

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday May 22, 2014

5:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES** December 16, 2013, January 23, 2014
- IV. CERTIFICATE OF APPROPRIATENESS**
- V. DEMOLITION DELAY**
 - A. 1009 South Lincoln Owner Margie Goodwin Schrader
Rear addition to a small Arts and Crafts cottage in Bryan Park
 - B. 817 West 7th Street Owner John Bavender
Removal of a rear addition because of a fire.
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
 - A. Preservation Month Recap
 - B. Report on Guidelines Subcommittees: Greater Prospect Hill
McDoel
 - C. University Courts Update
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday June 12, 2014 at 5:00 p.m. in the McCloskey Room
Posted: May 15, 2014

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Monday December 16, 2013

5:00 P.M.

AGENDA

I. CALL TO ORDER

Meeting was called to order by Chairperson, Dave Harstad at 5:03 pm

II. ROLL CALL

Commissioners

Doug Bruce

Jeannine Butler

Marjorie Hudgins

Dave Harstad

Chris Sturbaum

Advisory

Chris Cockerham

Sam DeSollar

Eric Sandweiss

Staff

Lisa Abbott – HAND

Nancy Hiestand – HAND

Jacob Franklin – HAND

Patty Mulvihill – LEGAL

Guests

Beth Young

Jeanie VanMeter

David P. Bridgewaters

Brian Lyday

Quinn Rusnak

Sue Swartz

Bruce Solomon

III. APPROVAL OF MINUTES September 12, 2013, October 10, 2013

Marjorie Hudgins makes a motion to accept September 12, 2013 minutes. **Chris Sturbaum** seconded. Motion carried 4/0/1 (yes/no/abstain).

Jeannine Butler makes a motion to accept October 10, 2013 minutes. **Marjorie Hudgins** seconded. Motion carried 4/0/1 (yes/no/abstain).

IV. HISTORIC DESIGNATION

A. HD-01-13 University Courts Historic District

Nancy Hiestand gives her presentation. Nancy Hiestand notes the criteria selected to decide whether University Courts may be considered for Historic Designation. Nancy notes these are the same criteria used for Elm Heights. Nancy states University Courts meets two of the three criteria for designation as well as seven of eight for architecture which makes University Courts worthy of full Historic District Designation. The district which is being proposed for 2013 consists of 66 properties, 11 of which are outstanding, 9 are notable, 42 contributing and only 4 noncontributing which is 90% contributing making University Courts eligible for Full Historic Designation. The properties omitted are the Hutton College Sigma Chi as it has been remodeled several times. The Black Laboratory has been a noncontributing since 1977 with an extension added on later Kappa Alpha Theta. The properties selected are residential properties with single family duplex or apartments. Nancy further discusses the history, demographic and architectural heritage of University Courts. Nancy Hiestand recommends the approval of University Courts as a Historical District with the following classifications and one amendment showing 9 outstanding notable contributing houses amended to 9 properties, all addresses are correct. Nancy recommends the approval of University Courts to Full Historic Designation, adoption of the new classifications and Interim Protection be placed on the property until final action of the Common Council and the Mayor of the City of Bloomington, Indiana.

Question(s):

Eric Sandweiss asks to clarify the boundaries for public record. Eric asks of the exclusion of the Sorority etc. **Nancy Hiestand** states they have been in and out of the Historic District list depending on if you look at the Early Survey or the National Register nomination. Eric asks why Nancy feels they should be taken out of the historically defined area. Nancy states the decision was made amongst the group and if anyone would like to comment. **Jeannine Butler** states she thinks the commission thought it was cleaner without the Sorority, Fraternity houses and the new construction.

Public Question(s):

Quinn Rusnak – Sigma Chi asks if it is possible the Church at 607 E. 7th St. is not owned by Sigma Chi. **Nancy Hiestand** states to the best of their knowledge the church is owned by Missouri Synod.

Comment(s):

Chris Sturbaum states he thinks what is interesting is the original use of this neighborhood was for professors and others that worked at Indiana University due to the proximity and the walk ability, Chris thinks the use of this property is coming back and the University may be sorry to not care of these properties as it would be a great place for professors and visiting professors. Chris states our duty is to move on this as we are.

Marjorie Hudgins states she has owned several of these homes and that the students really appreciate the fact they lived so close to the University as they are desirable properties. Marjorie states the properties attracted graduate students and more of the older students.

Eric Sandweiss states this property stands out in the community and nationally by national criteria. Eric states he is happy to see the commission stand up to protect the integrity of the neighborhood.

Doug Bruce states the neighborhood showed in the past it meets the standards of historic district, even nationally. Doug states when looking at why we protect these properties is he spent a lot of time running through the neighborhood and some of these buildings is why he became an architect. The buildings are amazing and show a lot of history that should be preserved.

Chris Cockerham states he agrees with **Doug Bruce** and that he grew up in the Elm Heights Neighborhood. These are great homes and they add a lot to the area.

Sam DeSollar - states it is rare to come across a district that has the level of cohesion and integrity in terms of the uniqueness of the urban planning.

Dave Harstad – states he didn't grow up here in Bloomington however he is still discovering things and as the commission has gone through this process and seeing these houses individually he would love to live in University Courts. Dave states once the streets are repaired the value will go up. The Real Estate Broker in me sees incredible potential in making this a better neighborhood. This may end up 20-30 years from now being "The Address" in Bloomington if we can get I.U. to get these properties in the hands of professors.

Dave Harstad makes a recommendation to the Common Council that they Designate the University Courts Neighborhood as Historic as noted on the map. **Jeannine Butler** seconded. Motion carries, 5/0/0 (yes/no/abstain).

Marjorie Hudgins makes a motion to adopt the classifications that are contained in the Staff Report. **Jeannine Butler** seconded. Motion carries, 5/0/0 (yes/no/abstain).

Jeannine Butler makes a motion for Interim Protection of the University Courts Neighborhood. **Chris Sturbaum** seconded. Motion carries, 5/0/0 (yes/no/abstain).

Marjorie Hudgins makes a motion to remove the paint recommendations from the ordinance. **Doug Bruce** seconded. Motion carries, 5/0/0 (yes/no/abstain)

V. **CERTIFICATE OF APPROPRIATENESS**

Consent Agenda

A. COA-24-13

423 South Jordan Owner(s) Eric and Nancy Swank

Request to purchase aluminum storm windows for 17 windows.

Nancy Hiestand – gives her presentation. **Chris Sturbaum** states for the record “Blind Stop” means it is placed inside of the trim and not laying on the face of the trim to make it look distort the look of the sashes.

Marjorie Hudgins – moves for approval of **COA-24-13**, 423 S. Jordan Avenue to purchase aluminum storm windows. **Jeannine Butler** seconded. Motion carries, 5/0/0 (yes/no/abstain).

Patty Mulvilhill submitted Findings of Fact for **COA-24-13** to install new storm windows at 423 South Jordan Avenue.

1. The Commission finds that the replacement of 17 storm windows with metal blind-stop storm windows, which are being colored to match the existing trim and sash, at 423 S. Jordan Avenue is in compliance with Section 4.5 of the Elm Heights historic District Guidelines.
2. The Commission finds that the replacement of 17 storm windows with metal blind-stop storm windows, which are being colored to match the existing trim and sash, at 423 S. Jordan Avenue, is consistent with the historic nature of the structure.
3. The Commission finds that the replacement of 17 storm windows with metal blind-stop storm windows, which are being colored to match the existing trim and sash, at 423 S. Jordan Avenue, is consistent with the historic nature of the Elm Heights Historic Nature.
4. The Commission finds that the replacement of 17 storm windows with metal blind-stop storm windows, which are being colored to match the existing trim and sash, at 423 S. Jordan Avenue, is consistent with the guidelines and parameters of Section 8.08.020 of the Bloomington Municipal Code.

Marjorie Hudgins makes a motion to approve the Findings of Fact of **COA-24-13** to install new metal storm windows at 423 South Jordan Avenue. **Jeannine Butler** seconded. Motion carries, 5/0/0 (yes/no/abstain).

Regular Agenda

B. COA-19-13 amendment

929 West Kirkwood Owner(s) (Vivian Gray Bridgwaters)

Request for a rear addition

Nancy Hiestand gives her presentation. Petitioners' representative adds nothing further.

Question(s):

Sam DeSollar asks if the material on the foundation is siding. **David Bridgwaters** answers it is concrete block.

Chris Sturbaum asks if we could specify Split-Face concrete block. Chris states that split face block is not a cost issue but split face is more appropriate with limestone.

Comment(s):

Sam DeSollar states the plans are well scaled with the rest of the house and is hidden from the public right of way.

Doug Bruce states the building addition looks to be set back about 70' so it seems to be in the right place.

Marjorie Hudgins states she understands this is a retirement home for the owner and she can appreciate the fact that this addition will make it more comfortable for her. The addition is minimally intrusive and appropriate for the neighborhood.

Chris Sturbaum makes a motion to approve **COA-19-13** with the stipulation of using the Split-Face block. **Marjorie Hudgins** seconded. Motion carries, 5/0/0 (yes/no/abstain).

Patty Mulvihill submitted Findings of Fact for **COA-19-13**, Request to construct a rear addition at 929 West Kirkwood Avenue.

1. The Commission finds that the current structure at 929 West Kirkwood Avenue is sided with vinyl and does not contain original window sash.
2. The Commission finds that the purposed rear addition to 929 W. Kirkwood

Avenue will add approximately 680 square feet to the overall structure; this addition will allow the scale of the house to remain historically appropriate and be consistent with square footage generally found in the Prospect Hill District.

3. The Commission finds that the proposed installation of six windows at 929 West Kirkwood Avenue will maintain the tall vertical openings already associated with the original house and, as such, will ensure consistency with the historic nature of the structure and the Prospect Hill District.
4. The Commission finds that while vinyl siding is not a generally preferred material for homes located in historic districts, the structure located at 929 West Kirkwood Avenue is already entirely covered in vinyl siding and by allowing vinyl to be utilized on the proposed addition, the structure will be uniform throughout.
5. The Commission finds that the addition proposed for 929 West Kirkwood Avenue is consistent with the guidelines and parameters of Section 8.08.020 of the Bloomington Municipal Code.
6. The Commission finds that split-face block shall be used on the foundation in order to ensure that the addition is in keeping with the historic nature of the structure located at 929 West Kirkwood Avenue and with the overall historic nature of the Prospect Hill historic District.
7. The Commission finds that the proposed rear addition is minimally intrusive, furthering the preservation of the historic nature of the structure located at 929 West Kirkwood Avenue.

Jeannine Butler makes a motion to approve the Finding of Facts for **COA-19-13**, Request to construct a rear addition at 929 West Kirkwood Avenue. **Marjorie Hudgins** seconded. Motion carries, 5/0/0 (yes/no/abstain).

C. COA-23-13

914 East Second Street Elm Heights Historic District Owner(s) Bruce Solomon and Sue Swartz. Representative Golden Hands Construction Request to remodel a rear addition and add a deck on a hall and parlor house.

Nancy Hiestand gives her presentation. **Chris Sturbaum** states he has a conflict of interest as he represents the owners. **Sue Swartz** states the space is a non-heated non-cooled room so they are trying to keep the footprint of the house while making it a usable space. **Bruce Solomon** states that they are trying to remediate the critters ability to gain access under the space. **Chris Sturbaum** states this will also close off the basement stairs.

Question(s):

Jeannine Butler asks **Nancy Hiestand** about the vertical hanging of siding for this room. Nancy states this is a mud room and if you look around many houses in Bloomington they have the siding hung vertical for this type of room. Nancy states this is a design typical for the era.

Comment(s):

Doug Bruce states having lived in a house on Maxwell Street he can appreciate the design of the mud room. He states he is glad they are keeping the footprint.

Marjorie Hudgins states she is happy to approve and this remodel will make this house more usable.

Jeannine Butler makes a motion to approve **COA-23-13**, Request to remodel a rear addition and add a deck on a hall and parlor house as recommended. **Marjorie Hudgins** seconded. Motion carries, 4/0/1 (yes/no/abstain).

Patty Mulvilhill submitted Findings of Fact for **COA-23-13**, Request to remodel a rear addition and add a deck on a hall and parlor house.

1. The Commission finds that this proposal is being reviewed solely because there is an undeveloped yet platted public alley adjacent to the property located at 914 East Second Street. The proposed work will not be visible to the public, absent a future development of the aforementioned platted alley.
2. The Commission finds that the proposed remodel of the structure at 914 East Second Street, minus the newly constructed deck, will remain on the current footprint of the structure – ensuring that the overall massing and density of the structure will retain its historic aesthetics.
3. The Commission finds that while the Elm Heights Historic District Design Guidelines do generally prefer that original materials be retained and not replaced with newer and modern materials, the Commission notes that the proposed materials do not detract from the historic nature of the structure located at 914 East Second Street – this combined with the low visibility of the proposed project, allows the Commission to find that the proposed work is in keeping with the overall historic nature of the Elm Heights Historical District.
4. The Commission finds that the Elm Heights Historic District Design Review Committee is in support of this proposal and found that the proposed work at 914 East Second Street is consistent with the historic nature of both the structure and the Elm Heights Historic District.

5. The Commission finds that the remodeling and deck construction proposed for 914 East Second Street is consistent with the guidelines and parameters of Section 8.08.020 of the Bloomington Municipal Code.

Marjorie Hudgins makes a motion to accept the submitted Findings of Fact for COA-23-13, Request to remodel a rear addition and add a deck on a hall and parlor house. **Doug Bruce** seconded. Motion carries, 4/0/1 (yes/no/abstain).

V. **DEMO-DELAY**

Partial 116 North Grant

Removal of a window to create an interior walk-in cooler.

Nancy Hiestand gives her presentation.

Question(s):

Dave Harstad asks if the freezer will be visible from the outside. Discussion is held.

Comment(s):

Sam DeSollar states if we can get them to screen the freezer would look much better.

Doug Bruce states we need to verify if this existing door is going to be replaced or just covered up. **Doug** states we need to be clear that we are allowing for a window replacement for a door but are not allowing the other window and door be replaced.

Discussion is held about whether or not the Commission needs more information in order to vote. Decision is to postpone vote and have further discussion with the petitioners.

VI. **NEW BUSINESS**

A. Changes to Rules and Procedures

No Changes

Staff brings up a new application for a Consulting Grant. Discussion is held about 116 N. Walnut St. to restore the store front.

Jeannine Butler makes a motion to approve \$400.00 Consulting Grant. **Marjorie Hudgins** seconded. Motion carries, 5/0/0 (yes/no/abstain).

Dave Harstad notes this is **Sandi Clothier's** last meeting. Discussion is held about how to honor her service.

Chris Sturbaum states that Nore Winters may come to town who was the person who created the downtown plan. May be interesting in having him back to re-assess the City.

VII. OLD BUSINESS

A. Report of Paint/Materials Committee

No Report

VIII. COMMISSIONERS' COMMENTS

No Comments

IX. PUBLIC COMMENTS

No Comments

X. ANNOUNCEMENTS

No Announcements

XI. ADJOURNMENT

Meeting Adjourned at 7:29 pm.

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday January 23, 2014

5:00 P.M.

AGENDA

I. CALL TO ORDER

Meeting called to order by Chairman, Dave Harstad at 5:08 pm.

II. ROLL CALL

Commissioners:

Doug Bruce

Jeannine Butler

Chris Cockerham

Sam DeSollar

Dave Harstad

Marjorie Hudgins

Marleen Newman Arrives at 5:10 pm.

John Saunders

Chris Sturbaum Arrives at 5:15 pm.

Advisory

Duncan Campbell

Eric Sandweiss

Guests

Dave NaKarado

Leslie Skooglund

Keith Skooglund

III. APPROVAL OF MINUTES

No Minutes to Approve

IV. CERTIFICATE OF APPROPRIATENESS

A. COA-01-14

521 West Howe Street Prospect Hill Owner(s) Jonathon Wunrow and Leslie Skooglund Request to remove parts of a fence, and existing vinyl siding. Plans to either restore wood siding or install cement board and reconstruct trim details.

Nancy Hiestand gives her presentation. **Leslie Skooglund** states they love the

neighborhood and want to keep the house as original as possible. Leslie states that they did not own the home at the time they were looking at the siding on the house. Leslie states she is unsure how much of the original siding needs to be replaced or repaired. Leslie states they are able to obtain cement board siding of like dimensions.

Question(s):

Marjorie Hudgins asks if the shutters have vinyl siding under them as that could determine if they want to take them off. **Leslie Skooglund** states there is.

Eric Sandweiss asks if they had a sense of the condition of the insulation. **Keith Skooglund** states they are unsure however the section they looked under did not show signs of water damage. Eric asks if the window wells project out from the layer of vinyl siding which seems correct according to the next door house. Keith states that seems correct.

Duncan Campbell asks if the soffits and fascia are in vinyl or aluminum. **Keith Skooglund** states the fascia is aluminum and the soffits are either aluminum or vinyl. **Duncan** asks if they are going to replace them with Cedar as there was some mention of that in the report. **Keith Skooglund** states that it depends on what is underneath and what can or can not be salvaged. Keith states there seems to be more questions than answers.

Dave Harstad asks if they take off the existing siding does that create a crises that it needs to get sealed up immediately. A few people answer no, **Chris Sturbaum** clarifies Dave means the vinyl siding. **Dave** answers yes. **Duncan Campbell** states that usually you would just take off a few places called "typical" locations to see how the weather affected the original siding.

Chris Cockerham asks if the neighboring house had siding that was original and repaired in place. **Nancy Hiestand** answers it was aluminum and was repaired in place.

Marleen Newman states she agrees with **Duncan Campbell**.

Sam DeSollar clarifies the options. Discussion is held.

Chris Sturbaum asks what type of time pinch are we in to make a decision.

Dave Harstad asks **Leslie Skooglund** based on the discussion how she would like to see the board move forward. **Leslie** states they are worried about what will be affordable and reiterates they do not know what needs replaced and what doesn't.

Jeannine Butler asks **Leslie** if they are living in the home. **Leslie** answers no.

Dave Harstad asks **Nancy** what the time frame is before a decision needs made. **Nancy** states that in terms of the COA she believes that today is the final day. **Nancy** gives the scenarios.

Discussion is held. Decision is made to postpone a vote so Commission Members may view the home onsite.

John Saunders states most of his questions have been answered at this point however he reiterates the problems that could arise from making decisions without all of the knowledge of what needs replaced and what can be salvaged.

Comment(s):

Doug Bruce states he agrees with **Duncan Campbell** and they just can not make a fully educated decision. It is in your best interest to remove some of the siding to see what can be saved. Vinyl siding is attached differently than Cement Board so it is wise for the Commission to go onsite and look at the siding. There is a big mix of issues.

Dave Harstad asks **Leslie and Keith** if it is an option to come to the house for an onsite meeting.

Nancy Hiestand suggests **Leslie Skooglund** request a continuance so the Commissioners may come out and review the siding.

Discussion is held. **Leslie Skooglund** requests a continuance.

Marjorie Hudgins motions to continue **COA-01-14**, 521 West Howe Street Prospect Hill, request to remove parts of a fence, and existing vinyl siding. Plans to either restore wood siding or install cement board and reconstruct trim details. **Jeannine Butler** seconded. Motion carries 9/0/0 (yes/no/abstain).

V. NEW BUSINESS

Bloomington Historic Preservation Rules and Procedures Amendment – Attached to minutes.

VII. OLD BUSINESS

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

Discussing is held about the guidelines, general census is of acceptance.

VIII. COMMISSIONERS' COMMENTS

No Comments

IX. PUBLIC COMMENTS

No Comments

IX. ANNOUNCEMENTS

No Announcements

XI. ADJOURNMENT

Meeting was adjourned at 5:51 pm.

RETREAT AGENDA
Thursday, January 23, 2013
McCloskey Room
following business meeting

1. Impact of current RLUIPA ruling on Historic preservation of churches and religiously owned buildings;

Patty Mulvihill gives her presentation. **Patty Mulvihill** discusses the different laws regulating Federal, State and Local government(s) and the impact that can or can not be made on Historic preservation of churches and religiously owned buildings. Discussion is held by the Commissioners and Staff.

2. Elevations of Prospect Hill & McDoel;

Duncan Campbell states his opinions and concerns on the elevations of Conservation Districts and how they could automatically be elevated. **Patty Mulvihill** gives her opinions and answers questions of concerns. **Chris Sturbaum** states his position from a Councilman's position as well as offers his opinion as a Commissioner of the BHPC. **Dave Harstad** asks **Patty Mulvihill** or **Duncan Campbell** what the legislative history of the state law that requires automatic elevation. **Duncan Campbell** states it was basically a way to ease the experience of historic districts into an understanding of districting with a pointed goal of becoming a Historic District. Further discussion is held.

3. Limits of what can be required of building permit applicant in demolition delay cases.

Nancy Hiestand gives her presentation. **Nancy Hiestand** states there are some things that may not need to go all the way to the commission such as walls and fences. Nancy said the staff could make decision without the board. This would help stream line the ability to help the public. Discussion is held. Nancy states that now that we have about 500 more properties under ordinance this would streamline the small requests that would normally go to the full Commission.

4. Design Guidelines (how they should be written, what we want to see, etc...);

Nancy Hiestand gives her presentation. Discussion is held. General consensus is to educate the homeowners about the process and guidelines of being within a Conservation or Historic District. Further discussion is held about not being able to compare

neighborhood districts such as McDoel and Elm Heights and have them adhere to the same guidelines. Discussion is held. **Eric Sandweiss** states that being able to relinquish some rigidity of criteria from fully covered to exceptional cases. **Eric** states the area will be grey and the board will discuss the issues when they arise. **Nancy** states that we need to have a discussion on if we are going to look these districts differently. Can the Commission meet the wishes of the neighborhoods as they described in 2001, 2004 and can they be expressed in local guidelines according to the powers and restrictions of the Commission while meeting the needs of the neighborhood?

5. Big Issues on the Horizon;

Design Guidelines for districts that are now elevated. Nancy is preparing the guidelines.

6. How the Commission can work more productively and be a better Commission.

Lisa Abbott hands out and goes over a form that discusses meeting efficiency. It is noted that the Commission does well with details and discussions.

Lisa Abbott hands out a form about Staff Approvals. COA's with Findings of Fact shall be reported to the Commission at the following meeting.

All Appeals shall be filed in the HAND Dept. within 5 days and shall list the reason for Appeal and shall be on a form established by the Commission.

An application may be bumped to the full commission if Nancy feels the Commission should make the decision.

Meeting adjourned at 7:45 pm

Bloomington Historic Preservation Rules and Procedures
Amendment

Article IV (E)

Staff may approve a certificate of appropriateness for certain minor requests by property owners.

1. Those certificates approved at the staff level, along with staff's findings of fact, shall be listed at the next monthly meeting of the Commission.
2. An owner or any interested party, aggrieved by a staff level decision may appeal the staff decision to the Commission.
 - a. Such appeal shall be filed in the Housing and Neighborhood Development Department within five days of the staff level decision being rendered.
 - b. The appeal shall specify the grounds for the appeal.
 - c. The appeal shall be filed on the form established by the Commission.
3. At the request of staff, an application for staff level approval may be forwarded to the full Commission at the next regularly meeting for full Commission review and consideration. In no case shall the time for approval of a completed application exceed 30 days.
4. Staff decisions may include-changes to:
 - a. including pavement of exterior mechanicals or reception devices,
 - b. tree removal,
 - c. fencing,
 - d. sidewalks,
 - e. paving materials,
 - f. patios or decks,
 - g. placement of temporary or removable structures such as sheds or playground equipment
 - h. paint color; and
 - i. those changes authorized for staff level approval by Design Guidelines approved by the Commission.
5. However, staff shall not be authorized to grant or deny a Certificate of Appropriateness for the following activities within a historic or conservation district:
 - a. The demolition of a building, structure, or site;
 - b. The moving of a building or structure;
 - c. The construction of an addition to a building or structure;
 - d. The construction of a new building or structure;

6. Staff shall consist of and be limited to those persons employed by the City's Housing and Neighborhood Development Department whose job description includes the requirement that he or she assist the Commission.

Summary

Removal of a rear mudroom type addition to create a new addition on the rear of a residential property.

**Partial Demolition
2-14-14**

**1009 South Lincoln
Scattered Sites**

Owner Margie Schrader and Andrew Frederick

**105-055-90151 C
Architecture**

House, 1009 South Lincoln; Craftsman/ Bungalow; c.1920;

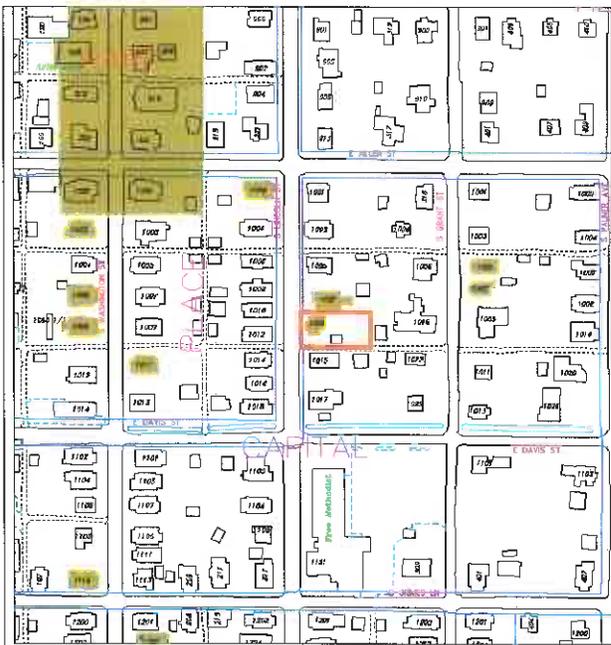


This is a nicely detailed, very small craftsman style home on South Lincoln in an area whose resources were not considered to be consistent enough to be surveyed as a district in 2000. The southern tip of the previously surveyed Bryan Park study area is seen in the upper left of the map at the bottom of the page. This is the area that is legally identified in demolition delay. The Bryan Park survey district had only 78 properties at the time of the 2000 survey. The resources were primarily located on Lincoln, Grant and Washington Streets.

A resurvey of Bryan Park was accomplished in 2011, by BRI.

The house was again described as "contributing" in a much larger district still called Bryan Park (711 properties).

The house is located on a regular city lot (56 x 126') with an alley abutting on its south side. There is a limestone accessory building behind the house. The house itself has very good integrity, with several relatively rare features like the king posts in the gables and the shaped rafter tails and purlins. The Arts and Crafts style divided light windows appear to be original. Battered



columns stand on square plinths. The porch floor appears to be rebuilt, however the foundation is limestone.

Because the house is so distinctive, staff searched in Houses By Mail A Guide to Houses from Sears Roebuck & Company to find something similar. The Sears "Natoma" resembles this property, but is devoid of the carpentry details that make this house so unique.



The plans submitted do not include changes to the principal facades of the building.

THE NATOMA

This up-to-date little Modern Home has three good sized rooms, is well lighted and can be thoroughly ventilated. No doubt you will be surprised at the idea of getting the material for a house of this kind for such a low price. The picture of the house, however, cannot be expected to show anything of the high quality of the material which we furnish. This is what really sets the standard of value in our houses.

Details and features: Three rooms and no bath. Shed roof porch supported by concrete block and wood piers; trellis around front window; glazed front door.

Years and catalog numbers: 1917 (C2034); 1918 (2034, 034); 1919 (2034, 034)

Price: \$191 to \$598

Locations: Aurora, Ill.; Winslow, Ind.; Pickney, Mich.; Wayne, Neb.; Hawthorne, N.J.; Chillicothe, Ohio; Monongahela, Pa.

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EXISTING CONDITIONS:

The existing floor space (including the porch) is 993 square feet. The assessor's information shows 640 finished footage and a single bedroom. The existing house includes a rear ell addition and an additional small unheated mud room. The principal gable is north and south intersected by a rear gable facing east and west. The garage is limestone and is placed beside an alley to the south. The rear alley is platted but undeveloped.

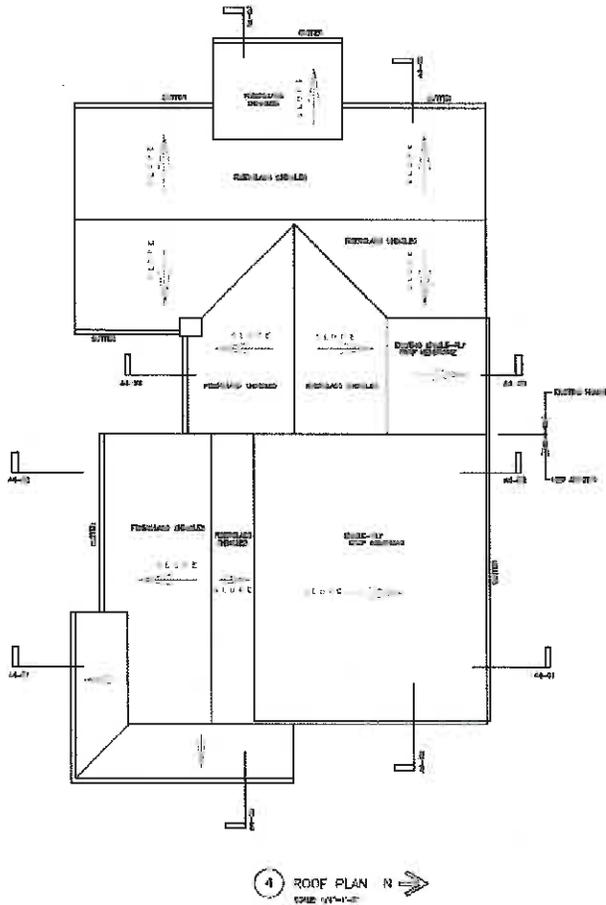
The house is sided with wood clapboard and has a limestone foundation.



PROPOSAL:

The owners intend to remodel the interior of the existing space beneath the gabled addition and add a gable to the rear (east) that will contain an expanded kitchen and new bedroom. Windows in the existing addition will be retained.

The proposed addition is similar in size to the front bay of the house (21' X 27'8"). The new roof lines will mirror the gable direction of the existing addition, also including a larger flat membraned space on the north side. The new rear roof shape has an offset gable with a flat membrane roof facing north. From the rear or east elevation, the roof resembles a catslide, typical of salt box homes and minimal tudor style forms (see picture). The height of the new



gable will be slightly lower than the principal gable, as verified by architect, Paul Puzzello. An additional awning style roof will cover a new stepped deck. The exterior will be wood lap siding to

match the existing reveal with a limestone veneer foundation. They wish to continue the use of the veneer on the rear of elevation, building up a few wyths of stone for a

substantial kneewall to compliment the limestone garage. In many ways the design of the addition meets the mysterious "9th" Standard of the Secretary of the Interior, by being compatible in scale and distinct in design, so that the historic portion of the building is clearly delineated. The Park Service applies the following caveat: "Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility."

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



Rear Elevation facing east.

The limestone detailing on the rear of the house mirrors its use on the house foundation and garage on the site. The rear elevation (east) has contrasting fenestration with single pane windows and double leaf glass doors. It includes a triangular gable window. The doors open on to a deck area, partially covered by a wrapped pent roof.

The materials used are high quality, and match the original, but are used in contrasting ways in the design. The proportions in the addition are compatible with the existing house and addition. The space, which includes an additional bedroom and bath as well as a kitchen expansion is justified in this modestly sized one bedroom home.

Summary

Removal of a rear addition after a burn out in the Near West Side survey area.

5-15-14

**817 West 7th
Owner John Bavender**

Request to remove a portion of a rear addition that was involved in a fire. No further work is proposed at this time.

Zoning RC

105-055-64113 C 817 House; Carpenter-Builder/ Pyramidal Cottage, c.1909 NR



This house is located in the Near West Side National Register District. The property was the site of a house fire in April. Only the rear of the house was involved, the southeast corner had the most severe external damage. This building permit will address immediate issues with repairs. The photograph below is from 2001, but it shows the front facade more clearly than later photographs. Nothing on the front will change. Because it is a rental property the proposed work involves HAND, both in orders to repair and potential future design issues regarding Housing Code. The owner wishes to stage the repairs. The first step will be removal of the damaged portion.

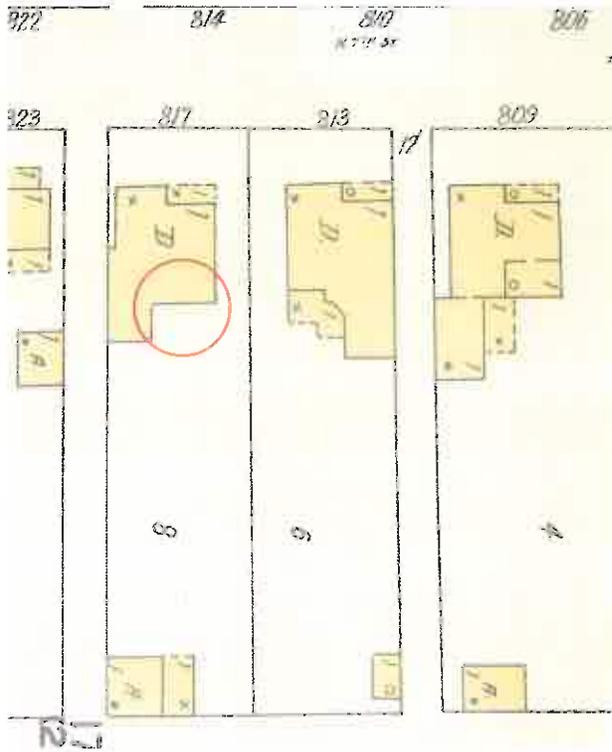


EXISTING

The house is a pyramidal cottage form with an enclosed front porch. The house is sided with aluminum and has a cedar shake beneath the front gable. It is more significant to the neighborhood for its form

and size than its specific details.

All proposed removal will be at the rear of the house. An alley is adjacent on the west side of the house. Because of the close proximity of the structures, almost nothing will be visible from 7th Street. The area of fire damage is primarily in an addition that is not original to the house. A Sanborn map from 1927 is included. It shows the area of the fire was not built in 1927. It also shows that the 'ell' wing on the west side was an early part of the house and this will remain in current plans. What is being removed is about 13'x18 1/2' addition on the east side which contains a laundry room, bathroom and backroom (see plans). The area is notched out in the footprint (not shown on the Sanborn).



The area where the fire occurred is on the east side of the house, the area will be sided to match the existing aluminum with no additional windows. The existing kitchen door will be reused as a rear door to the house.

The existing shed dormer on the house will remain.

The following is a description of the photographs.

1. Along west alley showing original 'ell'
2. Rear addition on west side (later) showing dormer (remains)
3. Looking west across addition to entry door in original 'el' that will remain.
4. Southeast corner of rear of the house
5. East side of the house
6. Existing door that will be converted to exterior door.



25



SHEET NUMBER
A5

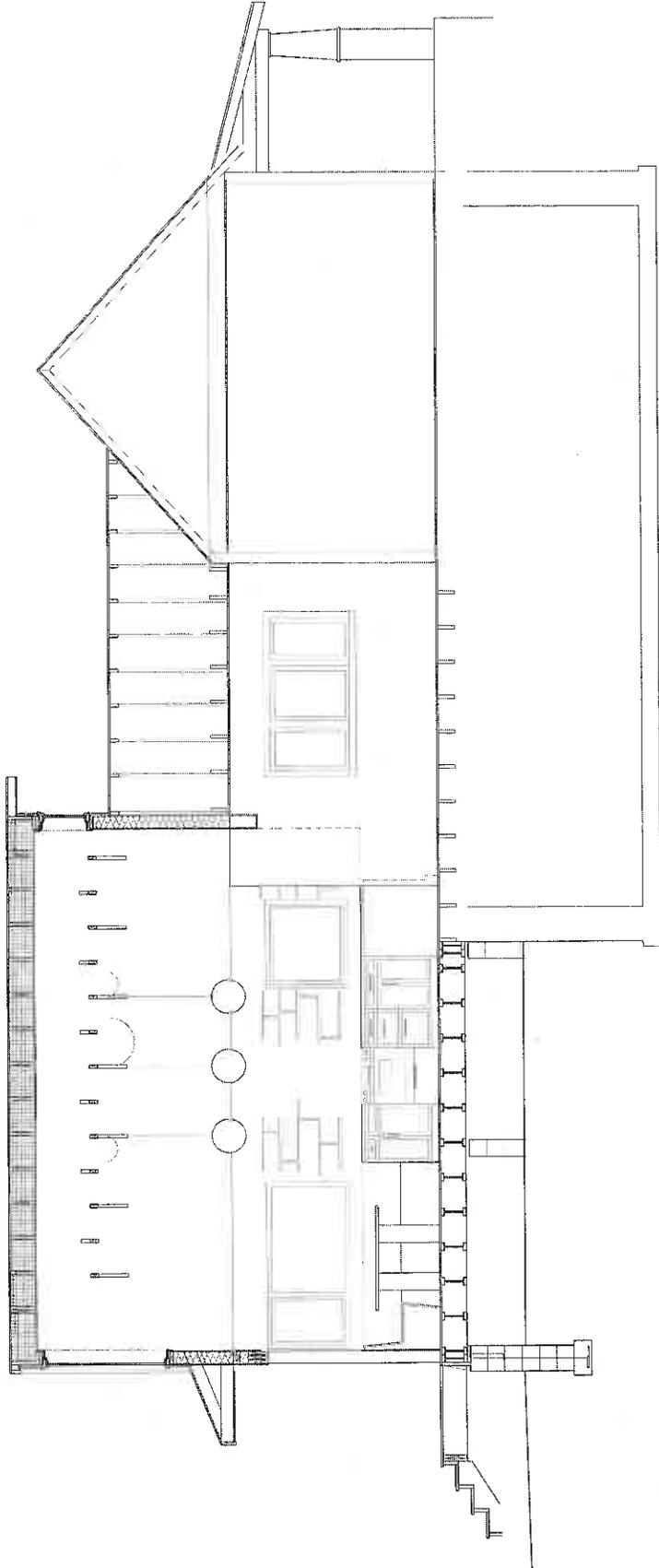
BUILDING SECTION
DRAWING ISSUE DATE:
25 MARCH 2014

PROJECT NUMBER
107
DESIGNED BY
P. PUZZELLO
CHECKED BY
P. PUZZELLO
DATE
11/11/13

CERTIFICATION

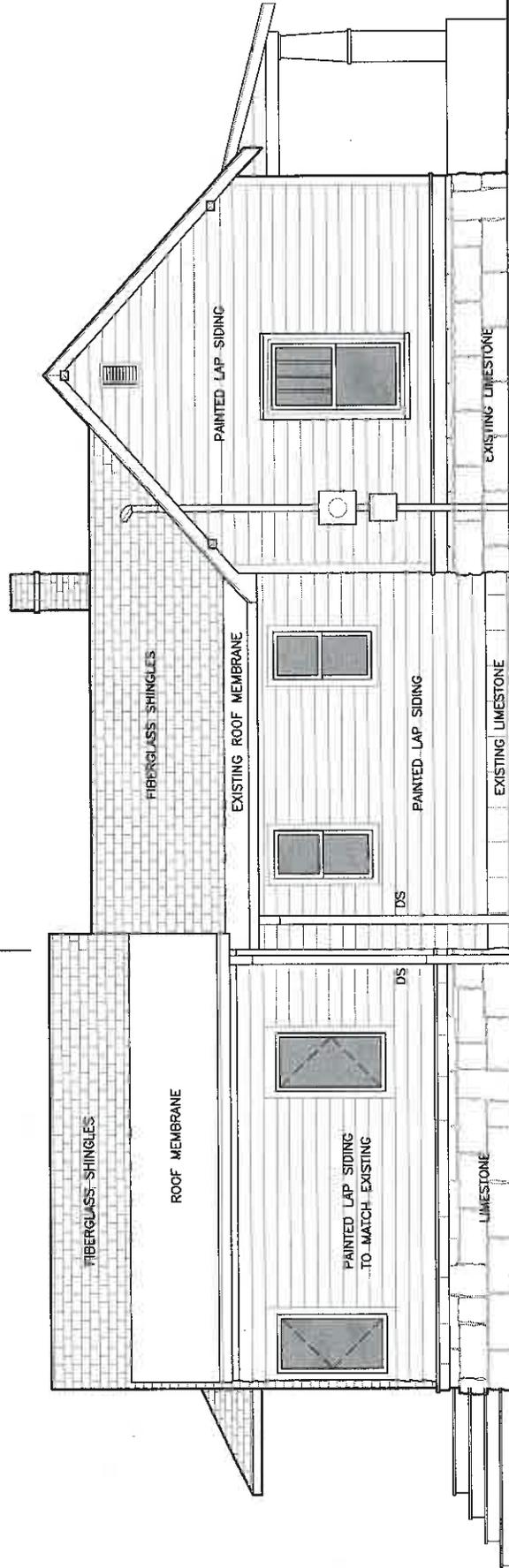
ADDITION TO RESIDENCE FOR:
MARGIE AND DREW SCHRADER
BLOOMINGTON, INDIANA

PUZZELLO ARCHITECTURE PRACTICE
3601 N KESWICK STREET, SUITE 202, BLOOMINGTON, INDIAN 47408
731.204.1123 <http://puzzello.com> www.puzzello.com



1 BUILDING SECTION
SCALE: 1/2" = 1'-0"

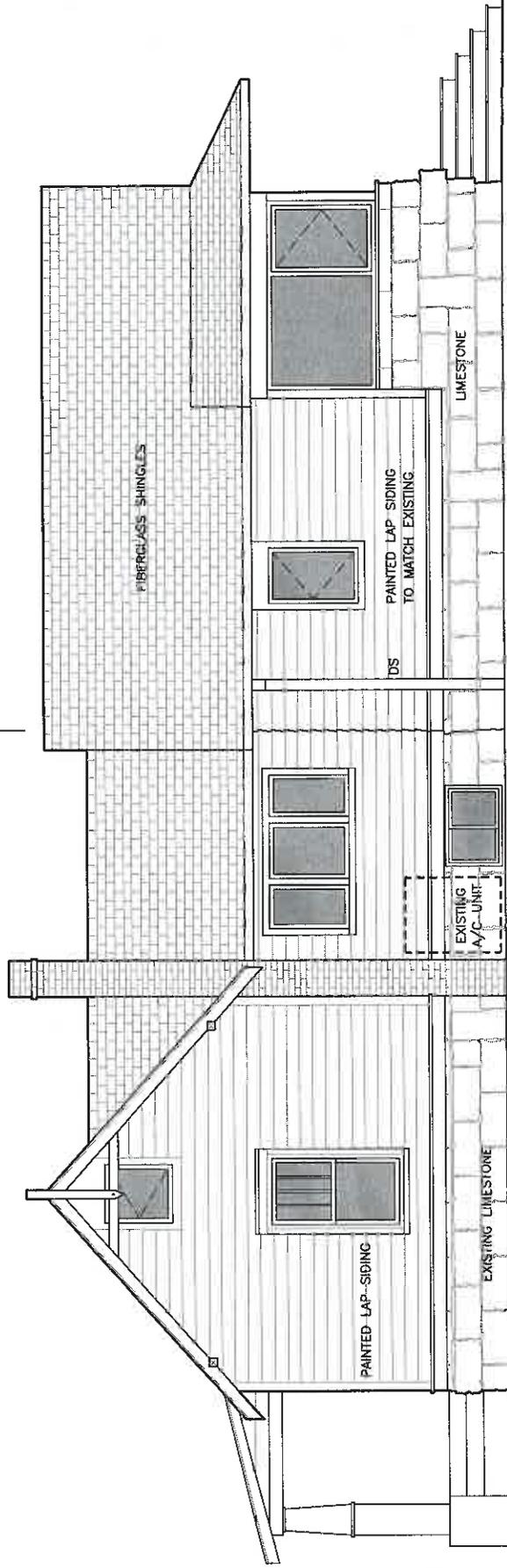
NEW ADDITION ——— EXISTING HOUSE



NORTH ELEVATION

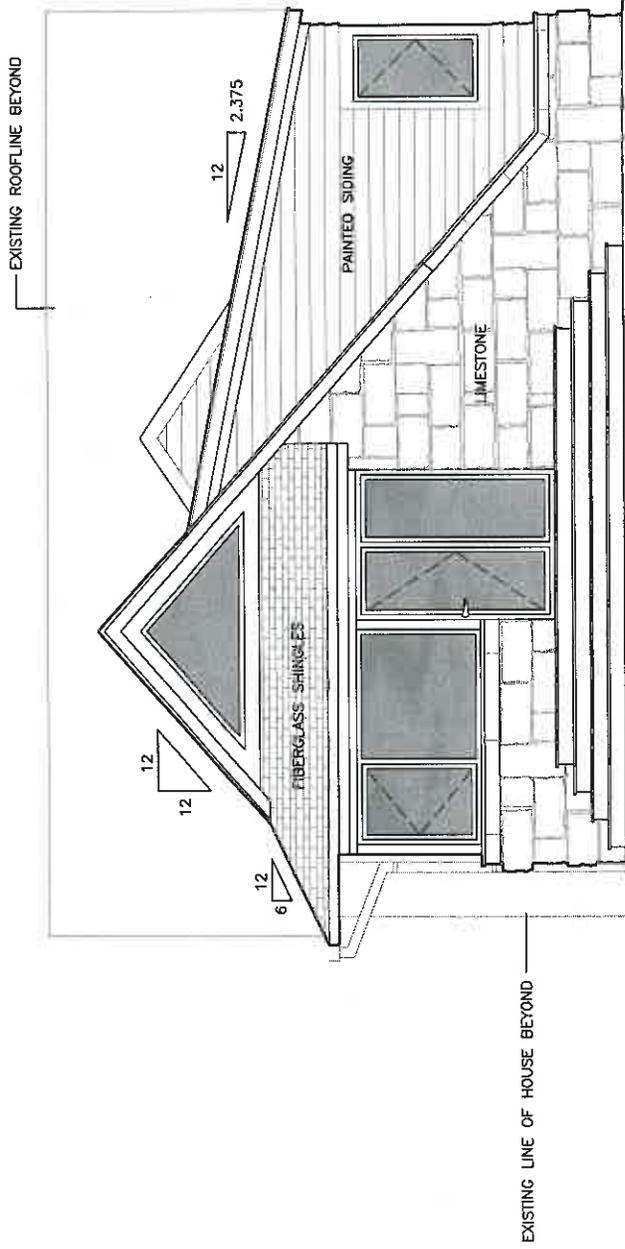
SCALE: 1/4"=1'-0"

EXISTING HOUSE ——— NEW ADDITION



SOUTH ELEVATION

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



EAST ELEVATION

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

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5-15-14

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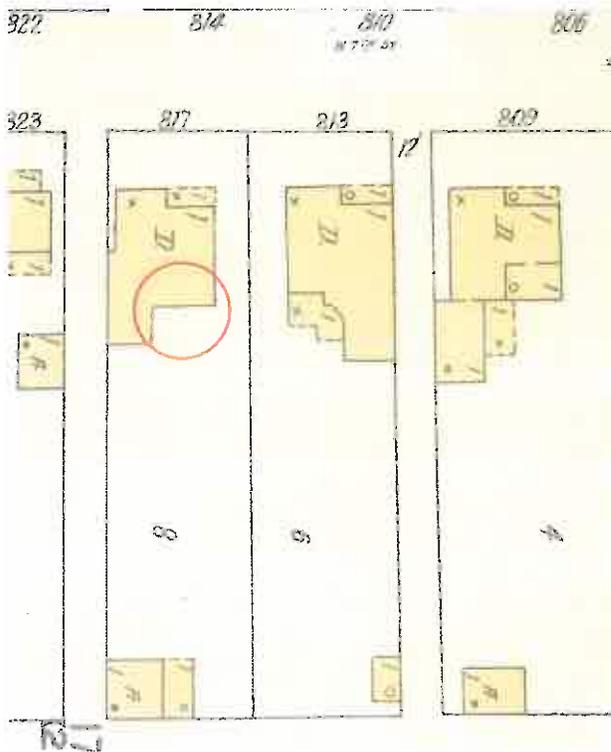


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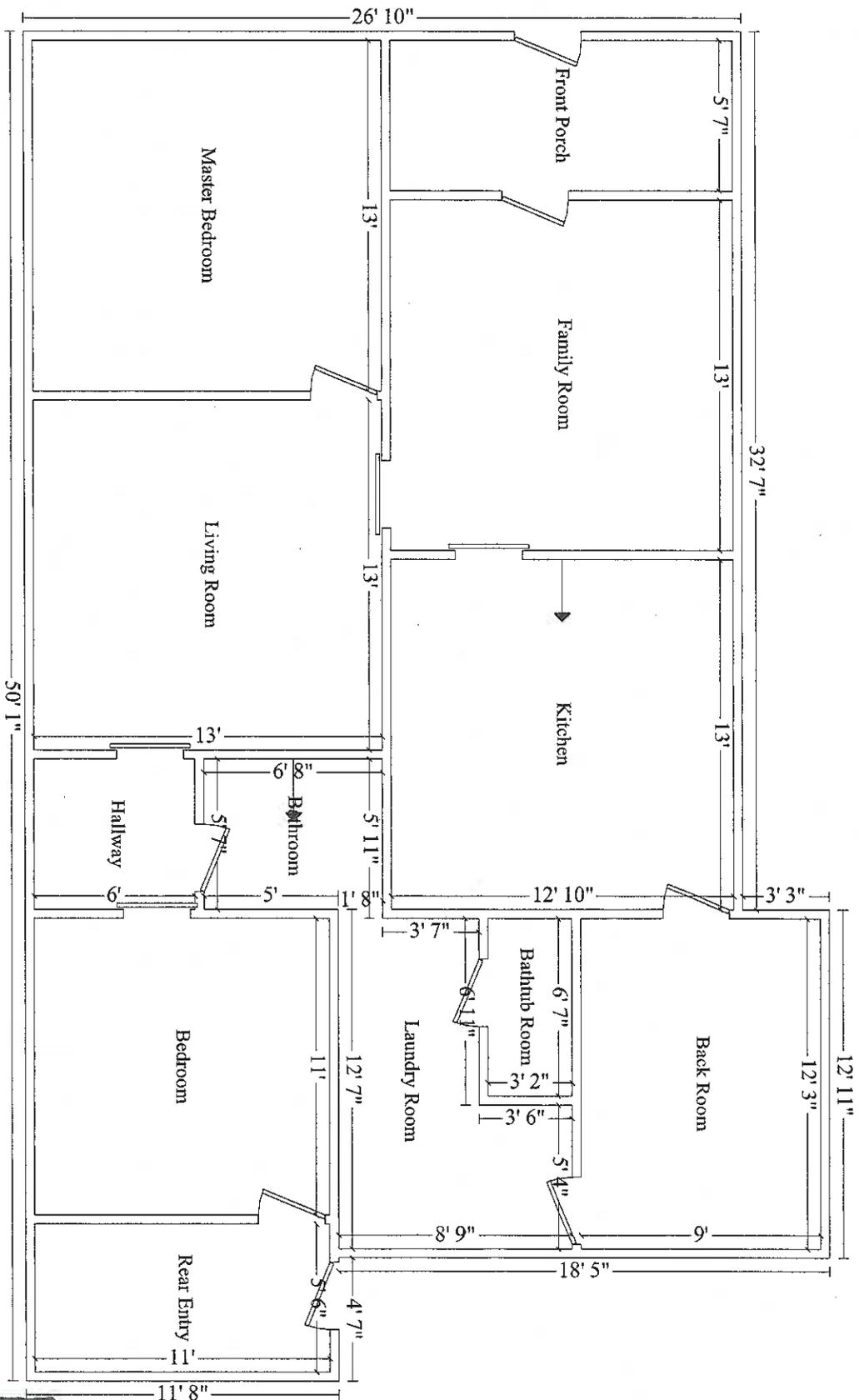


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N

CWP3355370

Dwelling Main Level

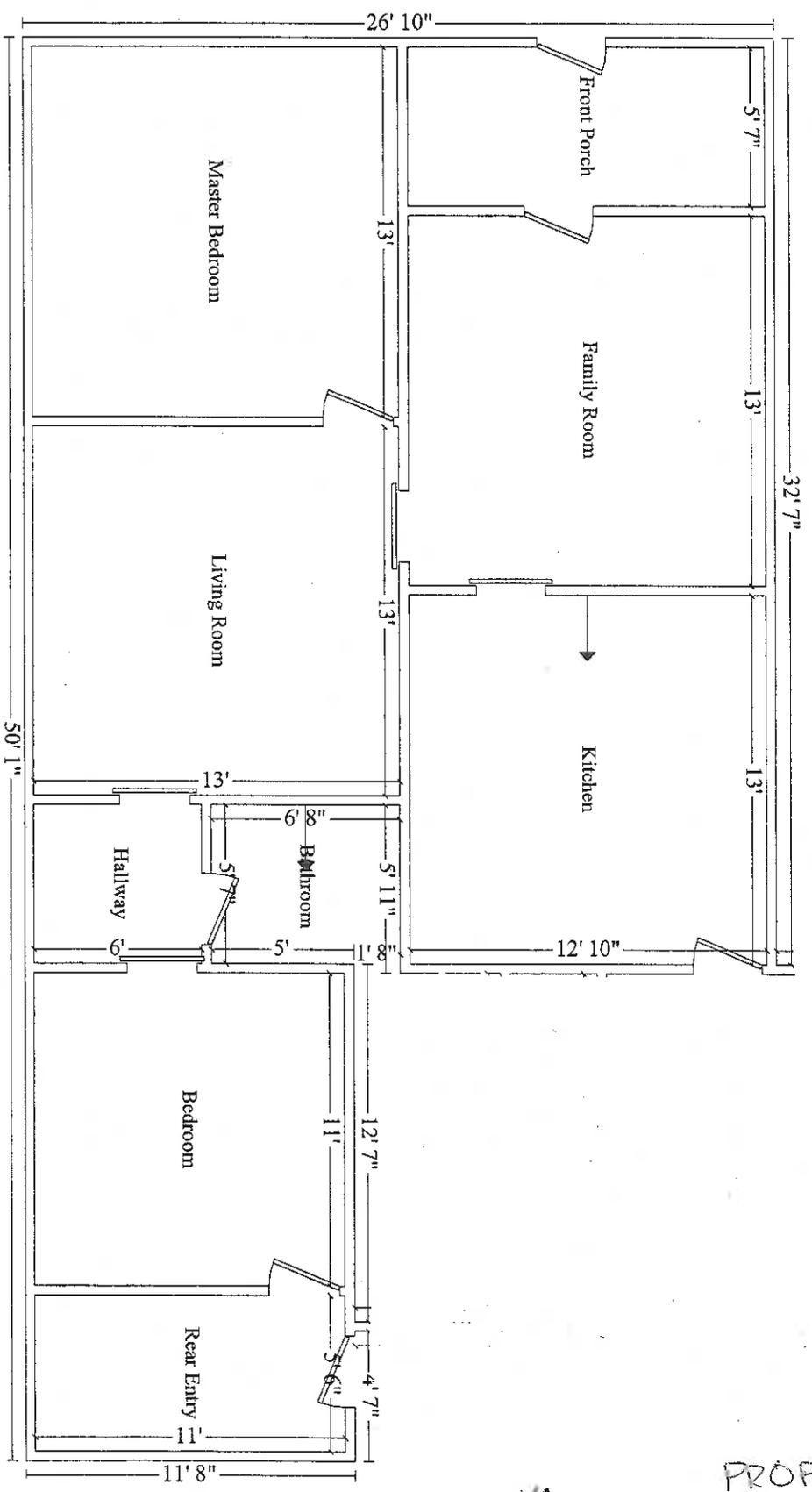
4/22/2014

Page: 32

EXISTING

817 W. 7th.
John Bavender

33



N.

CWP3355370

PROPOSED

817 W 7th
John Bavender

Application for a Demolition
Permit.

817 W. 7th St.

John Bwender - owner

On April 6th 2014 there was a fire at this house. The rear South East corner was severely damaged by the fire. The rest of the house suffered from smoke damage and damage caused by the fire dept to extinguish the fire.

I propose to completely demolish the back bedroom and the laundry room and repair the rest of the house.

The original house, built around 1890 consisted of the front 4 rooms, which are the master bedroom, living room, kitchen and dining room. There is an enclosed front porch which was added later and will be preserved/Restored along with the other 4 rooms.

I propose to relocate the laundry to what was a rear bedroom on the west side of the house, leaving one master bedroom.

The area left by the demolition will be converted to a patio accessible by the existing door from the kitchen.

I have upgraded the electricity to a 200 amp. breaker box.

All exterior repairs will be executed to match as closely as possible the rest of the house as it appeared before the fire.

The demolition will be carried out as quickly as possible after the permit is issued.



W3 1: WEST SIDE ALONG ALLEY
3: LOOKING WEST ALONG REAR OF HOUSE



R: REAR VIEW ON EAST SIDE
4: WEST SIDE REAR



5 EAST SIDE OF HOUSE



6 DOOR TO KITCHENS (NOW TO EXTERIOR)