

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday July 10 2014

5:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES** February 27, 2014; April 10, 2014;
April 24, 2014
- IV. CERTIFICATE OF APPROPRIATENESS**
 - STAFF APPROVALS**
 - A. COA-21-14 Staff Approval GPHD**
503 West Kirkwood
Circle K Gas Station Representative Arkinetics, Inc.
 - B. COA-23- 14 Staff Approval EMHD**
925 East University Owner Jonathon Ready and Jane Foster
Installation of a rear privacy fence.
 - C. COA-24-14 Staff Approval EMHD**
725 South Highland owner Jane Alpert
Removal of a mature redbud
 - COMMISSION REVIEW**
 - D. COA-22-14 GPHD**
727 West Kirkwood Ave. Owner Brennan Golightly (business)
request for a sign (VIOLATION)
 - E. COA-25-14 GPHD**
300 S. Fairview Owner Jaclyn Ray and Jason Gold
Representative: Herndon Design LLC
Request for a screed-in porch on the rear of a building
 - F. COA-26-14 GHHD**
412 E 16th Street Owner Chris Bomba Representative: Kerry Dishman
Request to partially, re-side a house, enlarge a window, re-roof and remove paint
from limestone.
- V. DEMOLITON DELAY**
 - A. Partial Demolition 449 South Henderson Owner: Sheree Demming**
Enlargement of two basement windows in order to provide egress.
 - B. Partial Demolition 608 North College Owner Holdman**
Construction of an addition in the CD zone on a commercially used residential
building
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
 - A. Rules Change for Staff Approvals (Second Meeting).**
 - B. McDoel Design Guidelines preliminary review**

Next Meeting Date is July 24, 2014 at 5:00 PM in the McCloskey Room

Posted: July 3, 2014

District Acronyms*

GPHD	Greater Prospect Hill Historic District
GHHD	Garden Hill Historic District
EHHD	Elm Heights Historic District

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday February 27, 2014

5:00 P.M.

MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

Commissioner(s)

Dave Harstad

John Saunders

Doug Bruce

Jeannine Butler

Marjorie Hudgins

Staff

Lisa Abbott - HAND

Nancy Hiestand - HAND

Jacob Franklin - HAND

Guest(s)

Paolo Fratianni

Discussion is held of a revision to a partial Demo Delay for 9th and Maple.

Nancy Hiestand gives her presentation. Commissioners comment on the state of the property prior to rehabbing. **Doug Bruce** asks if they had approved the dormer(s) previously. **Nancy Hiestand** states they did however, for a much smaller dormer than he had wanted. Discussion is held and general consensus is that the owners proposal is for the better.

Marjorie Hudgins moves that the Bloomington Historic Preservation Commission has seen the revisions and accepts them as presented. **Dave Harstad** Seconded. Motion carries 5/0/0 (yes/no/abstain).

III. CERTIFICATE OF APPROPRIATENESS

CONSENT AGENDA

A. COA-05-14

412 West 4th Street Owner(s) Paolo Fratianni
Prospect Hill District

Request to remove windows and add a door on a recent rear addition to a house.

Nancy Hiestand gives her presentation. Discussion is held about the fenestration.
General consensus is that this is a modern addition.

Jeannine Butler moves to accept **COA-05-14**, request to remove windows and add a door on a recent rear addition to a house. **Marjorie Hudgins** seconded. Motion carries 5/0/0 (yes/no/abstain).

END OF MINUTES

cf

OBLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday April 10, 2014

5:00 P.M.

MINUTES

I. CALL TO ORDER

Meeting is called to order by Chairman, Dave Harstad at 5:00pm.

II. ROLL CALL

Commissioner(s):

Doug Bruce

Jeannine Butler - leaves at 6:15 pm

Chris Cockerham - leaves at 6:15 pm

Dave Harstad

Marjorie Hudgins

Marleen Newman

John Saunders

Staff:

Patty Mulvihill - LEGAL

Nancy Hiestand - HAND

Jacob Franklin - HAND

Nate Nickel - PLANNING

Guest(s):

James Rosenbarger for Robert Fischman

Steve Wyatt

Virginia Hojas

Josh Bennett

Rusty Peterson

III. APPROVAL OF MINUTES

All March meetings were cancelled. March 13, 2014 no quorum and March 27, 2014 no quorum

IV. CERTIFICATE OF APPROPRIATENESS

A. COA-6-14 STAFF APPROVAL

315 S. Rogers St. Owner: Rick and Joy Harter

Request to demolish an existing concrete wall.

Nancy Hiestand gives her presentation. Nancy notes this was built with a concrete wall and has since started to crumble. The owner had designed a limestone wall and at the last minute he realized he did not have a COA. Nancy sent the owner and neighborhood information.

B. COA-8-14 STAFF APPROVAL

1206 E. Wylie St. Owner: Birk Billingsley

Request to remove a non historic wall and replace it with a stacked limestone wall.

Nancy Hiestand gives her presentation. Nancy notes the previous walls that were constructed were not historic nor were they constructed with drainage systems. The Owner has since constructed an appropriate wall with drainage.

C. COA-7-14

823 W. 4th St. Owner: Bloomington Restorations, Inc.

Prospect Hill District

Request to rehabilitate a small home including the reconfiguration of a rear addition.

Nancy Hiestand gives her presentation. Nancy states the neighborhood would like to use this rehab as an example. Nancy states she is recommending approval. **Steve Wyatt** explains that they normally do not reconfigure a historic home however the kitchen ceiling needs to be raised for full functionality.

Question(s)/Comment(s):

Marjorie Hudgins comments that this is a wonderful idea, can't wait to approve this COA.

Jeannine Butler asks if she read that **BRI - Bloomington Restoration, Inc.** is going to replace the aluminum siding with clabbered, with the rear addition having cement board.

Nancy Hiestand states they are going to return this house back it's original state.

Marleen Newman states this is a wonderful idea and the house has wonderful closets.

Doug Bruce states he is happy to trade the back remodel to the front.

Jeannine Butler makes a motion to approve **COA-7-14** Request to rehabilitate a small home including the reconfiguration of a rear addition. **Marjorie Hudgins** seconded. Motion carries 7/0/0 (yes/no/abstain).

Patty Mulvihill submits her Purposed Findings of Fact for **COA-07-14** (Remodel

Contributing House at 823 West 4th Street)

1. The Commission finds that the current structure at 823 W. 4th St. is covered with aluminum siding and that the property owner's plan to remove the aluminum siding and restore the clapboard siding underneath is appropriate and in keeping with the historic character of both the house and the Prospect Hill Historic District.
2. The Commission notes that the structure at 823 W. 4th Street contains both original and replacement windows. The Commission finds that the owner's plan to restore the original windows and fit them with storm windows is appropriate and in keeping with the historic character of both the house and the Prospect Hill Historic District. Additionally, the Commission further finds that the owner's plan to replace the non-original windows with new wood windows with aluminum cladding in a more appropriate size improves the historic character of both the house and the Prospect Hill Historic District.
3. The Commission finds that the use of cement board siding on the rear addition, which will compliment the restored clapboard siding on the original structure, is an appropriate use of materials and does not detract from the historic nature of the house or the Prospect Hill Historic District.
4. The Commission finds that modifying the roof of the structure so that principal gable is extended to the rear facade and an intersecting gable to the east is added will not detract from the historic nature of either the house or the Prospect Hill Historic District, and is thereby appropriate and acceptable.
5. The Commission finds that while the removal of the chimney is removal of an original component of the structure, it specifically finds that the chimney is not a character defining element of the structure and its removal with therefore not detract from the overall historic nature of the structure.
6. The Commission notes that the Prospect Hill Historic District does not yet have completed and approved Design Guidelines which can be reviewed for this particular project. However, in reviewing the Design Guidelines established for the original Prospect Hill Historic District (established in 1977), it is clear that the work to be done on this structure will utilize appropriate materials, will be keeping with the historic nature of the structure itself, and will not detract from the overall historic character of the Prospect Hill District.
7. The Commission notes that the Prospect Hill Neighborhood Association is supportive of the design and work being proposed by the owner.

Marjorie Hudgins makes a motion to accept her Purposed Findings of Fact for **COA-07-14** (Remodel Contributing House at 823 West 4th Street). **Jeannine Butler** seconded. Motion carries 7/0/0 (yes/no/abstain).

V. DEMOLITION DELAY

A. 823 South Fess Ave. Owner: Robert Fischman
Side addition to a house in the Elm Heights Survey District

Nancy Hiestand gives her presentation. **James Rosenbarger** representative for **Robert Fischman** adds that part of the design of the house is a need to show a "Bay", which will encroach into the UDO Setback. It is a permitted encroachment. James Rosenbarger states that according to the City's definition a bay has to project from a house wall, the original bay had a foundation. Planning decided it needed to project from the side wall as well as the foundation.

Comment(s)/Question(s)

Marleen Newman asks if the two roof pitches are the same. Marleen comments that the detail on the corners do not match. **James Rosenbarger** states they wanted to match the entry roof as opposed to the boxed out returns of the original house.

Doug Bruce states he can see what Marleen is saying, and notes that the bay is set back. Doug states he understands the design based on the windows above the bay and the details are fantastic.

John Saunders states he agrees with Doug Bruce.

Chris Cockerham asks James to explain the setback again. **James Rosenbarger** explains that the set back is 6 feet and the way this has been designed there will be no need for a variance. Discussion is held on the difference of a bay window versus overhangs and the need for variances.

Jeannine Butler moves that today regarding the property located at 823 South Fess Ave., the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed demolition, and,
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council.

John Saunders seconded. Motion carries 7/0/0 (yes/no/abstain).

VI. NEW BUSINESS

A. Preliminary Discussion: 410 W. Dodds St. Owner(s): Josh Bennett and Virginia Hojas

Plans to expand living space by building a second story or rear addition to a bungalow in the McDoel District.

Nancy Hiestand gives her presentation. **Rusty Peterson** represents the owner(s). Nancy asks the Commission if this could be done in a way to not harm the streetscape. Discussion is held. **Josh Bennett** states that they really love the neighborhood and enjoy their home. He further states they are a family and need more space. **Dave Harstad**

opens the floor for discussion. **Jeannine Butler** asks if there is room to add on to the back of the house. Discussion is held about the garage, which is split with one half being his and the other half of the garage being his neighbors. There is also a shared driveway. **Josh Bennett** discusses the possibilities of how to add a second floor and or an addition to the back. **Marleen Newman** states it would not be feasible to add a second floor. **Nancy Hiestand** asks what the utility of the space will be. **Josh Bennett** states it will be a bedroom, bathroom and a common area if they are able to double the size of the house by adding a second story. **Doug Bruce** states it would be more cost effective to add-on to the back of the house as opposed to tearing off a roof, reinforcing the foundation and adding a second story. Doug further states that having an addition to the back is far enough for him to support since it will not compete with the streetscape. Further discussion is held. General consensus is that adding a second story will not match the neighborhood streetscape. Building an addition in the rear will take a large part of what little yard there is. The neighborhood did not give any feedback on adding a second story. **Marjorie Hudgins** states that she would like to hear feedback from the neighborhood on both ideas of adding a second story as well as a rear addition.

B. 701-703 South Woodlawn; **Nancy Hiestand** discusses a violation of a duplex which came in during the week. The property is located in Elm Heights. The brick porches were being dismantled and a stop work order was placed on the project. Nancy states that when she talked with the owner to see if they had a permit the owner replied they were told they did not need one. Nancy discusses the issue with being able to demolish a porch without a permit and no record being obtained. Nancy states she doesn't think the owner meant any harm and is actually correcting a problem. Nancy notes the foundation is limestone with brick pillars. She also notes that the owner tore a garage down on the property a few years ago and saved the brick. Nancy states the brick will be used for support as there is only one width of brick supporting the roof of the porch. Nancy states the owner will add another row. Nancy asks if the commission would mind if she gave a **Staff Approval** as this is under a **Stop Work Order** which is not good for anyone. **Dave Harstad** confirms with the Commission that there will not be a problem for Nancy to move ahead with a **Staff Approval**.

VII. OLD BUSINESS

A. Preservation Month

Discussion is held about the Preservation Month. Nancy states they received a Cornelius O'Brian Grant to bring Will Fellows to the Buskirk-Chumley Theatre for a lecture. Nancy also discusses the cake contest.

B. Report on Guidelines Subcommittees:

i. McDoel (Feb.18, March 18)

Nancy Hiestand gives her update as to where the Subcommittee stands. The guidelines are close to being ratified.

ii. Prospect Hill Meetings (Feb. 11, March 25)

Nancy Hiestand gives her update where the Subcommittee stands.

C. Indiana Landmarks Coverage of Matlock Heights Designation

D. 402 E. 4th St. Bruce Storm represented by Doug Bruce. - Amended design review for Demo-Delay of a porch and ramp.

Nancy Hiestand gives her presentation. Nancy explains the change in the design is due to the current design taking up some parking spaces which are needed for the restaurant. Discussion is held. **Doug Bruce** explains the changes in design. Further discussion is held on the different possibilities of how this ramp should face.

John Saunders moves that today regarding the property located at 402 E. 4th St., the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed demolition, and,
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council.

Marjorie Hudgins seconded. Motion carries 4/0/1 (yes/no/abstain).

VIII. COMMISSIONERS' COMMENTS

No Comments

IX. PUBLIC COMMENTS

No Comments

XI. ANNOUNCEMENTS

No Announcements

XII. ADJOURNMENT

Meeting adjourned at 6:35 pm.

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday April 24, 2014

5:00 P.M.

Minutes

I. CALL TO ORDER

Meeting was called to order by Chairman Pro Tempore, Doug Bruce at 5:00 pm

II. ROLL CALL

Commissioner(s)

Doug Bruce
Jeannine Butler
Marjorie Hudgins
Marleen Newman
John Saunders
Chris Sturbaum

Staff

Nancy Hiestand - HAND
Jacob Franklin - HAND
Patrick Shay - PLANNING
Nate Nickel - PLANNING

Guest(s)

Randy Lloyd
Jeff Fanyo
Randy Sherman
Todd May
Johnny Hart

III. APPROVAL OF MINUTES

No Minutes

IV. CERTIFICATE OF APPROPRIATENESS

A. COA-9-14

1133 S Rogers Owner: Cherry Bomb LLC

Representative Randy Lloyd First Capital Group

Request for a new three story mixed use building in the McDoel District

Nancy Hiestand gives her presentation. **Randy Lloyd** adds that this design is a mixture of the McDoel Building (South East corner of Rogers and Patterson) as well as the McDoel Neighborhood. Further discussion is held.

Comment(s)/ Question(s)

Marjorie Hudgins asks if there will be any handicapped accessible issues. **Randy Lloyd** states there should not be.

Marleen Newman asks why the building was set back so far off the street. **Randy Lloyd** states that while he was with the City they had to negotiate the right-of-way with the construction of Patterson. Marleen states she has no problem with the design however the set back is an issue.

Patrick Shay adds that the parking lot is actually under the building.

Discussion is held about landscaping, set backs and surrounding buildings.

Chris Sturbaum states he will not be supporting this building as the only structure that has achieved the desired look is the McDoel Building (South East corner of Rogers and Patterson). Chris states this new design is so far in contrast. Chris further states this building does not belong in a historic district.

Further discussion is held.

John Saunders states that he likes this project and thinks it fits nicely within the neighborhood.

Doug Bruce states the he doesn't think a commercial space needs to reflect the residential spaces.

Jeannine Butler makes a motion to approve COA-9-14 1133 S. Rogers St., request for a new three story mixed use building in the McDoel District. **Marjorie Hudgins** seconded. Motion carries 4/2/0 (yes/no/abstain).

Patty Mulvihill submits the Proposed Findings of Fact for COA-9-14 (New Construction at 1133 S. Rogers St.)

1. The Commission finds that the property located at 1133 S. Rogers St is a vacant tract of land composed of two lots and is located at the highly traveled intersection of Rogers and Patterson.
2. The Commission finds that directly across the street from the property at 1133 S.

Rogers Street is a relatively new commercial development that was built using a "building forward" disposition.

3. The Commission finds that the property located at 1133 S. Rogers St. is located alongside or near parcels that have been or will be developed with commercial/higher density residential construction.
4. The Commission finds that the property located at 1133 S. Rogers St. is located on an edge of the McDoel Gardens Historic District.
5. The Commission finds that while the footprint of the proposed new construction at 1133 S. Rogers St. (66'x 134') is significantly above residential scale, the property is substantially set back from any single-family residential structures and is located along a major intersection, making the footprint appropriate.
6. The Commission finds that while the design guidelines for the McDoel historic District do not truly contemplate new construction on commercially zoned properties they do specifically note that the guidelines should not be utilized to prevent commercial use in areas that have traditionally been used for commercial purposes.
7. The Commission finds that the proposal for new construction at 1133 S. Rogers St. will not result in the loss of any historic fabric as the parcels in question are vacant.
8. The Commission finds that the McDoel Neighborhood Association reviewed the project and only expressed concern regarding the metal used on the bay windows of the proposed new construction at 1133 S. Rogers St.
9. The Commission finds that the proposed new construction at 1133 S. Rogers St. is not inconsistent with Title 8 of the Bloomington Municipal Code, will not detract from the historic nature of the McDoel Historic District and is an appropriate use of the property in question provided any conditions placed upon the property by this Commission or the relevant Planning Boards and Commission are maintained.

Marjorie Hudgins makes a motion to accept Proposed Findings of Fact for COA-9-14 (New Construction at 1133 S. Rogers St.). **Jeannine Butler** seconded. Motion carries 4/1/1 (yes/no/abstain).

B. COA-10-14 STAFF APPROVAL

1008 S. Madison Owner: Chris Dadds and Jill Erisman

Request to insulate and side with fiber cement board an existing noncontributing house, replace non-historic windows with wood double hung and add a privacy fence.

Nancy Hiestand gives her presentation. Discussion is held.

C. COA-11-14 STAFF APPROVAL

712 West Wylie Owner Kenneth Haag

Representative Golden Hands Construction

Rehabilitate an accessory structure by painting and exterior repair, adding a standing

seam metal roof.

Nancy Hiestand gives her presentation. Discussion is held.

V. DEMOLITION DELAY

No Demolition Delay

VI. NEW BUSINESS

A. High Point Development Representative: Bynum Fanyo

Pat Shay gives his presentation. Discussion is held of the design and materials used. Further discussion is held of setbacks and parking abilities. **Randy Sherman** discusses the shape of the buildings in order to meet historic setback as well as parking needs. Discussions is held, general consensus is of approval of the design and materials being used.

VII. OLD BUSINESS

A. Preservation Month

B. Report on Guidelines Subcommittees:

McDoel (April 15)

VIII. COMMISSIONERS' COMMENTS

No Comments

IX. PUBLIC COMMENTS

No Comments

XI. ANNOUNCEMENTS

No Announcements

XII. ADJOURNMENT

Meeting adjourned at 6:30 pm.

Summary

Request to move an entrance on the front facade and add a ramp.

STAFF APPROVAL
COA-21-14

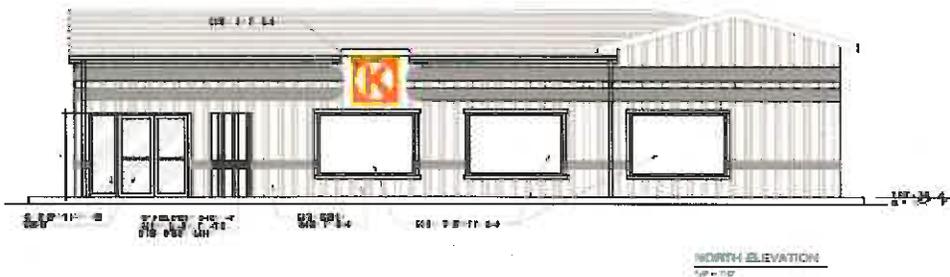
503 West Kirkwood Avenue
Arkinetics Inc. Representative: Susan Moore

105-055-64308 NC 503 Commercial; Modern, c.1960 NR



This is a request for a remodel of a noncontributing Circle K gas station in the Greater Prospect Hill Historic District. The property is also located in the Near West Side National Register District. The request is to move an entrance closer to the northeast corner of the building. This will remove an existing picture window and replace it with an aluminum and glass door with side window and a ramp into the parking area.

Staff discussed this with representatives of the neighborhood, as a minor change on a noncontributing building, and they agreed that this could be decided at staff level.



STAFF APPROVAL

Summary

Request for a wood privacy fence in the back yard.

COA-23-14

**925 East University Avenue Elm Heights HD
Owner: Jonathon Ready**

56 NC 925 House: Ranch, c. 1950
RC



The owner of his non-contributing ranch house wished to place a 6' wood privacy fence on the sides and a rear yard of the house. It will only be visible on the east side of the house. The owner will connect the fence to the Northeast corner of the house and then to a neighbor's similar fence. It will be comprised of 6" vertical board with 2" spaces. The tops will be dog eared. Vegetation will obscure the west side of the fence. The east west alley is not open at this location. Guidelines state that only large changes to non-contributing properties are reviewed by the Commission.

Staff notified the Elm Heights Subcommittee of this project and they agreed that this was a staff level release.



STAFF APPROVAL

Summary

Request to remove a mature redbud tree from a rear yard.

COA-24-14

725 South Highland Elm Heights HD

Owner: Jane Alpert

226. 47
architect,
RC

O

725

Irvin Matthews House; English Domestic Revival, Alfred Grindle,



The Irvin Matthews house is located at the NE corner of Highland and East 1st Street. The yard is located 5-6 feet above the grade of the sidewalk. The rear yard is visible from 1st. The owner is re-landscaping the back yard and wanted to remove a large double trunk red bud tree which overhands his neighbor's property. Since the trunks are larger than 4" and it is an ornamental tree, its removal is reviewed according to the Design Guidelines. The tree has formed two distinct trunks, is diseased and poses a threat to the neighboring house.

3.1 Trees and Landscaping

Preservation Goals for Trees and Landscaping

To maintain the mature canopy that is associated with the historic Elm Heights neighborhood by the care and planting of appropriate trees and gradual removal of invasive trees.

Guidelines for Trees and Landscaping

A Certificate of Appropriateness (COA) is required for the following bolded, numbered item. The bullet points that follow the numbered item further assist applicants with the COA process.

I. Removal of a mature tree that is visible from the public right-of-way.

A mature tree is:

- a) a shade tree whose trunk is twelve inches in diameter or larger,
- b) **an ornamental tree whose trunk is four inches in diameter or fifteen feet high, or**
- c) an evergreen tree whose trunk is eight inches in diameter or fifteen feet high.

- A COA is not required to remove a dead tree. Consult with the City staff person to the Historic Preservation Commission regarding diseased, dying, or infested trees.
- A COA is not required to remove an invasive tree as defined in the City of Bloomington Tree Care Manual.
- When replanting, refer to the City of Bloomington Tree Care Manual for recommendations.
- Retain historic landscape edging; do not introduce historically inappropriate edging materials and colors.
- Selective removal of mature trees to allow solar installations may be considered on a case-by-case basis.

Staff notified the Elm Heights Subcommittee of this project and they agreed that this was a staff level release.





725 SHIGHLAND
RED BLDG REMOVAL



725 SHIGHLAND
RED BLDG REMOVAL
ELM HEIGHTS

Summary
VIOLATION: Request for a sign.

COA-22-14

727 West Kirkwood Avenue
Owner: Brennan Goolightly

318 C 723-27 Commercial; Eclectic, c.1925 NR
CG



This is a request for a sign on a mixed use building. The sign was placed without a permit or a COA, which would be required in a full historic district.

The building is located on a commercial corner along West Kirkwood. The building itself was converted from non-contributing to contributing during the last resurvey of the area. The large, complex structure is composed of a Dutch Colonial residential structure that was attached to three vernacular commercial structures. The separate elements of the structure all meet age criteria but the whole lacks integrity. This is a common form throughout town in several neighborhoods and particularly visible on East Kirkwood.

The sign is currently attached to the commercial facade that is located to the far west of the building facing Kirkwood. It was placed without a sign permit required by zoning code. Planning staff referred it to the BHPC for review as well. This bay has a parapet wall with a gabled porch beneath. The sign is located under the gable. It consists of an informational sign with a logo above. The sign is made out of wood steel and polyurethane. It is 102" wide by 30.5"



The apex of triangular logo is about 53" from the base of the sign. Staff went on-site to obtain clearer documentation than the black and white xerox provided. The sign has a wood base with hand crafted metal elements.

The sign was clearly intentionally designed in a folk art style. It is different from many of the signs being constructed along Kirkwood for professional offices and retail uses, but in this case, its difference may be appropriate to the particular business it advertises. This discussion highlights a long standing concern that some members of the Commission



have had about signage on historic buildings in town generally. One can imagine a hanging blade sign that would have been more appropriate to the building and might have enhanced the architecture, particularly on this bay. However, it's also true that the city has heavily invested in folk art though out the downtown and this sign would be consistent with that plan.

Staff recommends approval but entertains discussion about signage issues generally.



22



Summary
Request for a rear screened-in porch

COA-25-14

300 S. Fairview Street
Owner: Jaclyn Ray and Jason Gold
Representative: Herndon Design

RC

105-055-65228 C 300 House; Carpenter Builder/ Gabled-ell, c.1927



The house, as seen below, is a simple gabled-ell on the corner of Fairview and Thirds Streets in the Greater Prospect Hill Historic District. The rear of the house has several additions which have collected through out the years. The proposed screened-in porch will fill in an ell formed by a later addition on the rear of the house. No changes will occur in the body of the house.

The addition will be 13'8" by 17' 4" adding approximately 256 sq. ft. to a 1640 foot house. (In GIS the house is about 1800 sq. ft.) The existing space in occupied by a slightly larger concrete pad.

The photographs included show the relative invisibility of the project, obscured not only by other additions, but also by the landscaping. It will be possible to see it on Third



Street for a short time. The house level steps up to the backyard grade at the location of the edge of the porch. The porch is built of cement board supports and a membrane roof. They also may use removable storm windows in the openings. No part of the sides of the house at this location will be impacted, all opening and doorways will remain the same. A rear shed roof over a one story addition will be

29

covered by the flat membrane roof. A door will face south towards the side yard.

Staff Review

This is a porch that covers an existing hard surface patio area. The original fabric of the house will remain intact. The addition is not readily visible because of trees and its location. Screened-in porches are an historic treatment of outdoor space.

Staff contacted the Executive Committee of the Prospect Hill Neighborhood and they supported this project.

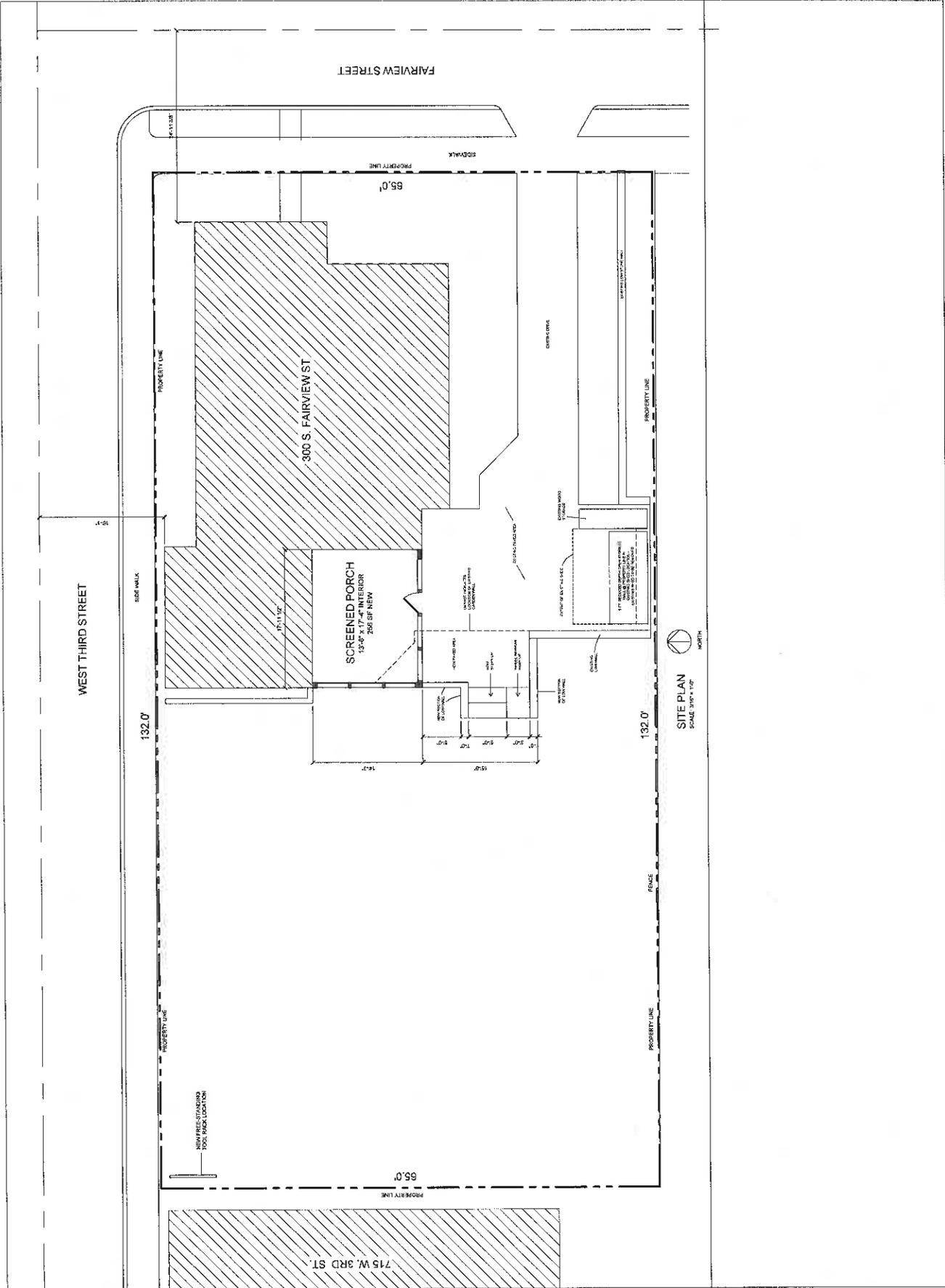
REVISIONS	

NEW SUNROOM / SCREENED PORCH FOR:

DATE	08/21/14
DRAWN BY	RS
CHECKED BY	RS

SITE PLAN

SITE



SITE PLAN
 SCALE 3/8" = 1'-0"

26



EXISTING HOUSE - LOOKING SOUTH FROM 3RD STREET 1 - ADDITION NOT VISIBLE



EXISTING HOUSE - LOOKING SOUTH FROM 3RD STREET 2 - ADDITION NOT VISIBLE



EXISTING HOUSE - LOOKING SOUTHEAST FROM 3RD STREET 3 - ADDITION PARTIALLY VISIBLE FROM THIS VIEW



EXISTING HOUSE - LOOKING WEST FROM FAIRVIEW 1
ADDITION NOT VISIBLE FROM THIS VIEW



EXISTING HOUSE - LOOKING WEST FROM FAIRVIEW 2
ADDITION NOT VISIBLE FROM THIS VIEW



EXISTING HOUSE - LOOKING EAST



EXISTING HOUSE - LOOKING NORTH - NEW SCREENED PATIO LOCATION INSIDE CORNER



NEW SCREENED PATIO - LOOKING NORTH



NEW SCREENED PATIO - AERIAL LOOKING NORTHEAST
ARROWS INDICATE EXTENT OF ADDITION



NEW SCREENED PATIO - LOOKING NORTH

Summary

Request for exterior siding replacement, paint removal from stone and window enlargement at the rear of the house.

COA-26-14

412 E 16th

Owner: Chris Bomba

Representative Kerry Dishman

105-055-051 416 c Front Dormer Bungalow c. 1925

RC



This is a late 1920s brick bungalow in the Garden Hill Historic District. The owner originally requested consideration of demolition of the house because of its condition. This district elevated to full historic district status on June 2, 2014, so this will be the first application heard by the commission for Garden Hill. After discussion with neighborhood representatives, the owner decided to repair the existing structure.

The house is visible from 16th Street and two open alleys. It will remain a 3 bedroom house with interior modifications. The house is 1600 square feet, so it is consistent with the



size of most of the original housing in the neighborhood. The plan is to retain the exterior footprint and details. The house has a stone front porch with wrought iron supports, a rear carport, and two shed roof dormer projecting north and south. The house appears in the 1949 aerial, but there are no Sanborn maps that cover this area.

The house will be re-roofed with architectural shingles (a change from three-tab). The limestone porch will be power washed to remove the red paint. The weatherboard siding on the dormer and beneath the gables (1980s) will be replaced with cementitious board with a similar dimension. In fact the weatherboard may cover clapboard of another width which should be the key to the dimension of its replacement. The front and rear dormers seem to be an early feature of the home, clearly visible in the 1949 aerial photograph. The only other change will be the enlargement of a first floor rear window under the south side carport. This will be visible only from the east west alley.

This project would not have been reviewed under Conservation District standards. The decision to rehab rather than remove is to be commended. The work is sensitive to the original materials and basic form of the house. No serious visible modifications are proposed. The project has a dual goal of reinvestment in a deteriorated property and does not alter it from its basic service as a single family house. The project meets goals of affordability (because of the size of the house, and sustainability because a possible demolition will not occur.) Neighborhood representatives have been advised and approve of this project.

Staff recommends approval and suggests that the original width of the framing on the gables and dormers could be determined and provide guidance for the width of the cement board siding to be used.



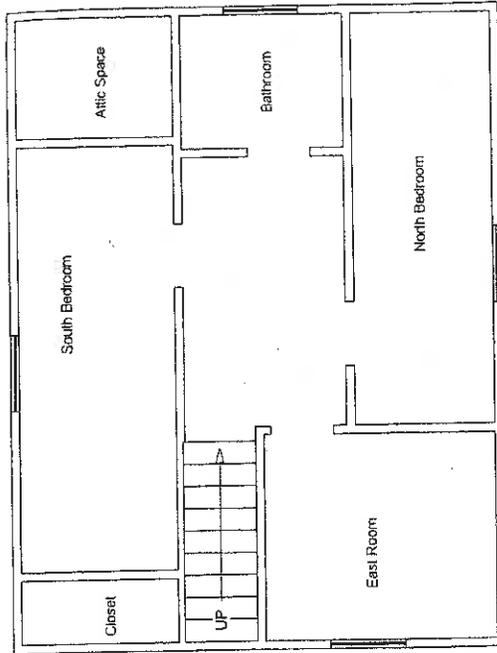
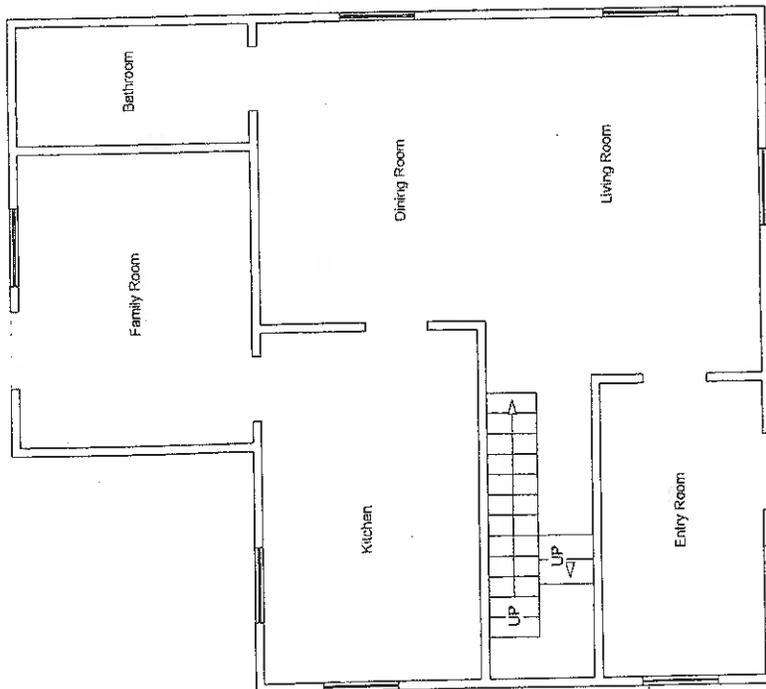
412 E 16th Street Garden Hill HD



34

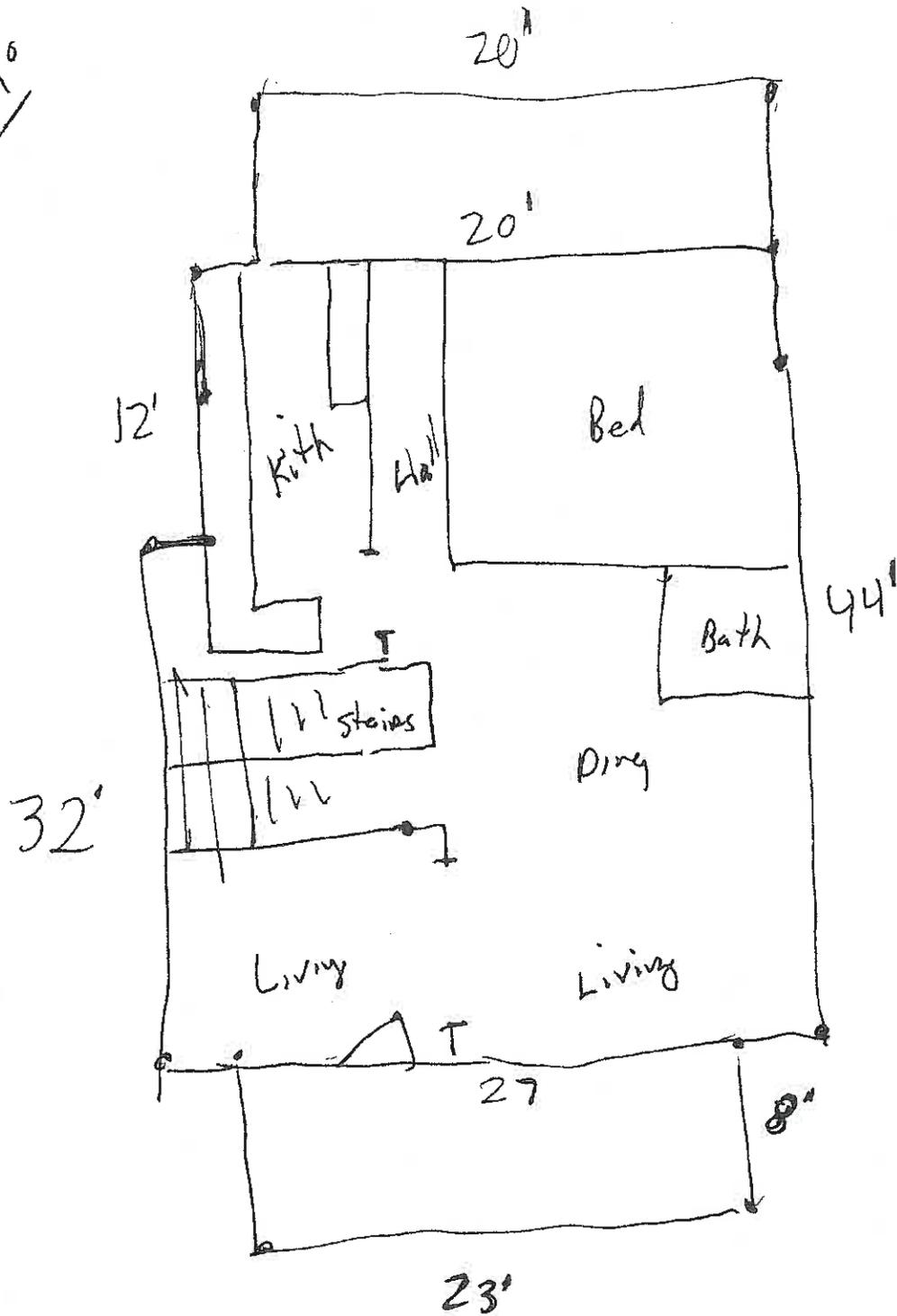


412 E. 16th



412 E. 16th Street
February 19, 2010

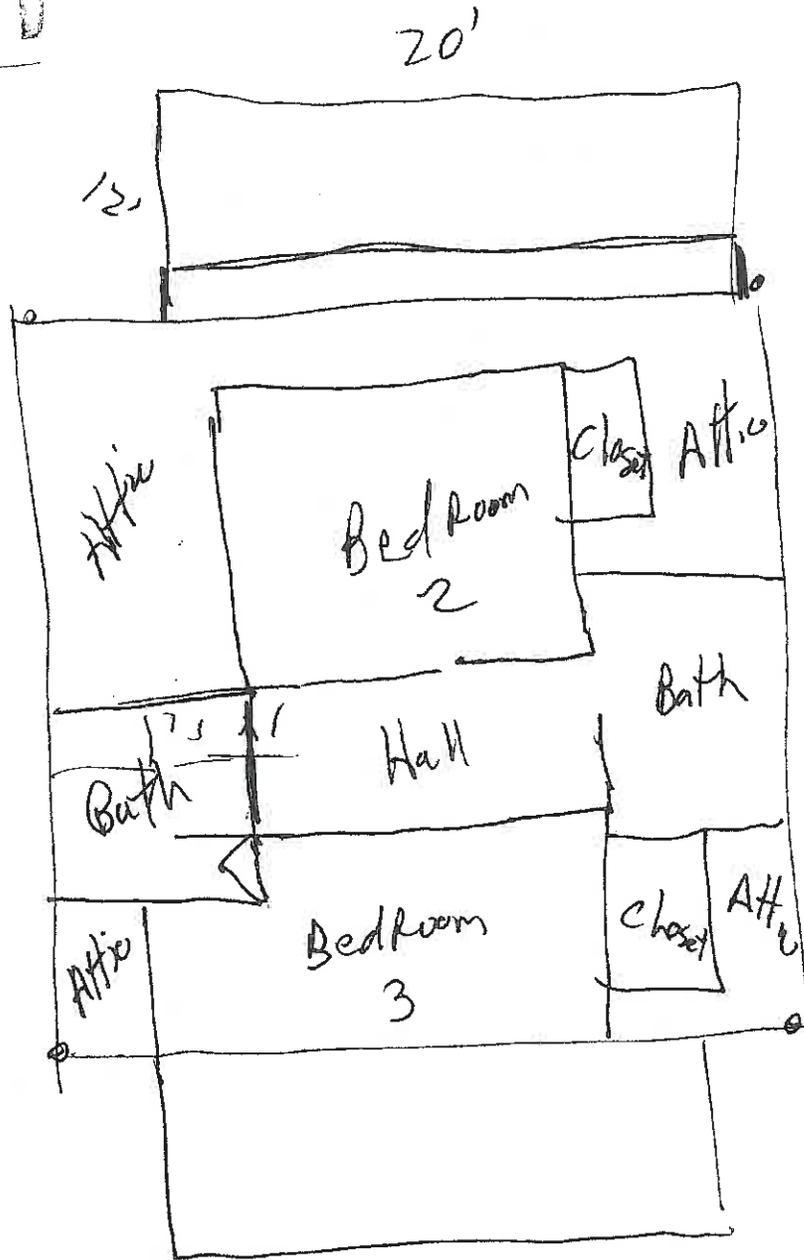
Main fl.



Remodel
existing

new siding Roof
Dry wall Elec plumb
HVAC

RECEIVED
JUN 18 2014
BY:



Upper Floor

Summary

Removal of two basement windows and replacement with enlarged sash that meets egress code.

Partial Demolition
6-12-14

449 South Henderson
East Second Street Survey District
Owner: Sheree Demming

105-055-74170 N
RH

449 House; Arts and Crafts/ Airplane Bungalow, c.1925



The house is located at the corner of Henderson and 2nd Street in an area zoned for higher density housing. This structure is unique for its curvilinear limestone porch, open tie beam and shaped rafter tails. Its low, cross gabled, almost winged profile identify it as a relatively rare form of bungalow called an "airplane" bungalow and this supports its notable classification in the survey. The house has very good integrity, with original windows and siding. There is also A small single car original garage on the site. A portion of the East Second Street survey area is part of the Elm Hieghts

neighborhood.



The request is to remove and enlarge two basement window openings that face north on the back of the house. These existing windows have divided lights and are rectangular in shape, located just above the grade. The enlargement will not affect the placement or original size of the window lintel. The enlargement

will extend the window below grade (the window will increase in height not in width). The existing arts and crafts three light windows will be removed (see photograph) and replaced with an Anderson double hung. Metal wells will be placed in front of the windows.

This removal takes place on the north side of the building close to an adjacent residence and not readily visible from the street. Traffic is one way north at this location, although foot traffic, which is heavy, goes both ways. The metal wells should further mask most of the modification.



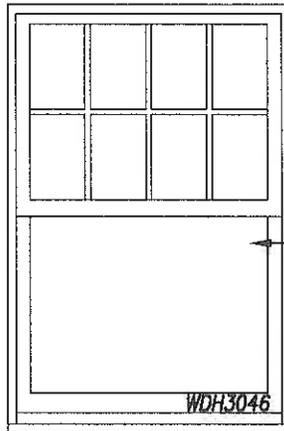


41

Image capture: Oct 2013 © 2014 Google



42



ANDERSON 400 SERIES DOUBLE HUNG
WINDOWS W/ COLONIAL STYLE GRID IN
UPPER SASH TO MATCH EXIST.

NOTE:
HEADER ABV. EXIST. DOOR OPENING TO REMAIN.

PROJECT NO. xx14	REVISION DATE -	SHEET NAME WINDOW ELEVATION		SHEET NO. A1
DATE 06.16.14	DRAWN BY M. OLSON	CHECKED BY D. BRUCE		
 TABOR BRUCE ARCHITECTURE & DESIGN INC. 1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401 TELEPHONE: (812) 332-6258 FACSIMILE: (812) 332-8658		ALPHA FOURTEEN INVESTMENTS BUILDING AT: 449 S HENDERSON ST BLOOMINGTON, INDIANA 47401		

J:\CURRENT\2014\Residential\Design\Construction\AE-101 Floor Plan.dwg AE401 6/16/2014 1:09:32 PM

44

Summary

Three story addition to a residential structure repurposed as an office building on a major downtown corridor

Partial Demolition

608 North College
Illinois Central Survey District
Owner Holdeman
Representative Tabor Bruce Architects

CD
6-25-14



105-055-60009 C 608 Offices;
Carpenter-Builder, c.1910

This property is part of the North College/ Illinois Central Railroad survey area that is couched in the high intensity zoning of downtown. Although it was once a corridor where the weathy and prominent built their homes, this character has been eroded by new construction in the recent past. The district, which was once considered eligible for the National Register, has several massive modern intrusions. The only early photograph that we have of this particular building was taken in the middle of a 2000 restoration. But there are significant decorative changes to the original design of the house.



When the building was remodeled it acquired a redesigned porch. Some of the carpentry detail is not original to the house. Currently the front of the house is obscured by mature vegetation, some of which directs the placement of the addition. A very large tree is centered in the back yard, which also impacts the buildable area. There is a significant grade change on the rear lot which can be seen in the included photographs. The parking spaces on the alley overlook the backyard and the house.

The house has been adapted for commercial use, like many along Walnut and College. The owners wish to increase conference space and offices generally for their business.

The addition will be connected to the main house by a gable drawn off of the porch roof. The 23.5' by 22' addition will have a hipped roof, like the house. It will be offset to the south side of the house, and placed behind the bay window on the main structure. The owners wished for the addition to have the appearance of a tower. The addition will be taller and smaller in mass than the main house. The basically square mass will be topped by a steeply pitched hipped roof. The west elevation will face College and be behind and to the south of the main house. On the first level, a double leaf door will lead into the building. The second level will feature three double hung windows and the third will have single pane glass. The south elevation (adjacent to the noncontributing office to the south on the corner) will have a row of two double hung windows, then the second story will have paired double hung and a third story will have the same single pane fenestration as the west elevation. The east side of the building (facing the rear of the lot) will match the south side with the exception of carriage style garage doors on the first floor.

The plans only impact the existing house by removal of a partial porch roof on the rear SE corner. It is perhaps the mass of the new construction that will have more impact. The proposed site plan will necessitate the removal of one mature tree from the sideyard, but retains the large canopy in the front yard, that will partially obscure the new construction as it does the existing house. A very large tree at the rear of the property is one of the reasons for this compact design.

The property is in the CD zone and commercial adapted uses are expected to evolve as the area become less amenable for residential ownership. The corridor has been heavily developed with apartments. All other historic properties have become either residential rentals or have institutional or business uses. The last owner occupant moved out last year.



COLLEGE FRONTAGE



REAR WHERE ADDITION IS TO BE BUILT



LOOKING EAST



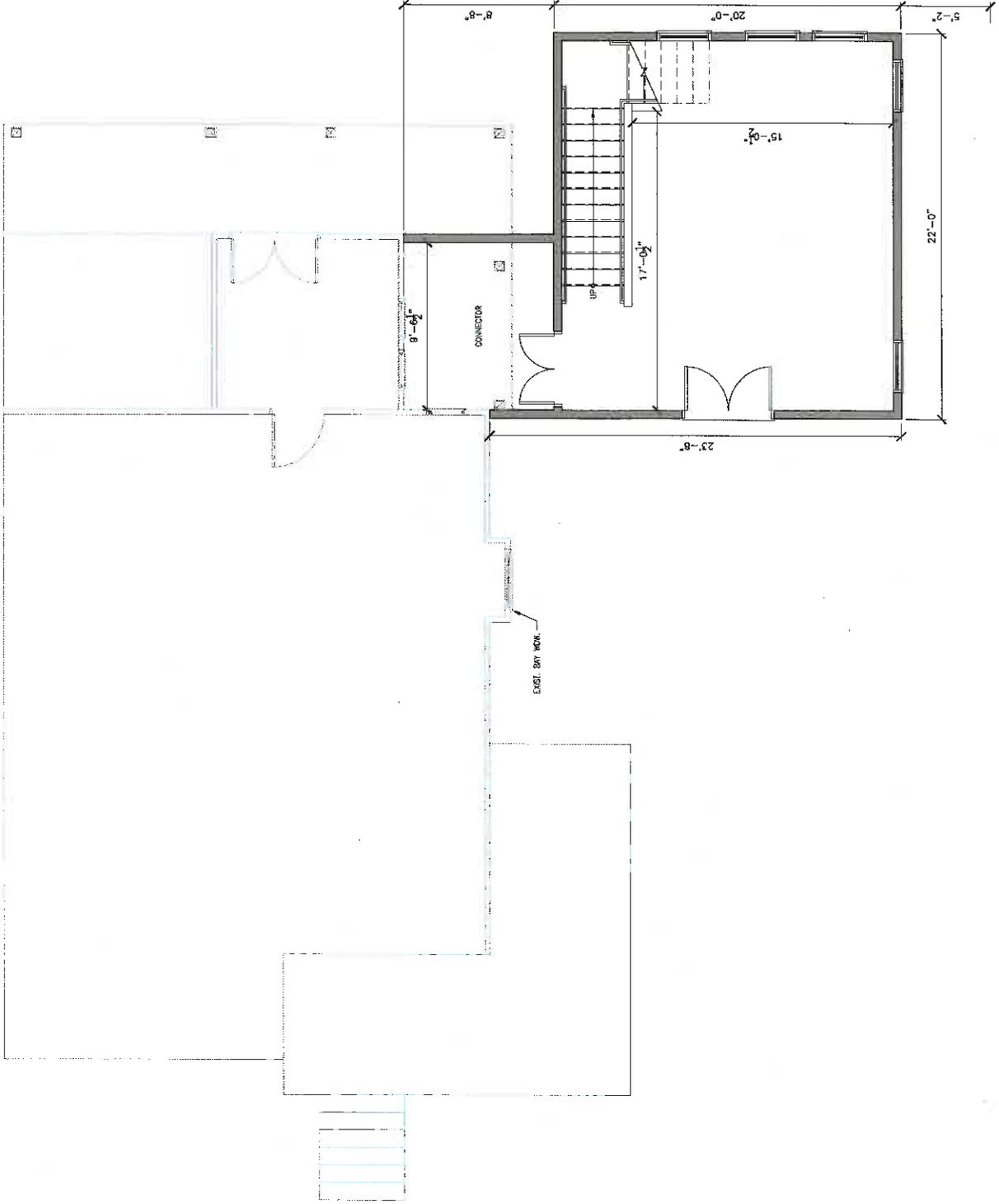
LOOKING NORTH FROM CORNER



SOUTH SIDEXARD



NORTH SIDE ADDITION



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

07.01.14

HOLDMAN

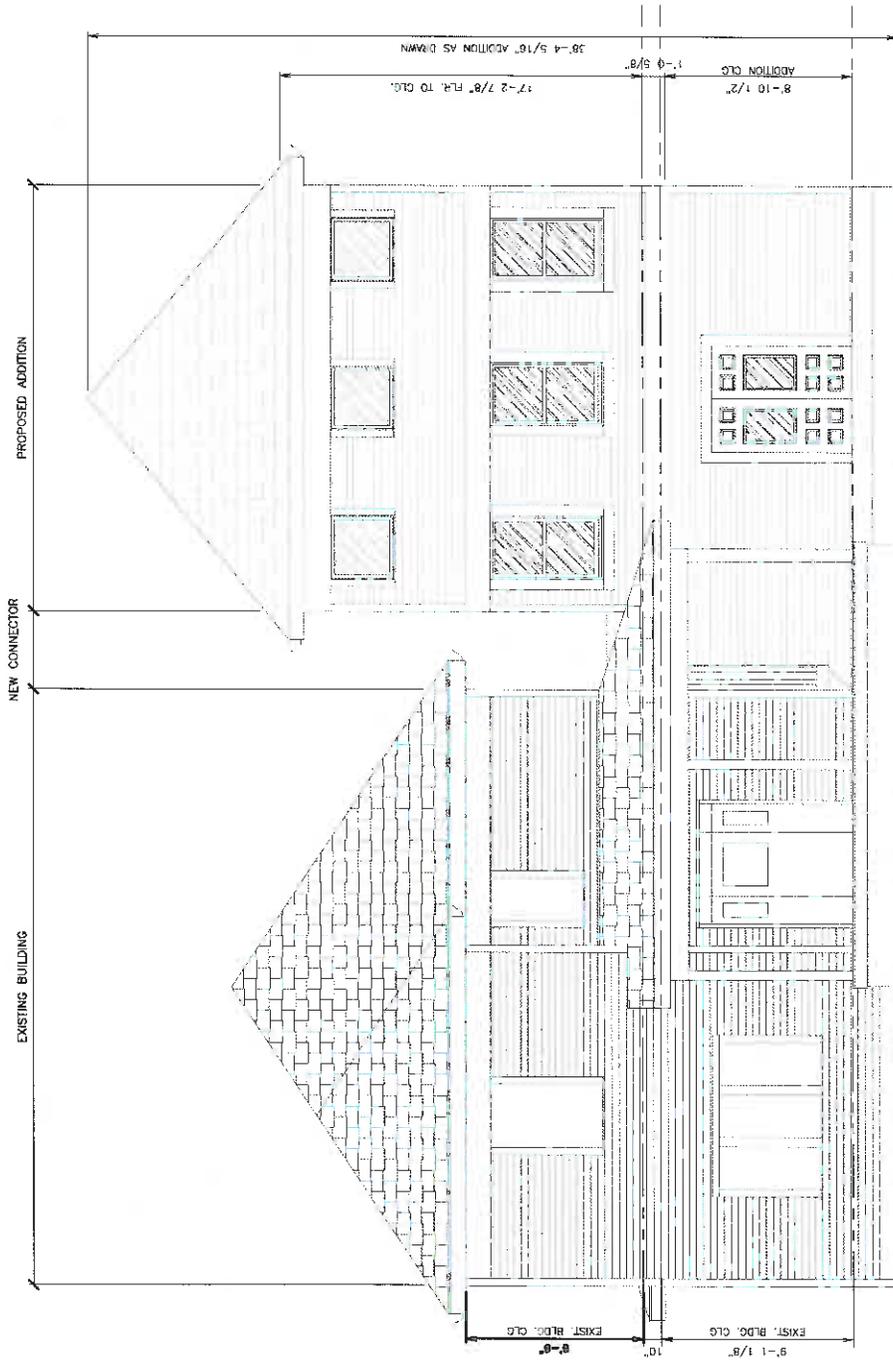
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CONCEPT



TABOR
BRUCE
ARCHITECTURE & DESIGN INC.
100 S. WASHINGTON ST. SUITE 2000 N. WY.
DENVER CO 80202

15



PROPOSED WEST ELEVATION

HOLDMAN
 1/4" = 1'-0"

CONCEPT
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07.01.14



25



PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

07.01.14

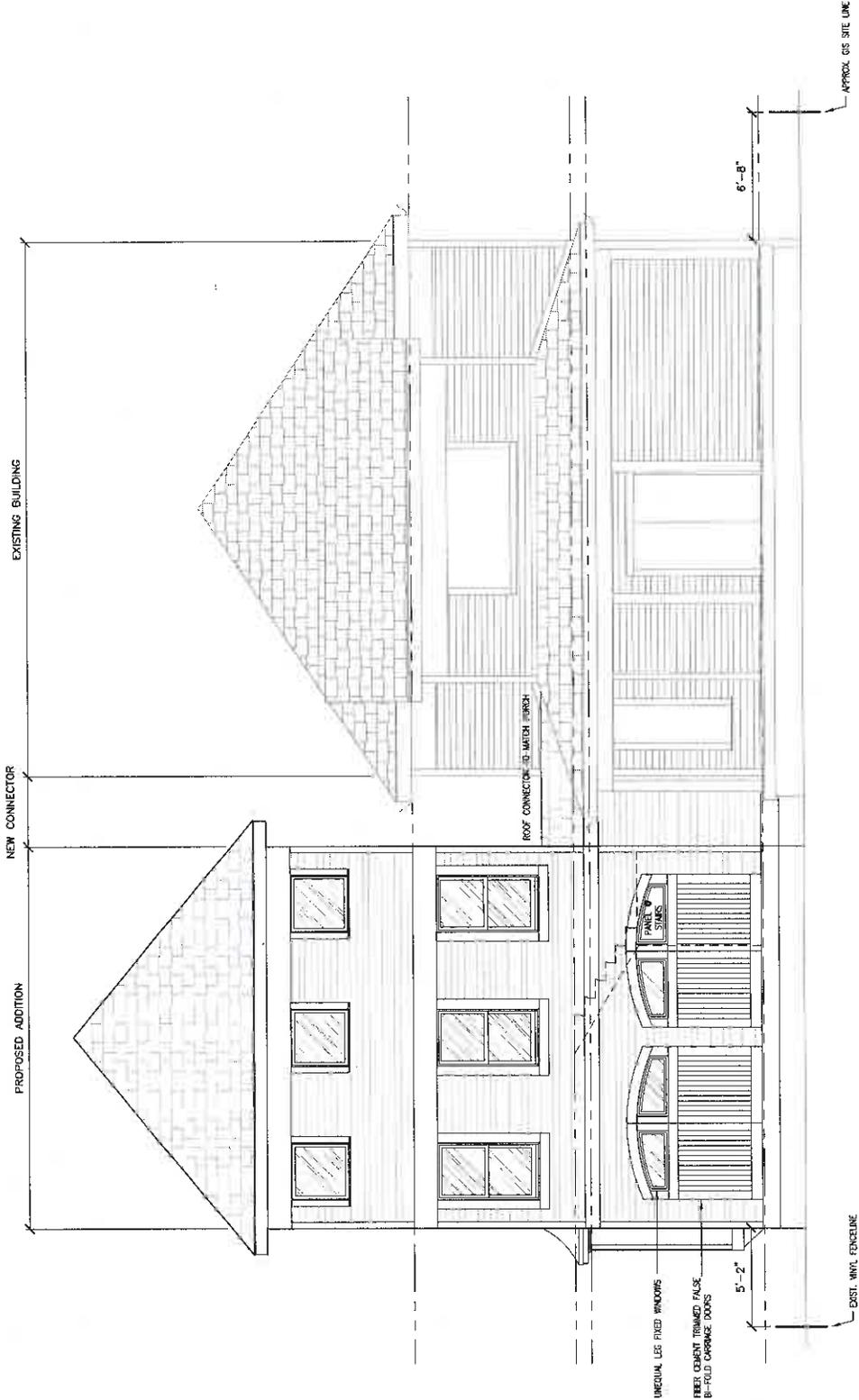
HOLDMAN

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CONCEPT



53



PROPOSED EAST ELEVATION

1/4" = 1'-0"

06.13.14

HOLDMAN

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CONCEPT



1000 W. WASHINGTON ST. SUITE 100
DENVER, CO 80202
303.733.1234

Handwritten initials 'BS' in blue ink.

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.

McDoel Historic District Guidelines

Purpose of the guidelines

The purpose of this document, developed by residents of McDoel Gardens and the Bloomington Historic Preservation Commission, is to provide guidelines for maintaining the unique character of the McDoel Gardens Neighborhood. These guidelines only apply to properties located within the district established in 2000. A map is attached. They address potential changes to the appearance from public ways of structures within the neighborhood. **They do not address interior changes or the use of structures,** although other documents may govern them. A Certificate of Appropriateness from the Historic Preservation Commission is required for any permanent placement or change of the size, shape, placement or surface texture of what can be publicly viewed within the neighborhood, excepting colors or plantings

Introduction and History

The McDoel Gardens neighborhood has historically been a dynamic area. In the late nineteenth century it was mostly farmland and a few residential areas consisting of about 30 families. The early 1900's saw an expansion in housing for working families, the opening of Bloomington Hospital and local industry such as the Monon Railroad, stone mills and the Showers Brothers Company. Up to this point the Gentry family made up the core area of the neighborhood and housed many animals for the Gentry Brothers Circus. As a thriving industry community developed the neighborhood saw new construction, improvements to streets and the completion of McDoel Baptist Church.

In the 1920's houses changed from the early "Gabled-ell" style homes to kit homes and bungalows. Many residents worked in the neighborhood which led to more commercial establishments such as grocery stores, restaurants, retail shops and other businesses. Despite RCA taking over the Showers Brothers Company, the 40's showed a reverse in neighborhood employment and three quarters of McDoel's workforce held jobs elsewhere.

By the 1970's medical offices and hospital supply companies began encroaching on surrounding residential areas, demolishing homes, and replacing them with parking lots. Departure of the railroad and traditional manufacturing jobs left the McDoel area in an economic downturn. Residents saw homes in disrepair or destroyed, an increased number of rentals vs. owner occupied property, traffic issues and an overall degradation of the neighborhood. This saw-toothed nature of the community led to its residents uniting to form McDoel Gardens Neighborhood Association in 1998. The association was named after W.H. McDoel who served as the Vice-President and General Manager of the Monon Railroad.

Subsequently, the neighborhood association, in collaboration with local business owners, and the City of Bloomington, established the McDoel Gardens Conservation District. At its inception in

2001, this Conservation District was the first in Bloomington and had a number of general goals in mind. First, it would preserve the homes from further decline and encroachment of businesses. Second, it would find a balance with nature by establishing "green spaces". Finally, it would ensure the ability of the neighborhood to initiate and maintain relationships between residents and local stakeholders, fostering economic sustainability and enhancing interconnectivity in the community.

As the neighborhood evolved it welcomed the B-Line Trail, community organizations such as the Bicycle Project, and the Switchyard Park. Additional bicycle routes and safer crossings for pedestrians allowed for ease of networking. Higher owner occupancy rates are visible through an increase in gardens and general maintenance of property. Flourishing businesses and additional housing opportunities for new residents have made McDoel Gardens Neighborhood a promising place to live, work and visit.

Since its founding in 1998 McDoel Gardens has successfully worked with the City of Bloomington Housing and Neighborhood Development Department to revitalize the community by accomplishing all established goals and objectives and to develop the neighborhood proposed guidelines for residential structures and areas.

These guidelines were to be interpreted flexibly by the Historic Preservation Commission, and the Commission was to seek the input of neighbors when reviewing proposed projects.

The progression from Conservation District to Historic District gives the McDoel Gardens Neighborhood an opportunity to enhance its voice with the city government, thus keeping the fabric of its historic community strong by building upon current values and maintaining flexible goals. The residents of McDoel Gardens are still mostly working families. The guiding principles are intended to assist property owners in making informed decisions about their homes.

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**Reviewed by Staff*

Guiding Principles

1. The purpose of the McDoel Gardens Historic Preservation District is to avoid major changes to the neighborhood that would significantly and adversely affect the neighborhood structures. The neighborhood is traditionally and dominantly occupied by working-class individuals. It is a diverse population economically and racially. The Historic Preservation District establishes a bordered area in which the guidelines in this document apply.

2. The McDoel neighborhood has always been a mixed neighborhood of residential, commercial, industrial, and religious structures. The creation of the McDoel Gardens Historic Preservation District does not change the architecture and use of structures in the neighborhood. The guidelines in this document are intended to primarily **protect the residential areas but do not seek to inhibit or prevent commercial, industrial, or religious use** in areas where those activities have traditionally taken place.

•New construction of residential structures should be visually compatible with “contributing” structures found within the borders of the neighborhood. There is diversity among residential structures and permanent foundation non-residential structures in the neighborhood. This allows a wide variety of styles for proposed new residential or non-residential structures. “Contributing” residential structures are those that contribute to the traditional character of the neighborhood. They are at least fifty years old and have not been significantly altered from their original form. (See Appendix for classification definitions.)

4. The intent of the guidelines is to maintain a high quality of life within the neighborhood for residential and non-residential owners alike. Livability should be supported by maintaining affordability and property values, fostering energy conservation, fostering the visual compatibility of the neighborhood, promoting aging in place, and sustaining the character of contributing buildings.

5. The Historic Preservation Commission should interpret the guidelines flexibly rather than rigidly and should seek the input of residential owners when reviewing projects where the guidelines are applicable

McDoel Gardens Design Guidelines

All repair and replacement in kind is exempt from review. No interior changes or use is reviewed by the Historic Preservation Commission. Color is not reviewed.

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 commission specifies the types of applications for minor classifications of work that the staff of the commission is authorized to grant or deny. The staff shall not be authorized to grant or deny an application for a certificate of appropriateness for the following:

- (1) The demolition of any building, structure, or site.
- (2) The moving of any building or site.
- (3) The construction of an addition to a building or structure.
- (4) The construction of a new building or structure. In these guidelines, all other requests are decided at staff level.

If an owner is unsatisfied with a staff decision, he or she may request a hearing of the full commission. Staff may request a full commission hearing as well.

I. Neighborhood Context

This section will be reviewed by staff:

Exterior elements may be present that are not part of the house itself. The impression of a neighborhood can derive from the walls, trees, and sidewalks etc. that comprise its visual character. Only the following items will be reviewed.

FENCING:

Fences in the McDoel neighborhood have functional uses as well as decorative. Indigenous fences are made of wood pickets, vertical board and iron. Privacy fences were generally constructed in the later 20th century, but are common in the area. Vertical board privacy fences are acceptable in the rear yard starting at a point behind the front facade. This is the zoning requirement.

Preferred

Fences in the front yard should be low to avoid obscuring the front façade of the house and should be appropriate to the era of house construction. For instance chain link, is not appropriate. Wood board is preferred. Privacy fences in the rear yard should start 1/3 of the way back from the front façade, or beyond.

Acceptable

Fencing as permitted by relevant Municipal Codes. Please contact the appropriate departments for these regulations.. the Title so of the Municipal Code.

RETAINING WALLS:

Limestone and brick retaining walls are a significant visual feature in the McDoel neighborhood

Preferred:

Walls should be repaired or rebuilt with materials matching the original, usually limestone or brick.

Acceptable:

Square cut split face concrete block is acceptable. Poured, patterned, or topped concrete block which maintains the vertical plane of the walls are acceptable. Curved face Belgian block which presents an irregular plane to the street should not be used in the front yard as an embankment wall but is acceptable as a garden border.

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.

SOLAR PANELS/ ENERGY RETROFITS:

McDoel supports alternative energy and sustainability goals within the district.

Preferred

Locate solar panels on the house roof at same pitch as the existing roof. Position close to the roof surface and as inconspicuously as possible. Alternatively place solar panels in the backyard or on the garage roof.

Acceptable

Install at elevations not significantly above the roof surface.

DECKS AND PATIOS:

Recreational living space is important in a vital family neighborhood.

Preferred

Flush stone or brick patios, or wood decks should be placed to the rear of the house where visibility from the front is limited.

Acceptable

Wooden decks partially visible in a side yard are acceptable.

SKYLIGHTS:

Preferable:

Skylights installed in the roof 1/3 of the way back from the front facade, or beyond, and at the same roof pitch are preferred.

Acceptable

It is acceptable to place a roof skylight 1/3 of the way back, or beyond, from the front facade.

TREES AND LANDSCAPING:

There is no review of landscaping elements

II. Guidelines for Existing Buildings

This section is reviewed by staff

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.

ROOFS:

Most roofs in the neighborhood are shingled with asphalt or fiberglass. that determines the character of a house. The street has a distinctive look based upon a repeating pattern of roofs.

Preferred:

Maintain the original materials or those used by contributing properties nearby.

Acceptable:

Standing seam metal roofs are acceptable but should have non-reflective surfaces to avoid reflection on adjoining properties.

WINDOWS:

Windows are a strong character-defining detail of houses. When considering whether to rebuild or replace windows, attention should be paid to the classification of the house.(See Appendix) Replacement windows should be consistent in appearance with the original design.

Preferred:

Retain and restore character-defining windows on Notable homes. Original windows should be insulated with storm sashes.

Acceptable:

Replacement windows should leave the size of the opening substantially unaltered and should retain the original configuration and character of the original window.

DOORS:

Original doors on houses classified as notable should be preserved as an integral part of the design. Doors may be widened or replaced to accommodate wheelchairs.

Preferable

Keep doors that are original to the house in place and add storm doors for

weatherization. Replacement doors should closely match the design of original doors.

Acceptable

Replacement doors should be the same style and size as the originals. When retrofitting for accessibility, entries may be enlarged.

PORCHES:

The look of open front porches is perhaps the most significant feature of the neighborhood both architecturally and culturally. Although enclosures can be an affordable way to add space, the impact on the neighborhood can be profound and degrading. For this reason porch enclosures should be reviewed by the full commission and damage to the original design and structure assessed.

Preferable

Add living space at the rear of side of the building where it is less visible.

Acceptable

Enclose the porch with a permanent structure that maintains the house design and maximizes window area.

III. Demolition of Existing Principal Structures

This section is reviewed by the Commission

Guiding principles

In general, all houses within the neighborhood should be kept and maintained.

If the structure is contributing*, that is, it is fifty years old or older and not significantly altered from the original form, and is in good or repairable condition (that is if restoration would cost less than replacement), then a certificate of appropriateness for demolition of the structure will not generally be given. Exceptions may be made if demolition of this structure contributes to the public good of the neighborhood.

If a structure is non-contributing, but is a part of the neighborhood's residential context, a certificate of appropriateness may be given if demolition contributes to the public good of the neighborhood.

*Link to help determine if a structure is contributing:

<http://bloomington.in.gov/media/media/application/pdf/17969.pdf>

IV. Moving of Existing Principal Structures

This section is reviewed by the Commission

Guiding principles

In general all houses within the neighborhood should be kept in place.

Factors to consider

A factor to consider when deciding the fate of a neighborhood house is age. If the structure is contributing*, that is, it is fifty years old or older and not significantly altered from its original form, and is in good or repairable condition (that is, if restoration would cost less than replacement), then a certificate of appropriateness for moving the structure will not generally be given. Exceptions may be made if moving the structure contributes to the public good of the neighborhood.

If a structure is non-contributing, but is a part of the neighborhood's residential context, a certificate of appropriateness may be given if moving the structure contributes to the public good of the neighborhood.

*Link to help determine if a structure is contributing:

<http://bloomington.in.gov/media/media/application/pdf/17969.pdf>

V. New Construction

This section is reviewed by the Commission

PRINCIPAL RESIDENTIAL STRUCTURES:

Guiding principles

New construction of residential structures should be visually compatible with contributing house types found in the neighborhood.

Definition of principal residential structures

A principal residential structure is the residential structure on the lot.

Placement on the lot

The contributing houses in McDoel are generally (although not exclusively) placed in the center of the lot in the side-to-side dimension, and somewhat forward of center in the front-to-back dimension, creating two approximately equal side yards, and a front yard smaller than the back yard. Where feasible this pattern is encouraged in placing new residential structures on their lots. New residential structures should be set back from the street a distance consistent with the set-back depths of contributing houses (that is, within the minimum and maximum set-back ranges; see illustration).

Structure design (size, height, roof line, porch)

Design of new residential structures is encouraged to follow the basic design patterns of the contributing houses found in the neighborhood. These include size (ca. 800-1500 square feet on ground level, typically one to three bedrooms); height (one to two stories); and main roof configuration (gabled roofs, including single gable, two perpendicular gables, and pyramid styles). Roof pitch for new residential structures should be within the range found on houses on that block (see illustration). In cases where a new residential structure is built to replace a house formerly located on the lot, the new structure should follow the same footprint (placement and outline on the lot) as the former house. Exceptions may be made if the original house was placed off center (side to side) or its set-back was not in the range of contributing houses. If the original

house was exceedingly small, the replacement house may be larger but should be within the size range of contributing houses. Front porches are encouraged as compatible with the neighborhood's character.

Parking considerations

Typically, houses with off-street parking in the neighborhood feature straight driveways placed on one side of the house or are accessed by alleys. This configuration is compatible and acceptable in new construction.

Materials

The contributing homes in the neighborhood feature a wide variety of materials. This variety is compatible and acceptable for new residential structures as well. Typically, contributing homes feature a masonry foundation (stone or block) with exterior walls sided in wood, aluminum, fiber, vinyl, or composite materials. Design of the new residential structures is encouraged to follow this pattern.

ACCESSORY STRUCTURES/GARAGES:

Guiding principles

New structures accessory to contributing houses should be visually compatible with existing neighborhood patterns. Review of a new structure accessory to a non-contributing house is reviewed by staff

Definition of accessory structure

Accessory structures are permanent structures that are physically separate from the house and have a below-ground foundation. Examples of accessory structures are sheds (with below-ground foundations), and one and two-car garages. See examples of accessory feature NOT covered by these guidelines above, under "Guideline Application."

Definition of Public ways

"Public ways" in the McDoel Gardens Neighborhood are: South Rogers St., South Madison St., West Wylie St., West Dodds St., West Dixie St., West Allen St., West Hillside St., South Fairview St., West Driscoll St., West Wilson St. and local alleys.

Placement on lot

Existing historic accessory structures are generally found within the back yard of the lot. To be compatible with this pattern, permanent new accessory structures should be placed within the back yard where feasible. Existing historic accessory structures placed in backyards are often visible from the public way; this is acceptable with new accessory structures as well.

Structure design

Permanent new accessory structures visible to public view, that is, seen from the defined public ways by casual passers-by, are encouraged to be visually compatible with existing structures. Garages are limited to a maximum two-car size. Roof lines that match the pitch of the main structure on the lot are encouraged.

Materials

There are no material restrictions for accessory structures within these guidelines.

1. GARAGES AND CARPORTS:

Preferable

An added garage should be no larger than 25% of the size of the house and should be compatible with the design and materials.

A carport should be set back 1/3 or more from the front façade of the house.

Acceptable

A garage holding no more than two cars.

2. OUTBUILDINGS:

Preferable:

Outbuildings should be placed to the rear of the house where there is little visual access.

Acceptable:

Storage buildings that meet zoning requirements and are smaller than 10x16' and not on a permanent foundation, are acceptable.

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.

VII. Non- Contributing Principle Structures and Additions

This section is reviewed by staff

Non-contributing principal structures are reviewed by staff for minor exterior changes. Additions to non-contributing structures and new accessory buildings are reviewed under the guidelines that pertain to contributing buildings. This is to maintain consistent size and massing generally of buildings that are added to the neighborhood.

VIII. Appendix

***The following are survey classifications that assist in determining the significance of your home to the district. Information about your property is available on the city website:**

Outstanding (O)

The "O" rating means that the property has enough historic or architectural significance that it is already listed, or should be considered for individual listing in the National Register of Historic Places. Outstanding resources can be of local, state, or national importance.

Notable (N)

A rating of "N" means that the property did not quite merit an Outstanding rating, but is still above average in its importance. Further research or investigation may reveal that the property could be eligible for National Register listing.

Contributing (C)

A "C" rating was given to any properties meeting the basic inventory criterion of being pre-1960, but that are not important enough to stand on their own as individually outstanding or notable. Such resources are important to the density or continuity of the area's historic fabric. Contributing properties can be listed on the National Register of Historic Places if they are part of an historic district, but would not usually qualify individually.

Non-Contributing (NC)

Properties rated "NC" were not included in the inventory unless they were located within an historic district. Such properties are usually either post-1960 or they are older structures that have been badly altered and have lost their historic character or they are otherwise incompatible with their historic surroundings. These properties are not eligible for the National Register.

IX. Procedures for Changing the Guidelines

- 1) Changes to the guidelines, if desired, shall be initiated from and drafted by the McDoel Gardens neighborhood organization.
- 2) The neighborhood organization shall inform the Historic Preservation Commission of the proposed changes to the guidelines.

- 3) All property owners in the Conservation District shall be notified of the proposed changes to the guidelines. They will be given copies of the proposed changes and notice of the time and place of the public hearing on the proposal.
- 4) The neighborhood organization shall provide a system whereby all property owners have the opportunity to cast a vote on the proposal.
- 5) If 51% of the property owners who cast a vote approve the changes, the new guidelines are forwarded to the Historic Preservation Commission for ratification.

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