

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday June 12, 2014**

**5:00 P.M.**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES** February 13, 2014
- IV. CERTIFICATE OF APPROPRIATENESS**
  - A. COA-16-14**  
918 West HOwe Greater Prospect Hill Historic District  
Owners: Stephan Borszcz and Elizabeth Blauvelt  
Request to remove and replace double windows and to replace or overlay existing siding (asbestos) with cement board 4" reveal
  - B. COA-17-14 STAFF APPROVAL**  
2920 East 10th Hinkle Garton Farmstead  
Owner: Bloomington Restorations Inc.  
Renewal of an expired COA to build a volunteer station for the garden
  - C. COA-18-14 STAFF APPROVAL**  
324 South Rogers Prospect Hill Historic District  
Owner: Jaime Galvan  
Construction of a rear 4' wood and wire fence around the back yard
  - D. COA-19-14**  
408 West Dodds McDoel Historic District  
Owner: Bryan Taylor  
Enclosure of a rear stoop with a new door and window
  - E. COA-20-14 STAFF APPROVAL**  
916 South Morton McDoel Historic District  
Owner: Jeannette Burch  
Construction of a concrete ramp to the rear door of the house.
- V. DEMOLITON DELAY**
- VI. NEW BUSINESS**
  - A. Garden Hill Conservation District Referendum Results
  - B. Matlock Heights History
- VII. OLD BUSINESS**
  - A. Vote on University Courts Design Guidelines
  - B. Update McDoel and Greater Prospect Hill Design Guidelines

**Next Meeting Date is June 26, 2014 at 5:00 PM in the McCloskey Room**

**Posted: June 5, 2014**

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday February 13, 2014**

**Minutes**

**I. CALL TO ORDER**

Meeting was called to order by Chairman, Dave Harstad at 5:15pm when quorum was met.

**II. ROLL CALL**

**Commissioner(s)**

Jeannine Butler

Sam DeSollar

Dave Harstad

Marleen Newman

Chris Sturbaum

**Advisory**

Duncan Campbell

**Staff**

Nancy Hiestand - HAND

Lisa Abbott - HAND

Jacob Franklin - HAND

Patty Mulvihill - LEGAL

**Guest(s)**

Keith Romaine

Hal Weaver

Allan MacKay

John Wunrow

Leslie Skooglund

Paul Ash

Lindsey Erdody

Russ Herndon

Jeff Mease

Frank Spence

**III. APPROVAL OF MINUTES - November 14, 2013**

**Jeannine Butler** makes a motion to accept November 14, 2014 minutes. **Marleen Newman** seconded. Motion carried 5/0/0 (yes/no/abstain).

IV. **CERTIFICATE OF APPROPRIATENESS**

**A. COA-01-14** (cont. from January 23)

521 West Howe Street Owner(s) Jonathon Wunrow and Leslie Skooglund  
Prospect Hill District.

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. This case was continued from the last meeting. There was a 'Special Meeting' February 5, 2014 to assess the siding and possible remedy, also the removal of a fence. Present were **Duncan Campbell, John Saunders, Doug Bruce, Nancy Hiestand** with **Chris Sturbaum** joining later. There was approval of removing the siding and also to restore any siding that could be restored. The decision will be up to the owners based on what they find during restoration.

**Comment(s)**

**Jon Wunrow** thanks the commission for coming out to give ideas, make comments and to share the knowledge the commissioner's have about restoration and construction. Jon Wunrow and Leslie Skooglund now have options to work with in remedying the possible issues with their home.

**Chris Sturbaum** comments on how nice it was working with everyone in this regard and there has been good faith shown by all parties.

**Jeannine Butler** makes a motion to accept **COA-01-14**, 525 W. Howe St.. **Marleen Newman** seconded. Motion carries 5/0/0 (yes/no/abstain).

**Patty Mulvihill** submits Proposed Findings of Fact for **COA-01-14** at 521 W. Howe St (Removal of fence and vinyl siding).

1. The Commission finds that the current structure at 521 W. Howe Street is sided with vinyl and does not contain original windows.
2. The Commission finds the existing fences do not damage or detract from either the historic nature of the structure at 521 West Howe Street or the Prospect Hill Historic District.
3. The commission finds that the proposed repairs to the fence located at the rear of 521 W. Howe Street is consistent with the requirements of the Prospect Hill Historic District Guidelines and as such the repairs are appropriate.
4. The Commission finds that removing the vinyl siding from the structure at 521 W. Howe Street and either repairing the original siding underneath, if possible, or replacing it with cement board, is consistent with the Secretary of Interior's Standards, thereby ensuring the historic nature of both the structure and the Prospect Hill Historic District are maintained.

**Chris Sturbaum** makes a motion to accept the Proposed Findings of Fact for **COA-01-14**, 521 W. Howe St.. **Jeannine Butler** seconded. Motion carries 5/0/0 (yes/no/abstain).

**B. COA-02-14**

525 South Jordan Owner: Alan MacKay Representative: Hal Weaver  
Elm Heights Historic District.

Request for removal of a pent roof on a side entry and construction of a carport, screening fence and patterned drive.

**Nancy Hiestand** gives her presentation. Nancy notes this property has been before the commission before requesting dormers to be built on the back of the house. The carport will be built behind the chimney. There is a privacy fence along side the property line, however another will be built to hide the view of parked cars under the carport. Nancy states she is in approval of the design and construction of this carport. Nancy notes the Elm Heights Historic District Advisory Committee submitted there opinion on the construction of a carport, which is stated as follows:

The Elm Heights Historic District Advisory Committee met on Saturday, February 2, 2014 to discuss **COA-02-14**, due to go before the Bloomington Historic Preservation Commission at its meeting of February 13, 2014. I write this by way of reporting , in my capacity as the chair of the committee, of a couple of reservations the committee has about the project proposed.

First, we agree with Staff that the proposed fence, planned to be flush with the front of the house at 525 S. Jordan, should be setback, in accordance to setback and height restrictions imposed by the city, to a position no more than halfway between the front and back of the house.

Second, we question the appropriateness of building a *shed roof* car port on a 1950's style house. We note that *The Elm Heights Historic District Design Guidelines* requires of new construction that "[r]oof shape, size of window and door openings, and building materials should be primarily compatible with any structure already on the property and secondarily with surrounding contributing properties." (see p. 29.) Accordingly, we would prefer, for the proposed carport roof, a shape different than the one proposed - one that better reflects the lines of the existing building. Two possibilities that would seem to fit the bill: either a flat roof or, better still, a peaked roof (at least) the same pitch as the main roof.

Mark Kaplan  
Chair  
Elm Heights historic District Advisory Committee

More discussion is held. Nancy states she does not have a serious problem with this request based on the quality of what we have in terms of its relation in the district and would invite the BHPC to comment and recommends approval, Nancy further states the district representatives make a valid argument. **Dave Harstad** invites the homeowners representative **Hal Weaver** to comment. Hal states they received a copy of the neighborhoods opinion and agree the gabled roof is a problem with the window and they

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are not opposed to a flat roof. Hal states there will be rubber under the shingled roof as the shingles are to match the house. Hal states they can shrink the pitch to make it less noticeable.

### Question(s)

**Chris Sturbaum** states he likes the idea of a flat roof which will give it a better visual, you always put a little pitch on a roof however it is invisible. Chris also states that you could gutter all around it if you wanted.

**Jeannine Butler** states she does not have a problem with a sloped roof nor the flat roof.

**Marleen Newman** states the gable won't work and is impartial to the sloped or flat roof.

**Sam DeSollar** states given the vintage of the house he thinks a flat would roof would work, it would be nice to be able to match the gabled roof of the house.

**Duncan Campbell** asks how they are going to attach the shingles. Hal states they would be glued and nailed very carefully. Duncan states if your going to nail it to an EPDM roof you might as well not have the rubber. Hal states his client is very particular and does not want anything that will leak. Hal states that if they flatten the roof there would be no point in shingles as they would only catch debris. Hal states the flatter roof looks better. Duncan asks what the purpose of the siding detail around the skirt. Hal states it is for a visual and to tie it into the house. Duncan states its makes it a much heavier structure and is not needed. Duncan states a well detailed fascia would look a lot better. Hal states looking at the pictures now, a flattened roof is more visually attractive.

**Russ Herndon** states that if you brought the roof plane to the top of the doorway would bring the whole mass down and you could gutter the back of the structure to get the water away.

**Dave Harstad** asks if they construct the roof to be flat would it change the size of anything? Hal answers it would not. Dave asks if the fence is accurate to have the fence inline with the front of the house. Hal states he read that in the neighborhoods opinion and would like to set it back 2' which would give more dimension to the front. Nancy states that is in the guidelines. More discussion of what type of fence design should be installed.

### Comment(s):

**Sam DeSollar** asks if there will be any setback issues with the fence? Hal states they (City of Bloomington Planning Dept.) have a 3' set back. Hal states they will be asking for a 1' variance. Hal states the set back will not affect the dimensions of the carport.

**Dave Harstad** states he really likes the idea of a setback.

**Jeannine Butler** makes a motion to accept **COA-02-14**, 525 S. Jordan Ave.. with a suggestion that it become a flat roof as opposed to a shed roof and a 2' setback for the fence. **Marleen Newman** seconded. Motion carries 5/0/0 (yes/no/abstain).

**Patty Mulvihill** submits Proposed Findings of Fact for **COA-02-14**, 525 South Jordan Avenue (Removal of a pent roof and construction of a carport, fence and patterned drive).

1. The Commission finds that the current structure at 525 South Jordan Avenue is not one of historic forms specifically referenced or mentioned in the Elm Heights Design Guidelines - this house is a mid-century modern with significant alterations.
2. The Commission finds that while the creation of a carport is unique in the overall Elm Heights Historic it is not inappropriate nor will it detract from the overall appearance of the particular structure located at 525 South Jordan Avenue.
3. The Commission finds that while the installation of a fence in and of itself does not detract from the overall historic nature of the Elm Heights Historic District, the Commission does believe the fence should be set back further from the house.
4. The Commission finds that the installation of stamped concrete for the driveway will be screened from the street and is an improvement to the current driveway, making the proposed appropriate and consistent with the District.

**Jeannine Butler** makes a motion to accept the Purposed Findings of Fact for **COA-02-14**, 525 S. Jordan Ave. **Sam DeSollar** seconded. Motion carries 5/0/0 (yes/no/abstain).

### **C. COA-03-14**

406 South Madison Owner: Jeff Mease Representative: Herndon Design, LLC  
Prospect Hill District.

Removal of an existing addition and its replacement with a redesigned addition adding 474 square feet and adding a carport.

**Nancy Hiestand** gives her presentation. Nancy notes this home will be roughly 2,200-2,300 Sq. Ft. once completed, which is large for Prospect Hill. She further noted that they have done a good job keeping the home flat and horizontal as to not create an out of scale house. Nancy invites the petitioners to speak. **Russ Herndon** with Herndon Design. Russ wanted to add a couple of points. First, Russ states they made the transition to the limestone porch from a crumbling concrete porch with a design that could have happened in this local. Russ states that "Smith" being a "Street" but everything close to the face of a street like an alley with a name, however planning will support a variance as long as they clear everything with the BHPC. Russ further states the carport is viewed as a nice extension for the homeowner and guests to utilize. This house is a one bedroom house with a currently rundown addition, which serves as another bedroom with no foundation. The plan is to renovate this area and then reach into the house and renovate the inside of the main house. Russ states he had a conversation with Nancy about the area which they will be demolishing. It has vertical board siding which might be a nice interpretation

distinct from the host building to separate it. Russ discusses the limestone front porch and how it was designed. Russ notes this house sits on top of a hill with a stone wall and will not be easy to see from the street. Russ further states that the County and City are behind them on this project if this Commission approves as well.

**Question(s)**

**Sam DeSollar** asks about the doors and windows. Russ states they will not be vinyl but either metal or wood. Russ states his client is wanting to get away from maintenance.

**Nancy Hiestand** asks how many casements. Russ states there are two possibilities, one being the bathroom window and the other a little window beside the back door.

**Jeannie Butler** asks what building will be demolished. Russ states the back shed area (without the foundation). It will be rehabbed in the same footprint. They are unsure what can be saved and what can not.

Discussion is held about the previous and future construction of the shed. General consensus is to construct this structure in a manner that separates it from the house.

Discussion is held about the limestone porch. Russ explains the picture does not show as accurate as it should but the columns will all match.

**Comment(s)**

**Dave Harstad** comments that Smith St. seems like an alley to him and in his opinion this project is a huge improvement.

**Chris Sturbaum** comments that he likes this design and suggests the vertical siding on the garage.

**Sam DeSollar** moves the accept **COA-03-14**. **Chris Sturbaum** seconded. Motion carries 5/0/0 (yes/no/abstain).

**Russ Herndon** interjects to ask if this motion makes them use limestone on the porch or if they may use wood to tie in to the existing house.

**Jeannine Butler** states (answering for herself) that if he were to use wood instead of limestone then she believes he would have to come back. **Sam DeSollar** states that he would run it through **Nancy Hiestand** as she is a good gauge of what needs to come back before the board. **Chris Sturbaum** asks if they decide to use vertical or horizontal siding would they have to come back. **Nancy Hiestand** states they should just make it part of the motion. **Russ Herndon** states he would like to pursue this idea about siding. **Chris Sturbaum** states they should amend the previous motion.

**Previous motion is hereby struck.**

**Sam DeSollar** amends the motion to accept **COA-03-14** at 406 S. Madison St. with the option of being able to hang the siding on vertical or horizontal can be used on the renovation. **Chris Sturbaum** seconded. Motion carries 5/0/0 (yes/no/abstain).

**Patty Mulvihill** submits Purposed Findings of Fact for **COA-03-14**, 406 South Madison Street (Removal of existing addition & replacement with new addition and carport).

1. The Commission finds that the current structure at 406 S. Madison Street does not reflect its original for as it contains at least two addition and is covered with vinyl siding.
2. The Commission finds that the purposed materials, cement board and/or board and batten (on the shed), are consistent with the Prospect Hill Design Guidelines.
3. The Commission finds that the proposed addition conforms to the current heights of the existing structure and is therefore consistent with the Prospect Hill Design Guidelines.
4. The Commission finds that the setbacks with the new addition are consistent with the Prospect Hill Design Guidelines.
5. The Commissions finds that the massing of the house with the purposed addition is consistent with the Prospect Hill Design Guidelines.
6. The Commission finds that the proposed carport is appropriate and consistent with the character of the house and neighborhood.

**Chris Sturbaum** makes a motion to accept the Purposed Findings of Fact for **COA-03-14**, 406 South Madison Street. **Sam DeSollar** seconded. Motion carries 5/0/0 (yes/no/abstain).

**D. COA-4-14**

907 South Madison Owner John Keith Romaine

McDoel District

Request for a rear 8x14' 2 level addition and construction of an outdoor masonry oven

**Nancy Hiestand** gives her presentation. Nancy states this will be a really modest and well designed addition to the house and is in keeping with the fenestration of the house and neighborhood. This addition will enable them to sell bread and baked goods. **Dave Harstad** asks **Nancy Hiestand** if the neighborhood is supportive. **Nancy Hiestand** states they voted to support this project last night at the McDoel District meeting.

**Chris Sturbaum** makes a motion to accept **COA-04-14**, 907 South Madison St. **Marleen Newman** seconded. Motion carries 5/0/0 (yes/no/abstain).

**Patty Mulvihill** submits Proposed Findings of Fact for **COA-04-14**, 907 South Madison St. (Removal and replacement of addition and construction of outdoor masonry oven).

1. The Commission finds that the placement of the addition is at a setback equal to or slightly less than the original house, which is consistent with the McDoel Garden Design Guidelines.

2. The Commission finds that the new addition will expand the footprint by 756 square feet which allows the overall house at ground level to fall within the 2001 Design Guidelines.
3. The commission fines that the proposed porch materials will match the existing staircase and porch on the north side of the 2007 addition and that the proportions of carpentry detail, had rail caps, balusters and rafter ends harmonize well with the overall art and crafts style of the house.
4. The Commission fines that the new addition will be horizontally framed with cement board which is included in the list of approved materials for new construction in this district.
5. The Commission finds that use of salvaged windows is appropriate.
6. The Commission finds that installation of the artisan oven is an appropriate accessory structure in this district.

**Chris Sturbaum** makes a motion to accept Proposed Findings of Fact for **COA-04-14**, 907 South Madison St.. **Jeannine Butler** seconded. Motion carries 5/0/0 (yes/no/abstain).

**V. NEW BUSINESS**

No New Business

**VI. OLD BUSINESS**

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

**Nancy Hiestand** gives her report from the Common Council of the City of Bloomington. There are Council suggested amendments and they are discussed.

**Duncan Campbell** states he is not happy with this idea, as you can't treat a Conservation District as a Historic District or vice versa. There needs to be aging in place as well as sustainability within the Design Guidelines. **Nancy Hiestand** states the neighborhood is supportive. Further discussion is held.

**Chris Sturbaum** makes a motion to accept the Matlock Heights Design Guidelines with Amendments and Revisions. **Jeannine Butler** seconded. Motion carries 5/0/0 (yes/no/abstain).

**B.** Report on Guidelines Subcommittees:

McDoel (Jan. 15, 29, Feb. 5)

University Courts (Jan.25, Feb. 17)

Prospect Hill Neighborhood Assn. Meeting (Feb. 3)

**VII. COMMISSIONERS' COMMENTS**

No Comments

**VIII. PUBLIC COMMENTS**

No Comments

**IX. ANNOUNCEMENTS**

No Comments

**X. ADJOURNMENT**

Meeting Adjourns at 6:45 pm

**Summary:**

Request to remove and replace double windows and to replace or overlay existing siding (asbestos) with cement board 4" reveal

**COA-16-14**

**819 West Howe Street  
Greater Prospect Hill Historic District  
Owners: Stephan Borszcz and Elizabeth Blauvelt**

**Zoning RC**

**74 C 918 House; Carpenter Builder/ Gabled-ell, c.1900**



This is a modest but typical gabled-ell in the Greater Prospect Hill District. It is a typical historic home form in many core neighborhoods including the West Side, Garden Hill, McDoel and Bryan Park. The house is representative of an era of working class housing that prevailed in Bloomington from about 1890-1915.

This particular house has been under construction using a released permit from March 13, 2013. This permit allowed partial demolition of a rear addition. Demolition of an attached shed and a garage are also permitted according to the CZC. This review would have fallen under conservation district guidelines.



The BHPC had a special meeting (May 5, 2014) at the site to observe the work that was ongoing. Commissioners Harstad and Saunders attended. The owners said that they had run into structural issues while doing the interior demolition. All interior walls were removed to the studs, several floor

joists were broken (they were very close to the ground level) and other structural framing was damaged or substandard. The owner wanted to make a decision whether to apply for total demolition or not. They mentioned the idea of building a similar house on the site.

The request before the Commission is to replace all of the existing double hung windows with vinyl double hung and to replace or cover the asbestos siding with smoothed faced cement board (4").

#### EXISTING

The house is sided with asbestos shingles and has several original double hung windows. The siding is in fairly good condition however, the rear additions and their removal may create some complications. There is a rock-faced limestone front porch that has been enclosed with aluminum storm windows. The rear of the house (shown above by gray roof tops) has a single story later addition which was to be removed according to the Certificate of Zoning Compliance issued in 2013. The rear of the house (pictured) which faces Smith, shows that the permitted removal will allow many new window choices on this elevation

#### PROPOSED

The owner also has a CZC that identifies the addition (3-06-13) with a bedroom and two other small rooms. The change in square footage is modest. This new request affects only the exterior of the property, because that was explicitly omitted from the CZC and because it is now reviewed by the BHPC in the Greater Prospect Hill Historic District. The owner wishes to re-side the whole building with smooth-faced cement board. In the past, the experience of asbestos siding is mixed. Where it is undamaged, it has been seen as a durable historic siding although not usually "original" in nature. In this case the rear addition has been removed, which might cause some problems with mixing types of siding.

The request is also to remove historic windows and replace with vinyl double hung, retaining the size of the windows. There is a question about the design. The proposed windows in the application have divided lights which may not be appropriate on this style of house, which is older than arts and crafts properties. Simple double hung are in place now and are probably more appropriate than the style of windows proposed. Also missing are specifics about the windows that now frame in the front porch. Staff asked for more information or a decision about replacing these windows or leaving an open porch.

#### STAFF ANALYSIS

The Prospect Hill Guidelines Committee did comment on this proposal. They supported it. In general it fits the direction that their guidelines are taking: to allow flexibility with alternative materials where the materials basically match the original. The windows on the structure are not distinctive, they are simple double hung wood.

Staff also considers the fact that the house has already had significant demolition except

the exterior skin. (see photographs). This was permitted by the previous building permit. The interior demolition was precipitated by structural issues and the BHPC does not consider interior changes. However those decisions coupled with the recent request, basically allow complete removal of everything historic about the house but its general shape. For this reason staff was hesitant to hear this case until it was thoroughly vetted in Prospect Hill.

The virtue of this request is that it doesn't create an out-of-scale or out-of-place structure. However many houses in the Near West Side, McDoel and Greater Prospect Hill don't meet modern structural standards, are legitimately dilapidated, or extremely costly to rehabilitate. There is much disagreement between contractors about true condition and need for replacement. There are some contractors who are unwilling to consider options because they are unfamiliar with them or don't want to spend the time. Often a business or investment plan will not accommodate the requirements of an older house that needs a lot of work. Staff cautions the Commission that the analysis of this project may have farther reaching ramifications.

Staff has requested information about the front porch treatment, the restoration for which might make this a more attractive project, but this idea not gotten a response.

#### **A Discussion of the use of Guidelines:**

The Greater Prospect Hill area is still considering the update of their design guideline document. In lieu of that completed draft, staff looked at the Secretary of the Interior's Standards and assessed the discussion of the GPHDG committee to date.

#### **Windows:**

Although these windows are rough, they are probably repairable. We have been working with the GPHDG committee and the current draft (not approved) features language about the preservation of original materials being preferable, but similar materials are allowed, in this case simple double hung of a certain level of quality, would not change the appearance of the building if kept in the same size and carefully framed. Double hung windows are more character defining in their size and shape in than their materials.

#### **Siding:**

In some cases asbestos siding has proven durable and has gained acceptance. Although it is rarely original, it is often appraised as having some historic significance. The siding replacement would be smooth cement board siding with 4" reveal, probably comparable to the siding underneath. If the asbestos siding is not just repainted, then cement board is an adequate replacement.

Staff is still hesitant to endorse the level of loss of original materials without some compensatory work to the front facade.

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Based upon the comments of the neighborhood towards a new DG draft, staff is willing to support approval with the condition that the window system is removed from the front porch and it is restored to its original open configuration..

**Single-Family R 01**

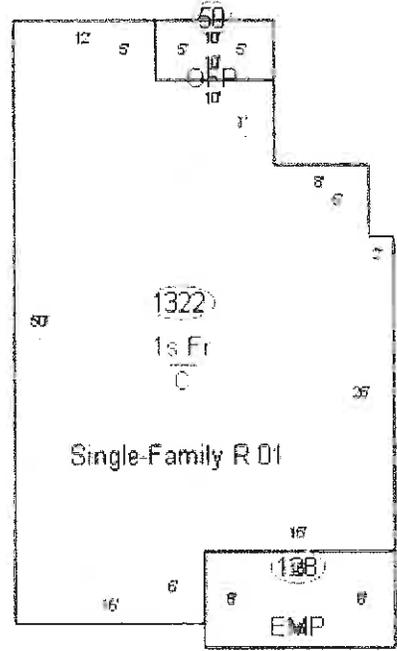
Accommodations		Plumbing		Other	
BedRooms:	2	Full Baths:	1	Heat Type:	Central Warm Air
Finished Rooms:	5	Full Baths Fixtures:	3		
		Kitchen Sinks:	1		

**Floors**

Floor	Construction	Base	Finished
C		1108	0
1	Wood Frame	1108	1108

**Photos and Sketches**

etached to Site R 01



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. \_\_\_\_\_ Weavers Lot 15 \_\_\_\_\_ 53-08-05-111-021.000-009 \_\_\_\_\_
2. A description of the nature of the proposed modifications or new construction:
  - A. Replace or overlay existing siding.
  - B. Install replacement windows in existing openings.
3. A description of the materials used.
  - A. Smooth faced cement lap siding with a 4" reveal.
  - B. Vinyl double hung replacement windows in existing window openings.
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.  
Modifications to be of similar quality, materials and style as attached photos of previous project by applicants.



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



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





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

## Certificate of Zoning Compliance

Application #: C13-090

Date: Wednesday, March 06, 2013

Property Address: 918 W. Howe Street Perry 5NE  
Township Section #

Zoning: RC

Proposed Use: Single Family - Demolition of garage, remodel

The attached plans have been reviewed for compliance with applicable provisions of Title 20, Bloomington Unified Development Ordinance, and conformance with the terms of any approvals which have been granted under authority of the Ordinance. The Planning Department finds the plans to be in compliance:

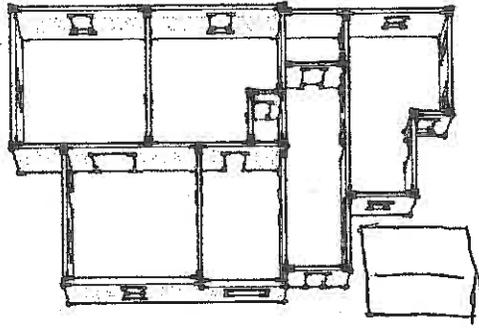
- As submitted
- With modifications or conditions as follows:

1. This permit approves the removal of a portion of the existing home. No other exterior changes are approved with this permit.
2. An internal remodel is also approved that increases the number of bedrooms from 2 to 3.
- 3.
- 4.

This Certificate of Zoning Compliance pertains only to the attached plans and the specific use proposed, exactly as submitted and reviewed. This Certificate does not constitute the issuance of any required permit nor exempt the property from compliance with any other requirements.

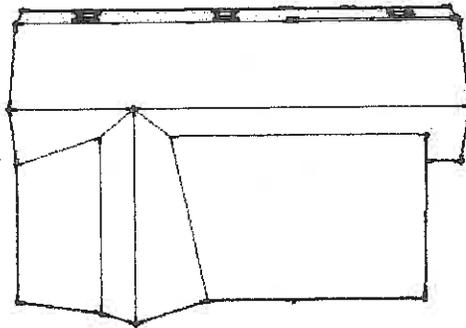
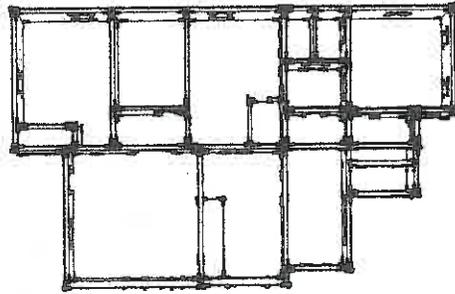
Patrick A. Shay, AICP  
Development Review Manager  
City of Bloomington  
Planning Department

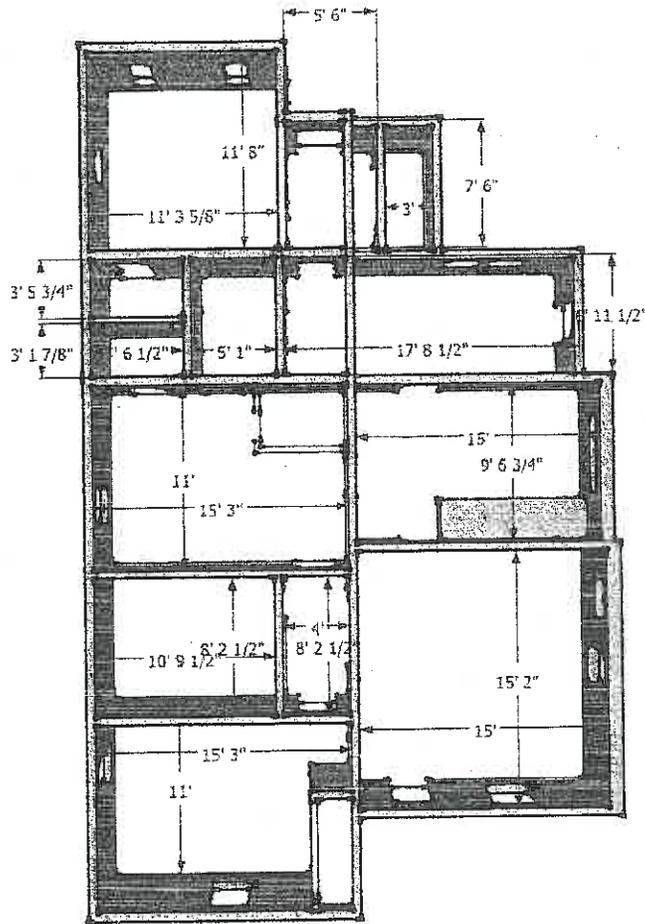
Before



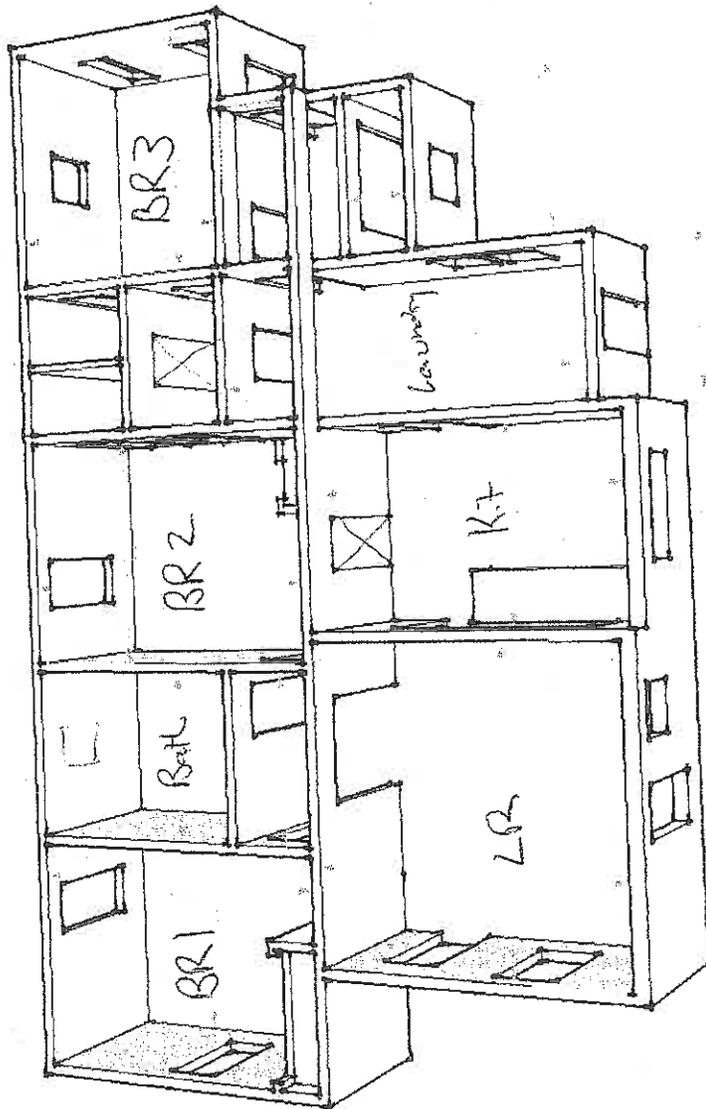
120' sq ft.  
shed being  
demolished

After

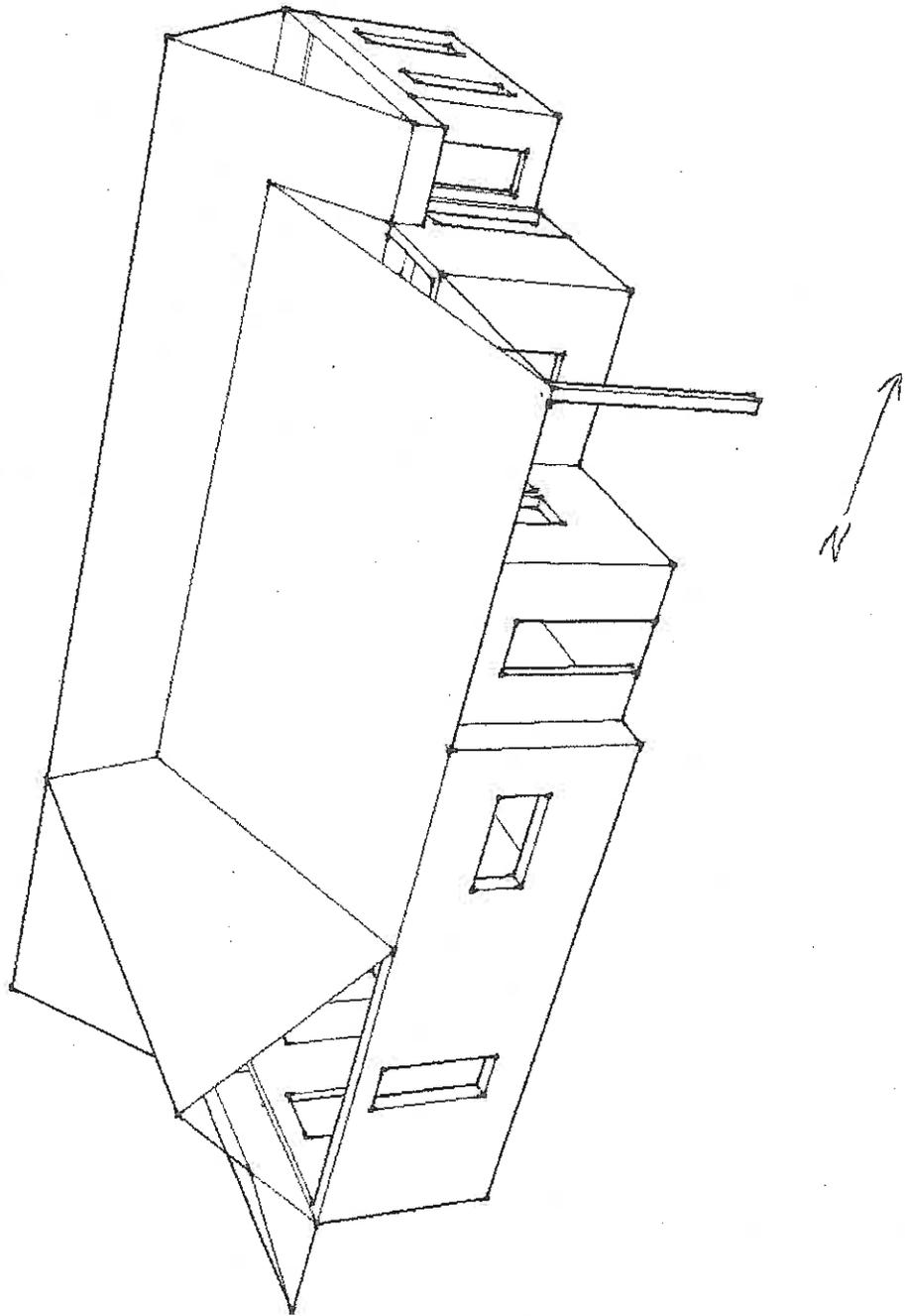




916w House



918 Howe St





**COA-17-14 STAFF APPROVAL (Renewal)**

**COA-08-09**

**Hinkle Garton Farmstead  
2920 East 10<sup>th</sup>**

**Owner: Bloomington Restorations, Inc.**

**Petitioner: Bloomington Restorations, Inc.**

**Danielle Bachant Bell representative**

**Zoning RE**

**Request for an informational sign to be placed in the side yard west of the main house.**

This request is part of an ongoing effort to develop the grounds of the farmstead as a community horticultural site, including volunteering, training for Master Gardeners and the donation of food items when possible.



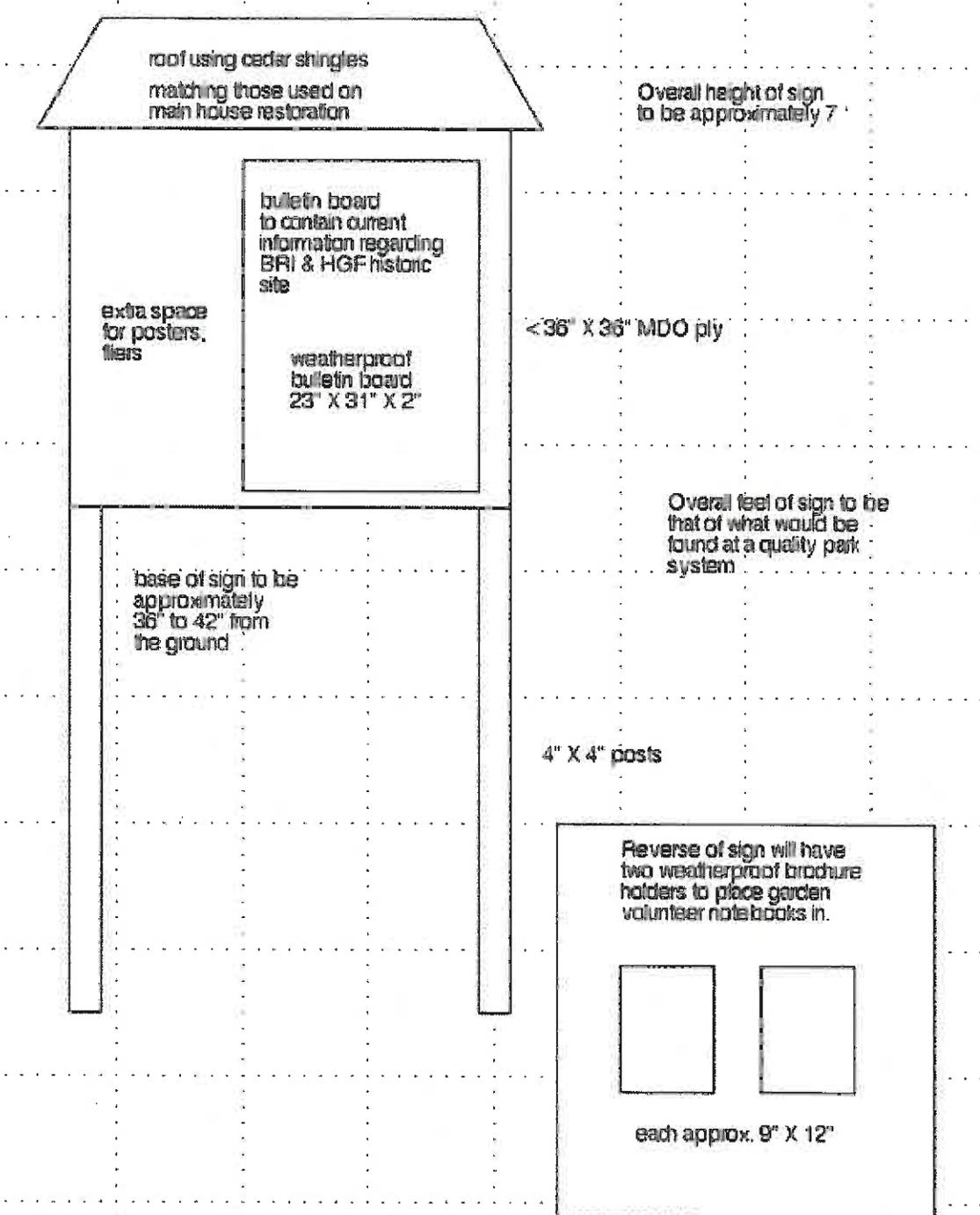
The sign is being created with a grant from the Martin Luther King Day of Service funding. The sign will inform visitors of the history of the site and also make available a volunteer scheduling notebook in a weatherproof holder to keep track of tasks to be done on the grounds. The seven foot sign will be topped with a cedar shingled pent roof to partially protect the face of the sign. It will be placed between the garden and the driveway, next to an area that is now cultivated. (see below)



The face of the sign will measure 36" by 36" suspended between two 4x4" posts. The sign is intended to be accessible to pedestrians.

This sign will not require an approval from the planning

department because it is not commercial in nature. It will, however be a visible change in the grounds, so it requires a COA. Addition of the wood shingling with the newly completed roof, will help make the sign blend into the appearance of the site.



Staff recommends approval

**COA-18-14 STAFF APPROVAL**

**324 South Rogers Prospect Hill Historic District  
Petitioner: Jaime Galvan**

**Zoning RC**

**Request for a rear wood and wire fence.**

**105-055-66015 N      324      House; Free Classic, c.1900, John Nichols, Architect, NR,  
BHD**



This is a request to build a rustic fence in the back yard of a house that borders on Prospect and Rogers Streets and has a rear alley. The fences have a utilitarian need for the family. It is similar in style to the fence in the rear yard of the adjacent owner to the north.

The owner wished to retain the open nature of the historic backyard, so he did not elect to build a privacy style fence. It will be located on three sections of lot line, connecting the garage to the southwest corner of the house and along the rear alley to the neighbor's fence and then around to a few feet east of the northwest corner

of the house.

The fence will be approximately 4 feet tall and be connected to 4x4" field fence wire. Other than plain board and wire there will be no embellishment such as finials or shaped wood. Prospect Place at this location is like an alley with no fronting properties and difficult access.

Wire fences are among those supported by the guidelines and are in keeping with the rural nature of the alleys between Jackson and Rogers.

**SUMMARY**

**This is a request to enclose a back stoop in order to provide enclosed space for a pet. The project includes a new pet door.**

**COA-19-14**

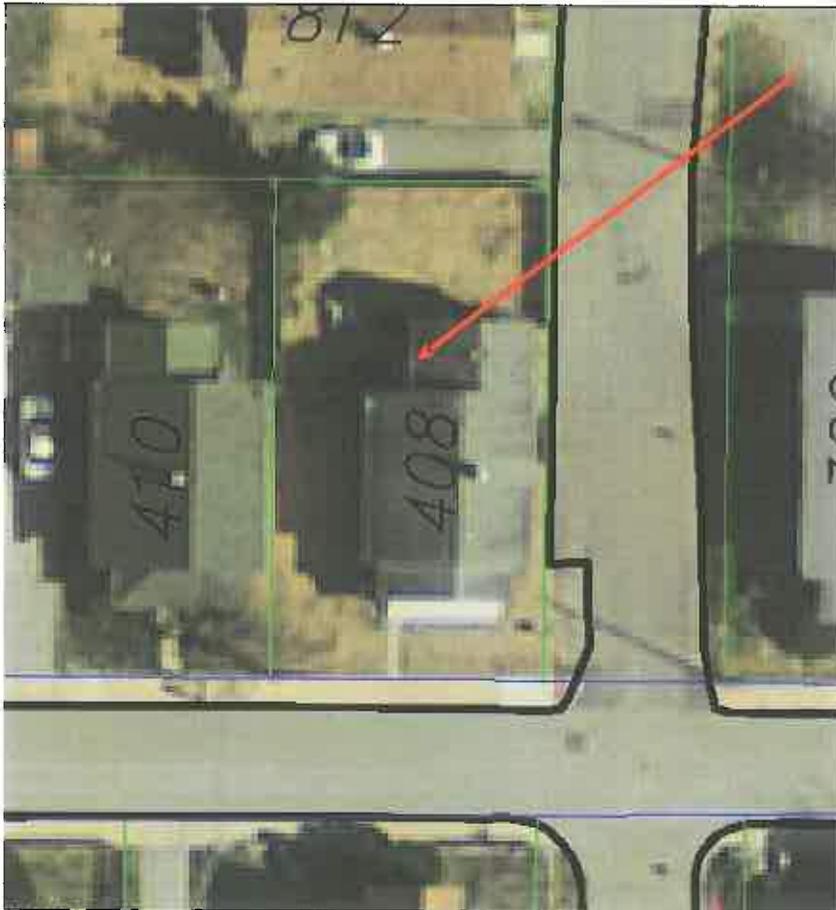
**408 West Dodds**

**Petitioner: Bryan Taylor**

**Zoning RM**

**Request for a rear porch enclosure.**

**105-055-78051 C    408    House; Vernacular/ Bungalow, c.1929 BHD**



This is a typical McDoel bungalow, California style (front facing bungalow) which is the most prevalent form in the district, located on a corner of Dodds and Madison. Farther west on Dodds in the district these types of home form the iconic streetscape that defines McDoel.

At this location, Madison stubs into the hospital property two lots to the north. The owner is new and is adapting the house for his pets.

northwest side of the rear of the house away from street traffic on Madison and hidden entirely from Dodds.

The proposed work will take place on the



**EXISTING CONDITIONS:**

The house is sided with aluminum and has an open porch on wrought iron supports. The project takes place on a rear open porch and stoop. The existing door faces west. The existing concrete steps are repaired, uneven and narrow, with a single wood rail on the left side. There is a single wrought iron porch support on the corner of the house.

**PROPOSED WORK**

The project is basically an enclosure of existing space (75"x75") in order

to provide a pet a protected area. The owner will use aluminum siding of the same gauge as the existing siding. They will add one stationary rectangular window (8"x24") and a new exterior door with a pet door in it. The new door may be a solid door or a single light. The existing steps on the stoop will be replaced and widened to 60". Handrails will be placed on both sides.

In the proposed McDoel Guidelines, this request is classified as an addition, and as such goes to the full Commission for review. The draft guidelines for both McDoel and Prospect Hill provided for continuation of the existing siding when it is used on the proposed additions.

**MATERIALS:**

The neighborhood has seen many changes through the years and most of the houses have been sided and reroofed at least once in their lifetimes.

**Preferred:**

If underlying original materials are in good condition, match with the same materials.

**Acceptable:**

Use materials that will provide a similar look. This may include vinyl or aluminum or cement- board siding of comparable dimension. Match the house trim details.

The addition does not create an increase in square footage that would be larger than the

average McDoel house. It is placed so that there is little visual access to the enlargement.

## **VI. Additions (New)**

*This section is reviewed by the Commission*

The ability to expand on the lot is important to the changing needs of families and predicts the longevity of ownership in the neighborhood. In McDoel the modest sizes of the houses are valued, but the owners are encouraged to seek ways to adapt the property for current uses while maintaining footprints in keeping with the neighborhood.

### **Preferable:**

Additions should be scaled to the size of the existing house. The larger McDoel houses are roughly 1500 square feet on the first floor. Additions should be placed where visibility from the street is minimized. The roof slope should be compatible with the existing house and the peak should be equal in height or lower than the peak of the house gable. Windows should reflect the number, placement and pattern of windows on the house elevations. Materials should closely match those on the existing structure.

### **Acceptable:**

Additions should maintain the style and massing of contributing property in the area. Where no other expansion is possible and nearby contributing structures have second floors, a second floor addition may be considered. An addition should be scaled to the existing structure and integral to the design of the original structure.

Changes behind the front 1/3 of the house, along the sides and to the rear are not as visible from the street elevation and are not considered significant changes to the house.

The window is a new opening in an unusual shape, although irregular windows are often placed on a rear entry enclosure. This single pane stationary window has a horizontal disposition that is irregular for the house. No historic window sash will be replaced. The door will either be solid or single light. Since all of this occurs on a rear elevation, the guidelines direct flexibility based upon visual access. An original door will remain inside the building

Staff recommends approval

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. STULL PART LOTS 11 & 12

2. A description of the nature of the proposed modifications or new construction:  
Enclosure of existing rear stoop  
Remove existing steps, rebuild wider & larger

3. A description of the materials used.  
Frame & Finish interior of existing stoop  
Exterior in aluminum siding to match existing  
Exterior door to be installed w/ double door  
8'x24" or similar fixed window on north side to  
provide natural light  
Remove existing concrete steps & install new  
wider steps & hand rail

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.

## Bryan Taylor

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**From:** Bryan Taylor <bryan1973@bluemarble.net>  
**Sent:** Friday, May 02, 2014 5:02 PM  
**To:** hiestann@bloomington.in.gov  
**Subject:** proposed improvements to 408 W Dodds St  
**Attachments:** 001.JPG; 002.JPG; 003.JPG; 004.JPG; 005.JPG; 006.JPG; 007.JPG; 008.JPG; 009.JPG; 010.JPG; 408 W Dodds.pdf

Ms Hiestand:

Thank you for taking the time to speak with me this morning regarding my desired improvements to the home located at 408 W Dodds Street in the McDoel neighborhood. Attached to this email you will find pictures of the area being discussed as well as a (very) rough sketch of the improvements I wish to make. I apologize for my lack of drafting ability. I intend to hire the work done by a professional builder so you need not worry if my construction skills are on the same level as my drawing skills.

Pictures 1, 5, 6, & 10 are standing in the back yard facing south. The rest are in the yard facing east. The existing stoop I wish to enclose is 75" X 75". The existing entry door into the house will remain in place, the screen door will be removed. It is my desire to have the north and west side of the stoop framed and finished. On the north side, a small (approx. 8" X 24") window will be installed near the top of the wall to allow natural light to the enclosure. On the west side a pre-hung, white, steel residential entry door with a doggie door will be installed. The interior will be finished in drywall or paneling.

The exterior of the new enclosure will be white aluminum siding to match the existing siding on the home. The bush on the corner will be removed.

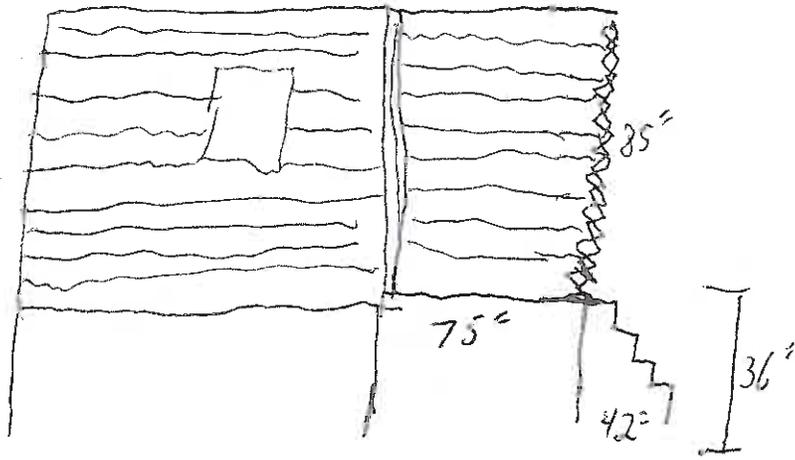
The existing steps on the west side are quite steep, narrow, and lack a hand rail on one side. These will be removed. In their place a set of wooden steps will be installed. The proposed new steps will be 60" wide. The landing at the top will be 24" and then the steps will be 12" wide with a 6" rise between steps, resulting in the landing and 5 steps. Currently, the steps have 7" of rise and are 10" deep. Under the current configuration, the steps extend 42" into the yard. To lengthen the steps as I am proposing, they will reach 84" into the yard; the wooden stake pictured in photos 8-10 show where the new steps would extend to. Hand rails will be installed on both sides of the new steps.

Thank you again for your assistance in this matter. Please let me know what else I need to provide to you to gain conditional approval as soon as possible as these improvements are an unresolved contingency in my offer to purchase the property. By contract I have only a short time period to determine what will be allowed in regards to my planned improvement and to then move forward with purchase of the property or to withdraw my offer.

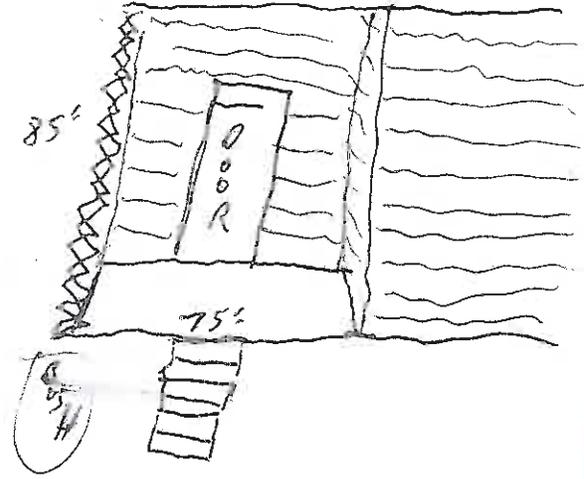
Bryan Taylor

Existing

View From Yard Facing South



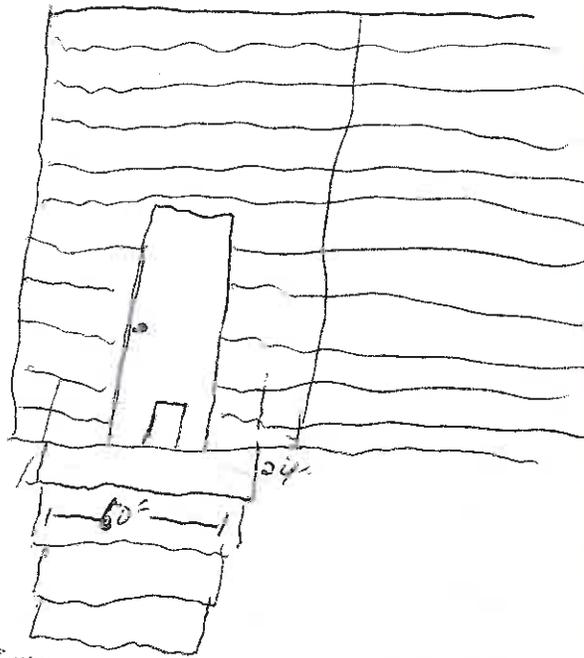
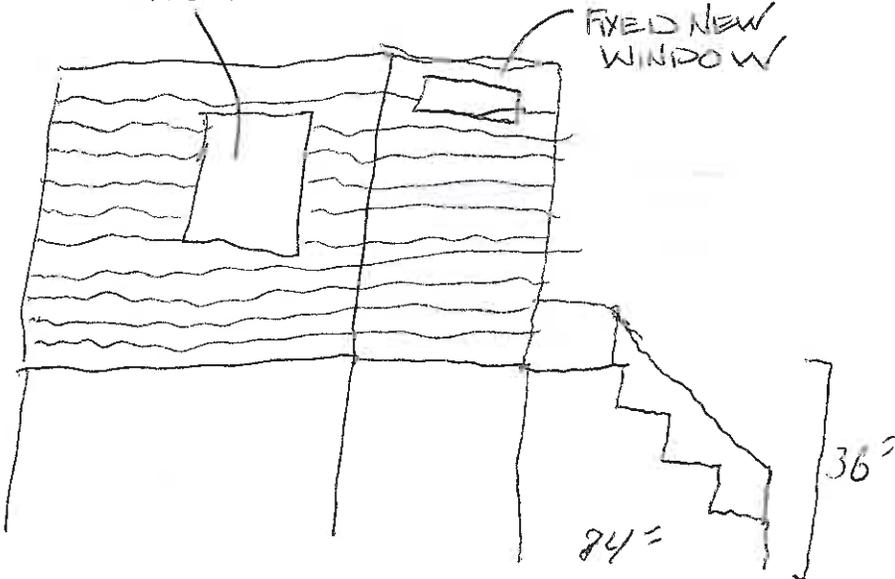
FACING EAST



Proposed

EXISTING

FIXED NEW WINDOW



Frame & Enclose STOOP

Siding same style & material & color as existing

Small window near top for natural light

White exterior door w/ Doyle door

Widen & extend steps - 24" Landing, 12" steps, 60" wide - wooden steps, hand rail both sides









**COA-20-14 STAFF APPROVAL**

**601 South Morton McDoel Historic District  
Petitioner: Jeannette Burch**

**Zoning IG**

**Request for a rear wood and wire fence.**

**105-055-78283 C      916      House; Arts and Crafts/ California Bungalow, c.1934 BHD**

This owner is a senior citizen returning from the hospital and attempting to age in place. She requests a ramp to her back door and extending to other areas of her yard. The house is located on a high grade and the owner must access her principal door through the rear of the property. She has a parking pad on the northwest corner of the lot and the ramp



begins there, leads to the back door, north side yard and south yard where there is a garden. The material will be cement path and it will be bounded by wooden rails on both sides.

The recent McDoel Design Guidelines discussions have been very explicit in maintaining that any accessibility ramp will be acceptable in their district which houses many older citizens on fixed incomes. That draft is currently being circulated through the neighborhood and has been through legal review.

Here is a portion of the language:

**RAMPS AND EXTERIOR MODIFICATIONS FOR AGING IN PLACE:**  
Because McDoel has many retirees, the neighborhood prioritizes accessibility.

**Preferred:**

The preferred location of ramps is away from front facade of the house.

**Acceptable:**

Ramps are generally permitted, front or rear of lot.



This design will include a long low rise towards the back stoop. It is aesthetically as well as practically placed to the rear door. It will not be particularly visible from the front of the house which is considerably above the grade of the street. although staff approvals for this work are explicit in the draft guidelines, staff also contacted a member of the Executive Committee and they agreed that this was a staff level approval.