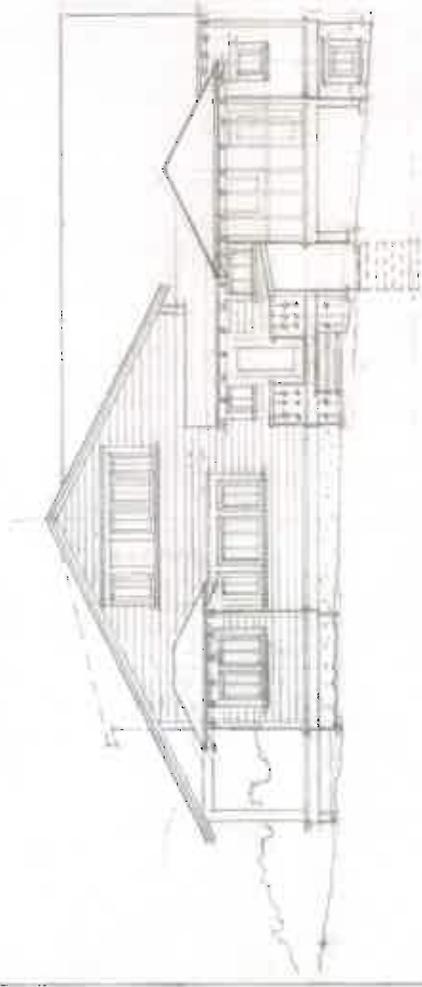
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6-5-15
5-8-15

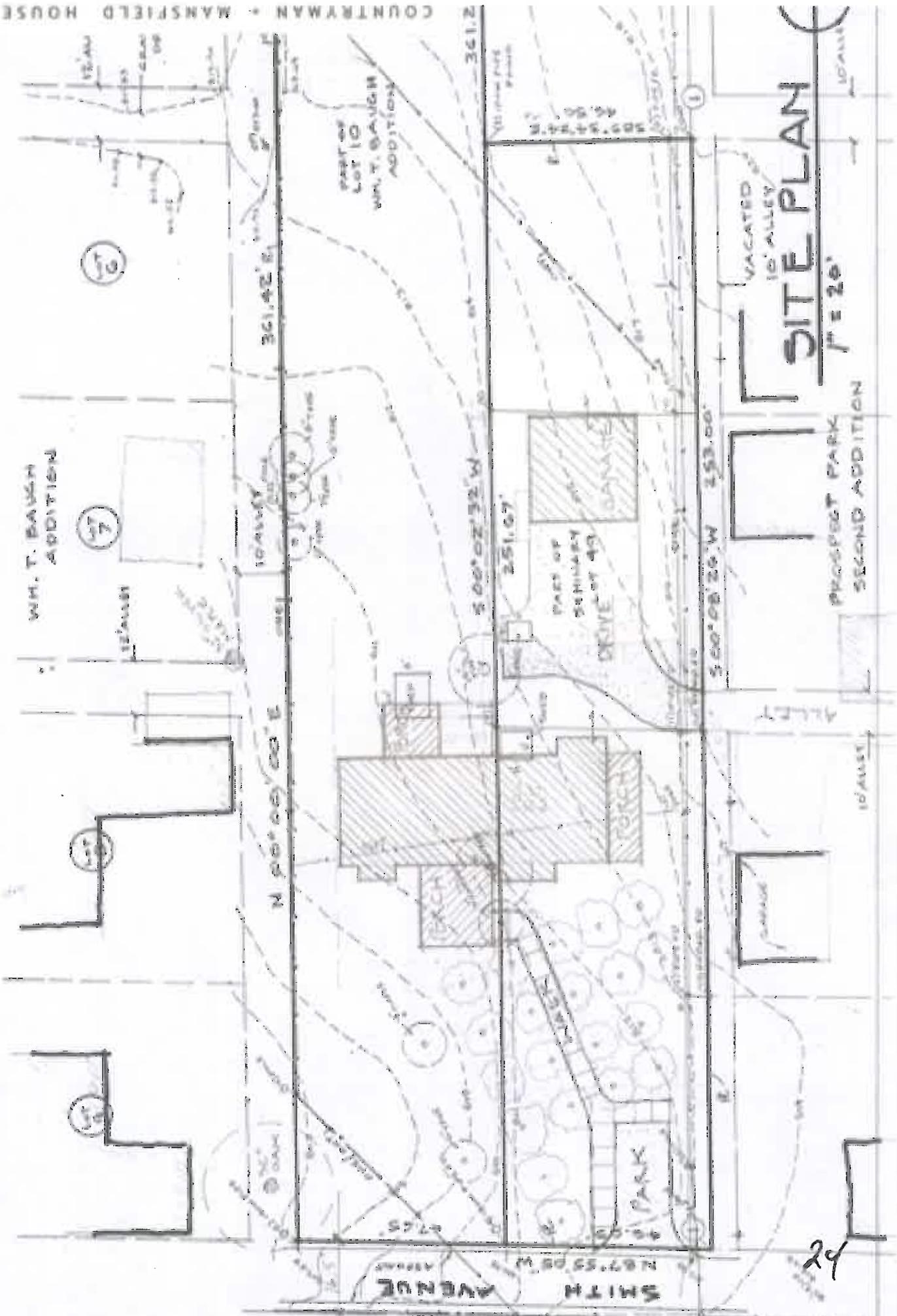
WEST



NORTH



COUNTRYMAN + MANSFIELD HOUSE
910 / 920 W. SMITH AVENUE
BLOOMINGTON, IN
JAMES ROSENBERGER, ARCHITECT
334-8932



BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday June 13, 2013

4:30 P.M.

AGENDA

I. CALL TO ORDER

Meeting was called to order at 4:30 p.m.

II. ROLL CALL

Commissioners

Danielle Bachant-Bell

Jeannine Butler

Sandi Clothier

Marjorie Hudgins

Dave Harstad

Doug Wissing

Advisory

Duncan Campbell

Sam Desollar

John Sanders

Eric Sandweiss

Staff

Nancy Hiestand – HAND

Lisa Abbott - HAND

Jacob Franklin – HAND

Nate Nickel – PLANNING

Guests

Catherine Spiaggia

Jeff Illedgale

James Rosenbarger

Amy Countryman

James Mansfield

Eric Terhorst

III. APPROVAL OF MINUTES May 09, 2013.

Marge Hudgins makes a motion to approve the minutes from the May 9th, 2013 meeting.

Jeannine Butler seconded. Motion passed 5/0/0 (yes/no/abstain)

IV. CONSENT AGENDA

COA-10-13

512 South Hawthorne Owners: Jim Roseman and Roberta Pergher
Request for a rear casement window visible only from an unimproved right-of-way.

No Discussion.

Jeannine Butler makes a motion to approve COA-10-13 for a request for a rear casement window visible only from an unimproved right-of-way at 512 S. Hawthorne Dr., Marge Hudgins seconded. Motion passed 5/0/0 (yes/no/abstain)

Patty Mulvihill submitted Findings of Fact for COA-10-13:

1. The Commission finds the proposed Window sized 20"x16" in the rear of the house a modest change to the exterior of the home and while is visible from a public right of way, the right of way is an unimproved alley, thereby, in terms of practicality, making the addition invisible to the general public.
2. The Commission finds that the proposed window's placement under the shed roof dormer on the end of the house, and the modest size of the window, will not detract from the historic nature of the house or the historic nature of the Elm-Heights Historic District.
3. The Commission finds that the proposed window's trim will match existing trim on the window, thereby ensuring compatibility with the overall historic nature of both the house and the Elm Heights Historic District.

Marge Hudgins makes a motion to approve Findings of Fact for COA-10-13 for 512 S. Hawthorne Dr. Danielle Bachant-Bell seconded. Motion passed. 5/0/0 (yes/no/abstain)

COA-11-13

719 West 7th Street Fairview Historic District
Owner Cathy Spiaggia representative Duncan Campbell
A change in paint colors on asbestos siding and frame.

No Discussion

Jeannine Butler makes a motion to approve COA-11-13 719 W. 7th St. Fairview Historic District change of paint colors on asbestos siding and frame. Marge Hudgins seconded. Motion approved 5/0/0 (yes/no/abstain)

Patty Mulvihill submitted Findings of Fact for COA-11-13:

1. The Commission finds that the desired paint colors for the house -Bunglehouse Grey, Roycroft Vellum and Polished Mahogany- are appropriate colors for the structure's architectural style.

2. The commission finds that the desired paint colors for the house are appropriate colors in that they conform to the requirements of the Fairview Historic District Design Guidelines.

Marge Hudgins makes a motion to approve the Findings of Fact for COA-11-13 for 719 W. 7th St.. Dannielle Bachant-Bell seconded. Motion approved 5/0/0 (yes/no/abstain)

V. CERTIFICATES OF APPROPRIATENESS

COA-8-13 Staff Approval

904-6 East 2nd Street Owners: Jenny Southern and Tim Mueller
Removal of a diseased tree as discussed at May meeting

Nancy discussed the situation and explained that she gave approval per the discussion last month.

Patty Mulvihill submitted Findings of Fact for COA-8-13:

1. Staff finds the green ash tree located at 908-910 East 2nd Street is in a weakened state as it suffered from Ash Anthracnose in 2009 and witches broom in 2010.
2. Staff finds that the green ash tree located at 908-910 East 2nd Street. is highly susceptible to Emerald Ash Borer.
3. Staff finds that the green ash tree located at 908-910 East 2nd Street has damaged an existing early masonry wall along the property line.
4. Staff finds the City's Urban Forrester has confirmed that it is appropriate for the green ash tree located at 908-910 East 2nd Street to be removed.
5. Staff finds that it is necessary and appropriate for the green ash tree located at 908-910 East 2nd Street to be removed and that its removal is consistent with the Elm Heights District Design Guidelines.

No Comments

COA-9-13

910/920 West Smith Ave. Prospect Hill Conservation District
Owners: Amy Countryman, Jeff Mansfield
Representative James Rosenbarger
Construction of a new house and garage.

Nancy gave her presentation on the COA. Sandi Clothier joined the meeting. Petitioners explained that they were intrigued by the land and they explained their interest in growing fruit trees on their property possibly having a community orchard. They explained that it took a while to come up with plan because they didn't want to stick out within the neighborhood and they wanted to come up with a plan to retain the green space. Jim Rosenbarger explained the green orientation of the house. He explained that even though the house is set back it still presents a strong front to Smith. Setting the house back will allow for fruit trees in the front and retain some of the green space. He explained that the first floor footprint is 1522sqft. and the 2nd floor will be about 700sqft.

Looking at a partial basement around 500sqft. Total is around 2800sqft. It is a good size house, but it is pact in to keep it in line with the surroundings. Petitioner explained that they want to consider a metal roof as opposed to shingles so they can collect more of the water off of it and they were advised that a metal roof would be better.

Questions: Jeannine Butler asked about the parking space. She wants to know if they need more clarity on that. Rosenbarger explained that in his experience there is parking for the front door and some type of front parking goes hand-in-hand in a core neighborhood. Particularly in this location with the pavement being at the most 10' wide, it seemed important in relating to the neighborhood and allowing guests to find the front door. The practical aspect of the pull in versus parallel as they anticipate most of the trips will be toward the east towards downtown and he envisions it as a short alley. He thinks it will have less impact than parallel parking. Nate Nickel explained that a variance will be required for this type of parking. Duncan asked how big it is. Rosenbarger explained that it was for one vehicle. He thinks that it will help identify the place. There was some discussion of the use of this parking area. Duncan asked if a Delivery Van could park in the space in front of the house, Rosenbarger replied no. Duncan asked if they would park in the street and block the road, Rosenbarger said yes. All practical purposes the usage of an alley downtown allows parking for delivery vans/trucks. Dave asked what if an existing house on Smith wanted to put in a parking area like this would it be an HPC issue? Nancy said no. Sam said the report shows the parking space is gravel. Rosenbarger said yes, but it would have edge containment. Doug Wissing asked about the redesign elements of the porch. Wissing asked "what is an artsy tree?" Those elements have been removed Rosenbarger answered. Eric Sandweiss asked about the neighborhood anxiety over the project? Petitioner explained that they walked the area and knocked on doors to meet the neighbors and explain their plan for the property, those that did not answer were left a letter on their door which explained what they were planning to do. They did have three different neighbors come to the Prospect Hill HNA meeting and expressed positive support for the project. The neighbors seemed relieved when they learned the petitioners plans. The Petitioner explained this has been a challenging project.

Comments: General consensus is they like the design. Wissing said he was okay with the dormer which is up in the air at this point. The parking issue is complicated in that area and the analysis of the every which-way of traffic flow is correct. Wissing is okay with the parking either way.

Jeannine Butler makes a motion to approve COA-9-13 for 910-920 West Smith Ave. a request for the construction of a new house and garage within the Prospect Hill Conservation District. Doug Wissing seconded. Motion Approved. 6/0/0 (yes/no/abstain)

Patty Mulvihill submitted Findings of Fact for COA-9-13:

1. The Commission finds that the materials to be used on the newly constructed house and garage at 910-920 West Smith Ave. –smooth faced cement fiber boards 4 or 5

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inch exposure and either aluminum, vinyl or wood clad windows- are compatible with the materials regularly seen and used within the Prospect Hill Historic District.

2. The Commission finds that while the orientation of the proposed house and garage is not perfectly in line with the exact specifications of the Prospect Hill Historic District Guidelines, the proposal is still appropriate because it relates the proposed building to the longer east west dimensions of nearby primary buildings and utilized for a larger less desirable denser development- these two key points highlight the reason the Prospect Hill Historic District Guidelines call for flexible approaches in designing new construction in the District.
3. The Commission finds that the building entry for the proposed house is consistent with the Prospect Hill Design Guidelines in that its entry is similar to other entryways in the overall neighborhood.
4. The Commission finds that the proposed house and garage are consistent with the Prospect Hill Design Guidelines for spacing as it has similar setbacks to houses that are located on Buckner and Euclid.
5. The Commission finds that the proposed house and garage conform to the height requirements found within the Prospect Hill Design Guidelines in that it is a 1 ½ story house, similar to many houses in the neighborhood. While the house may be approximately 3 to 4 feet higher than nearby houses, this height difference is mitigated by the fact that the house is not in a row of houses and therefore not as noticeable.
6. The Commission finds that the proposed house and garage conform to the required setbacks within the Prospect Hill District.
7. The Commission finds that the proposed house is a bungalow form house and as such is one of four forms of houses indigenous to the Prospect Hill Historic District, and is therefore appropriate.
8. The Commission finds that the proposed house will have a cross-gabbling which is characteristic of both gable-els and bungalow sides, and is therefore an appropriate structure to be built in the prospect Hill Historic District.
9. The Commission finds that the proposed house and garage's massing are consistent with the Prospect Hill Design Guidelines in that the structures in the neighborhood have irregular and sprawling forms, which the proposed house and garage somewhat mimic. The proposed house and garage resemble a common footprint in the Prospect Hill Historic District.
10. The Commission finds the proposed house's fenestration is characteristic of the craftsman form and maintains the variety of window forms seen in the Prospect Hill Historic District, ensuring the proposed house is compatible with the District.
11. The Commission finds that the proposed garage is in keeping with the rural accessory structures in the prospect Hill Historic District and is therefore appropriate.
12. The Commission finds that the overall style and design of both the proposed house and garage are in keeping with the Prospect Hill Design Guidelines and the requirements of Title 8 of the municipal code.

Marge Hudgins makes a motion to approve findings of fact for COA-9-13 for 910-920 W. Smith Ave. Jeannine Butler seconded. Motion Approved. 6/0/0 (yes/no/abstain)

Summary:
Demolition of a freestanding garage in the Elm Heights Historic District

COA-15-14

1325 East Hunter
Elm Heights Historic District
Owners: Eugene and Carol Schnyder
Representative: Michael Shick

Zoning RC

1. 60 C 1325 House; English Cottage Revival, c.1940



The house is located in the northern section of the Elm Heights Historic District near the corner of Highland and Hunter on a half size lot. The existing garage may date from the period of house construction (either 30s or 40s) but is in seriously dilapidated condition. It is leaning to the east and will fall towards the adjacent garage, which is less than a foot away. Staff took extensive photographs of the structure's condition. The garage has a non-original metal overhead door that is not operable, a pedestrian door that has moved away from its frame, and two windows facing west. The house is sided with aluminum but the garage is sided with hardboard.

There are holes in the siding on the north side of the garage. On the west side, the grade falls away from the structure, but the foundation work has been parged and it isn't possible to identify the underlying materials. The roof has active and unintended plant growth. It threatens a nearby brick garage on an adjacent lot and is dangerous to people, because it is unsecured. The owner wishes to remove it because it is a liability.



Guidelines for Relocation and Demolition

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item give some examples the BHPC may consider valid reasons to grant a demolition or relocation. The condition of a building or structure resulting from neglect shall not be considered grounds for demolition.

- I. Relocation, either within or outside the district, of primary, secondary, and accessory structures, including contributing walls and fences.**
 - Relocation is necessary to allow development that, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure in its original location.
 - Any relocated structure should be compatible with the contributing architecture surrounding its new site relative to style, setting, scale, and era.
 - Upon further consideration by the Commission, the historic or architectural significance of the structure is such that it does not contribute to the historic character of the district.
- II. Demolition of all primary, secondary, and accessory structures, including contributing walls and fences.**
 - The structure poses an immediate and substantial hazard to public safety as interpreted from the state of deterioration, disrepair, or structural instability.
 - Upon further consideration by the Commission, the historic or architectural significance of the structure is such that it does not contribute to the historic character of the district.
 - The demolition is necessary to allow development that, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.
 - The structure is accidentally damaged by storm, tornado, fire, flood, or other natural disaster. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.
 - The structure or property cannot be put to any reasonable economically beneficial use without the approval of the demolition.

Analysis

The structure is indisputably dilapidated and threatens an adjacent structure on the lot to the east.



The garage may date from close to the era of house construction, but it was not a substantial building at any time. (see interior photographs) Because it is undersized it has very little utility for car storage, today and the metal door is inoperable.

The garage has very little detail that is generally characteristic of the Elm Heights area. The garage next door, which is brick and matches the house, is the kind of garage that should be preserved as a significant contributor to the district.

One concern is that the house has a large occupant load and there are many cars associated with the house. Expansion of gravel parking in the front should not be a by product of this approval

Staff has notified the Elm Heights subcommittee and has had two responses. Staff will withhold a recommendation until receiving more information.



GARAGE DEMOLITION

SCHNYDER

1326 E HUNTER



1325 E WINTER



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Summary

Commercial remodel of an existing residential structure

Partial Demolition
5-1-14

1605 South Walnut
Owner: WS Homes
Representative Tom Winger

CG Zoning

105-055-84041 C 1605 House; Carpenter-Builder/ Pyramidal Cottage, c.1920



This is a house that has been vacant for several years, now being placed into service as a commercial office. It is located in the Monon District, much of which is situated along a high speed corridor through town. This particular area contains many small homes intermixed with gas stations, offices and some historic commercial buildings (the S.P. Mitchell Building at Hillside).

The house has good integrity, as part of this rehab, window and door replacement are proposed. This, in itself does not trigger demolition delay. The owner has reinstated the original location of the door and front window, which were enclosed in siding before. (see photographs below).



The item that does trigger demolition delay is the rear porch portico (an addition and modifying the roof line). The two openings in the front are reinstating existing openings so they are not defined as demolition under our definitions in Title 20.

When staff visited the site, it appeared that much of the work had already been started. The owner has agreed to restore the existing siding rather than cover it with vinyl, which was originally proposed.

The photographs included show window and door replacement and reopening of windows on the front. A rear entry portico is visible from Southern Drive, but not visually accessible from the primary facades.

original

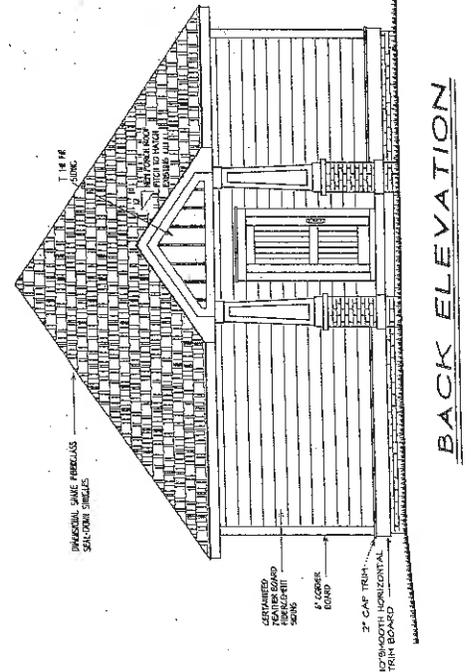
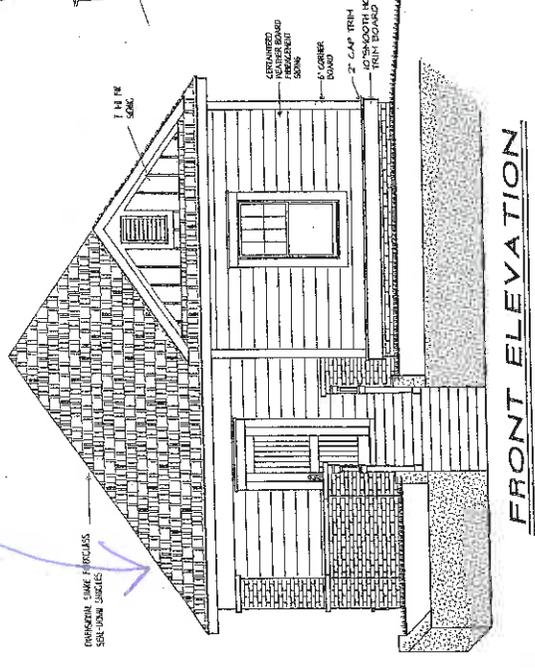
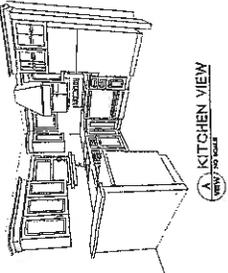
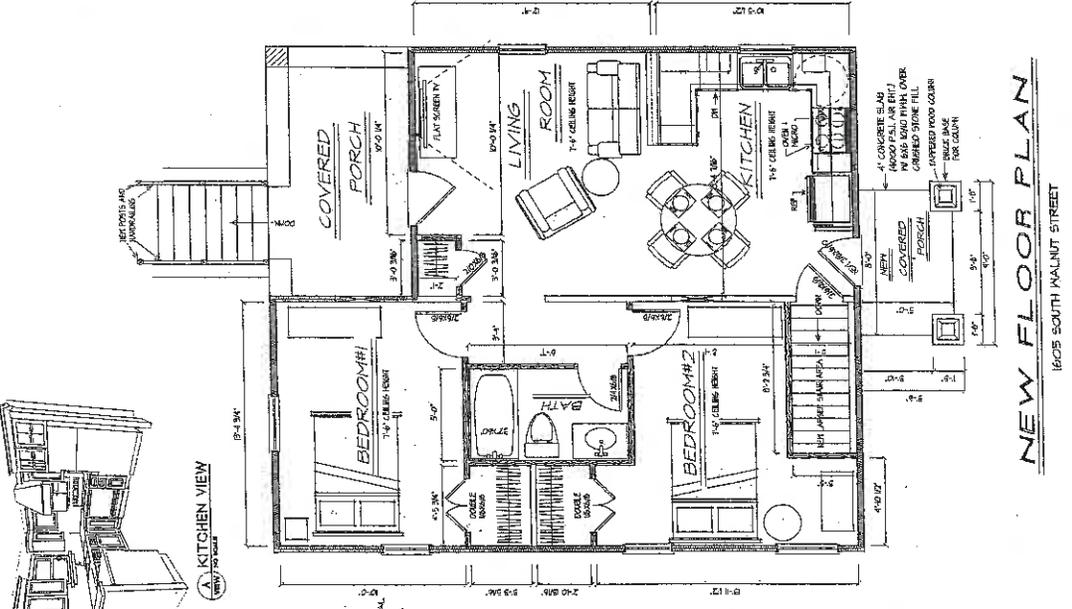
DESIGN MODIFIED 4/25/14

DIMENSIONAL DRAFTING
 COMPUTER-AIDED DRAFTING SERVICE 812-828-2994
 1100 N. UNIVERSITY BLVD. SUITE 100
 DALLAS, TEXAS 75208

NOTES:
 1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE DETERMINED BY THE OWNER.
 3. THE RESPONSIBILITY OF THE BIDDING CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL LOCAL ORDINANCES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
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 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

MS HOMES
 Winger Stoberg

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|-------------------------------|
| DATE: 04/25/14 |
| DATE: JAN 21 2014 |
| SCALE: 1/4" = 1'-0" |
| JOB: 1005 SOUTH WALNUT STREET |
| JOB SITE: LOT# |
| NEW FLOOR PLAN |
| REMODEL |
| PROPOSED PLANS FOR |

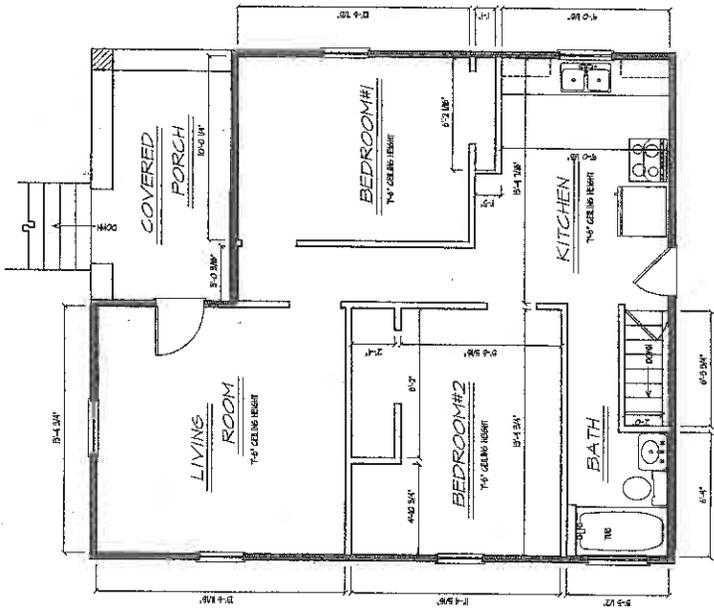




NOTE: THESE PLANS WERE PREPARED BY AN ARCHITECTURAL FIRM AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE LOCAL GOVERNMENT AGENCIES.

MS HOMES
Winger Stolberg

| |
|--------------------------|
| PROPOSED PLANS FOR |
| REMODEL |
| EXISTING FLOOR PLAN |
| JOB SITE: LOT# |
| 1605 SOUTH WALNUT STREET |
| SCALE: 1/4" = 1'-0" |
| DATE: JAN 2014 |



EXISTING FLOOR PLAN
1605 SOUTH WALNUT STREET

App # - 54274 Twyp - PR 9
 WININGER REAL ESTATE LLC
 Project - WININGER REAL ESTATE-RES
 REMODEL
 Address - 1605 WALNUT ST S
 Parcel - 015-51980-00

7102 6 - 2014





Summary

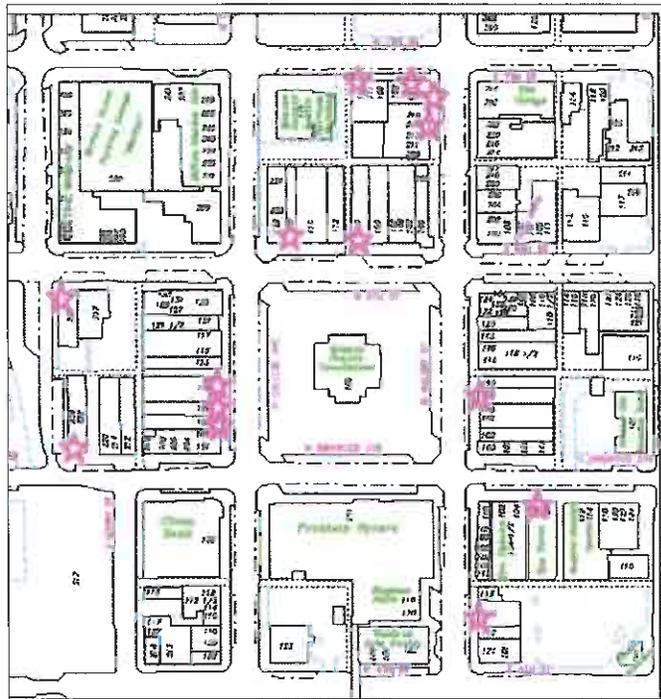
Removal of a modern storefront and partial removal of limestone elements to restore a storefront as part of the BUEA facade project.

**Partial Demolition
5-1-14**

**114-116 North Walnut
Knights of Pythias (Redman Building)
Owner: Starduct LLC
Representative Terry Dishman**

**105-055-67063 N
Architect, 1904 NR**

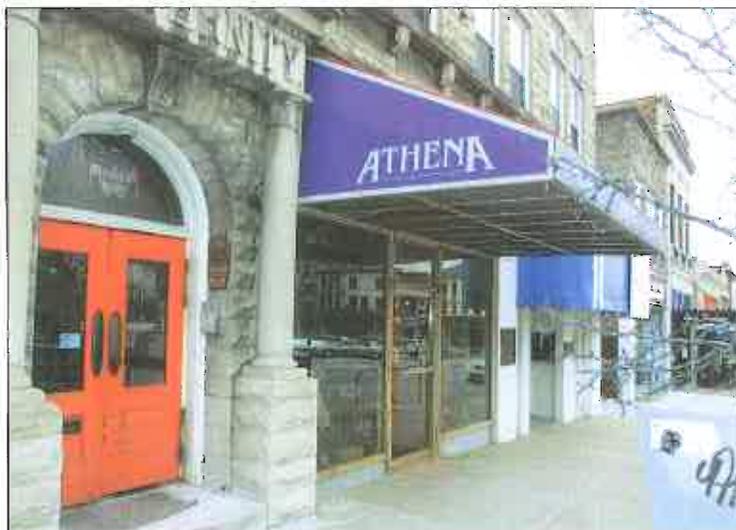
114 Fraternal, Knights of Pythias; Free Classic, John Nichols



This project has come forward as a building permit application. It was approved for a consulting grant by the Commission and reviewed by the BUEA as part of their facade grant program.

The Redmen Building is located on the east side of the square in the Courthouse Square National Register District and is also known as the Knight of Pythias Building. It was the subject of a tax credit project many years ago. The long-time tenant at 112 N. Walnut, Williams Jewelers, has vacated the site and this will allow a restoration of the store level facade which wasn't accomplished during the tax

credit work. Additionally the tenant on the north side, Athena, has agreed to participate in the rehabilitation. This is one of six projects that the BUEA has funded on the streets directly surrounding the courthouse and 14 completed within the Courthouse Square National Register District.



The packet includes archival photographs (some just discovered) that show the historic facade, which was, in fact, remodeled several times over 110 years of its existence. The building is brick with limestone veneer in the Classical Revival style.

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It has unique fenestration including an oculus window and diamond panes transoms. The classical influence is particularly seen in the arched and recessed entry portico facing Walnut Street which is bracketed by turned limestone columns on rock faced plinths with a full voussoir. Although the formal entry of the building is intact, the retail floors have been heavily modified over time and the current owners wish to return them to their original proportions. The Williams storefront completely encases and obscures the original limestone central pier and corner pier. The scale of the high transomed retail windows is completely hidden by the William's boxed facade and the awning at Athena. New fabric awnings are planned beneath the opened transom system. A sign commemorating a 1887 speech by Susan B. Anthony will be moved in the process of the rehabilitation.



The earlier decisions made about the rehabilitation are based upon speculation about what remains underneath the boxed storefront. The owners are modifying their plans based on what is uncovered during demolition. Removal of the modern skin on the Williams facade has shown that although most of the limestone piers are in place, there was damage in the application of the covering. The resolution to this will be removing a few inches of limestone to smooth the surface. Currently \$1000 is budgeted for existing masonry restoration and a new stone base across the front of the store windows. Archival photographs show the level of the open storefront

changing over time, but the transom height and the top height of the glass beneath are easily verified. The owners are planning to use an aluminum storefront with clear low-e glass to re-establish the original proportions of solid to voids. The improvement should be dramatic on the south side.



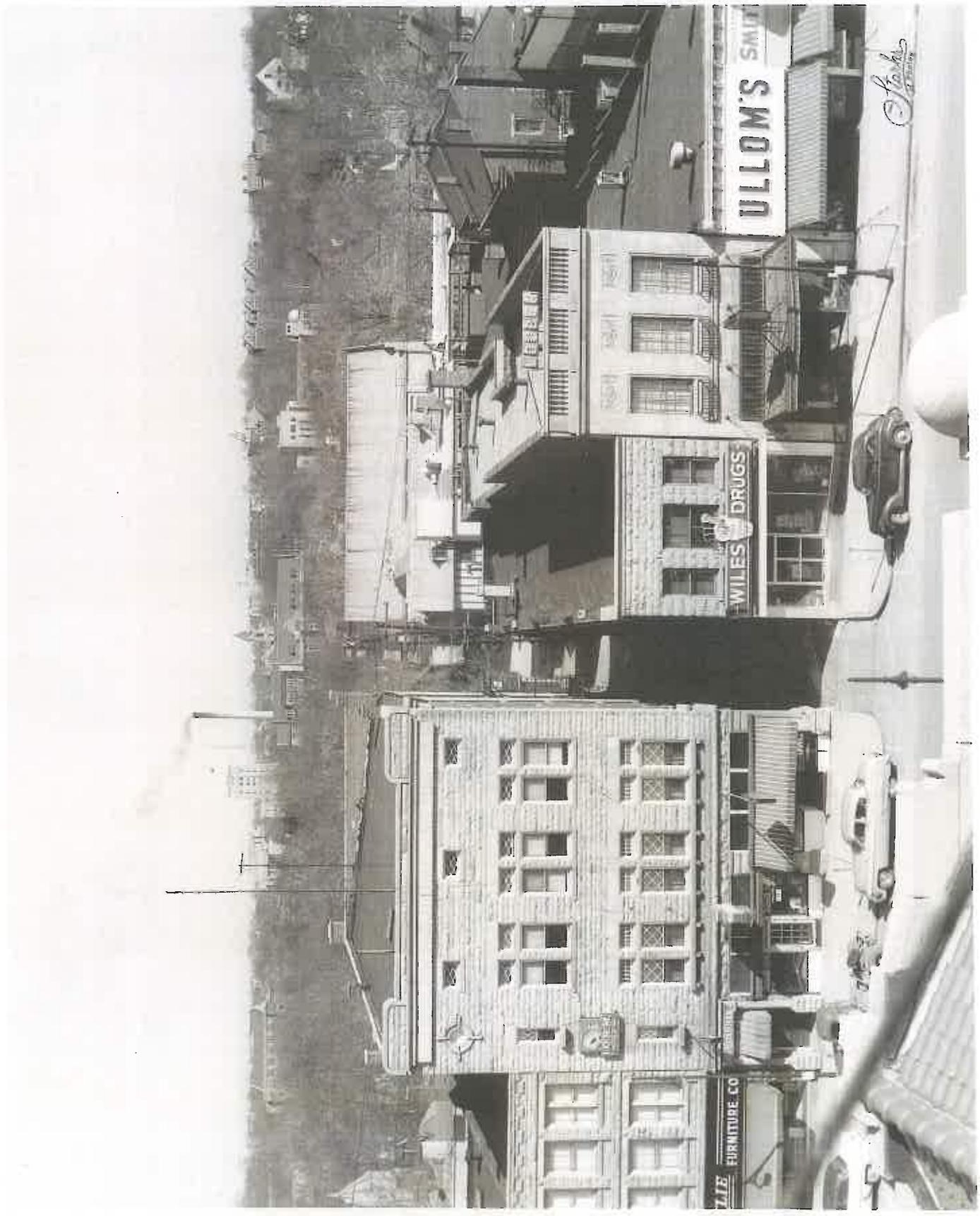
This project is similar to the Beaux Arts building to the south (2005) and the Baker Place Building (2007) which was not a restoration but a retrofit that recaptured the dramatic height of the historic windows and allows more uncomplicated visual access to the architecture of the building. The south entrance bay will be recessed with display windows that wrap both



sides of the entrance apron. The north bay will receive a comparable facade treatment which is an expansion of the scope of the project. Both entry doors will be full light aluminum.

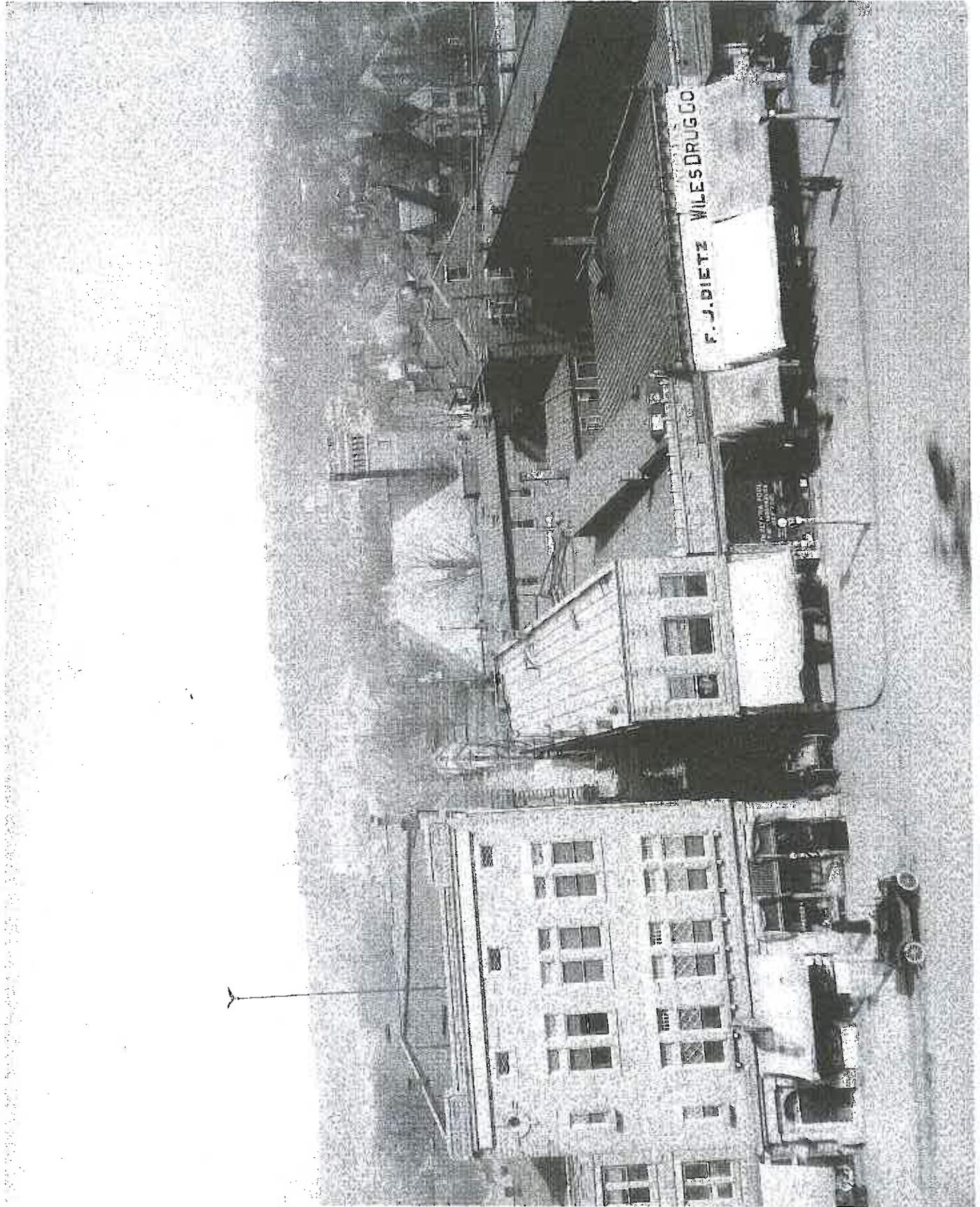
Staff visited the site and acknowledges there are factors behind the Williams facade that cause modest changes to the plans. The aluminum supports and muntins are often heavier (wider) than the original supports and it would be good to request narrower framing if it is available. The drawings do appear to be well proportioned. The owners have submitted an estimate of \$24,220 for the facade work. They request the entire \$10,000 BUEA grant.

Recently the Williams Facade was removed and did disclose serious damage to the limestone elements, but all original piers remain. The base of one of the piers has been cut. There are hole drilled into the block. Staff will report on the elected treatment of the damage as it is decided.



Clark

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WEST ELEVATION



SOUTH ELEVATION

- REMOVE EXISTING SIGN BOARD
- REMOVE EXISTING SOLID SURFACE SHEATHING THAT FORMS EXISTING STOREFRONT, UNDERLYING STONE TO REMAIN
- REMOVE EXISTING DISPLAY WINDOWS

- REMOVE EXISTING CANOPY
- REMOVE EXISTING SIGN BOARD
- REMOVE EXISTING SOLID SURFACE SHEATHING THAT FORMS EXISTING STOREFRONT, UNDERLYING STONE TO REMAIN
- REMOVE EXISTING DISPLAY WINDOWS
- REMOVE EXISTING ENTRANCE DOOR AND SALVAGE
- REMOVE EXISTING HISTORICAL MARKER AND SALVAGE FOR REINSTALLATION
- REMOVE EXISTING ALUMINIUM STOREFRONT AND DOOR

**BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS**

DEMOLITION ELEVATION
REDMEN - KNIGHTS OF PYTHIAS STOREFRONT RENOVATION



HISTORIC PHOTO



OVERALL ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SIGNAGE LOCATION - OPTION #1

NEW ALUMINIUM STOREFRONT WITH CLEAR LOW E GLASS

NEW FABRIC CANOPY

SIGN LOCATION - OPTION #2

REINSTALL EXISTING HISTORICAL MARKER

WINDOW SIGNAGE LOCATION - OPTION #3

EXISTING STONE PIER TO REMAIN

NEW ALUMINIUM DOOR

NEW STONE BASE TO MATCH EXISTING BASE

EXISTING STONE BASE TO REMAIN

BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS

PROPOSED ELEVATION
REDMEN - KNIGHTS OF PYTHIAS STOREFRONT RENOVATION

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BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS

PROPOSED PERSPECTIVE
REDMEN - KNIGHTS OF PYTHIAS STOREFRONT RENOVATION

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