

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday July 10 2014

5:00 P.M.

AMENDED 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.
 - G. COA-27-14 GPHD**
407 S. Walker St. Owner Rebecca E. Stoops
Request to re-roof with metal, construct a side porch roof. Remove the chimney
and add wooden columns to the porches.
- V. DEMOLITION 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 4, 2014

District Acronyms*

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

Summary

Request for a metal roof, porch columns and removal of a chimney structure.
COA-27-14

407 South Walker
Owner: Rebecca E. Stoops

105-055-65139 C 405 House; Modified Double Pen c.1900

RC



This is a classic double pen in the Greater Prospect Hill Historic District. It is located on the corner of Walker and Howe. The house has been an rental property for many years and it faces CG zoning across Walker Street. This area is now being developed with apartment buildings. Staff received several phone calls concerning demolition of this building when it was for sale.

The house retains integrity of form with original windows and cornice details. But it i a simple structure and its facade has been modified. The house is sided with aluminum and has a non-historic partial brick kneewall and wrought iron supports.



The new owner is attempting to stabilize major issues with the house, including a roof, removal of a chimney, an entrance portico, and new porch supports.

Staff will address each issue separately.

1. The owner wishes to replace the three tab shingling with a metal standing seam roof that will be gray in color. Staff is aware of ongoing discussions within both McDoel and Prospect Hill about the

appropriateness of metal roofs. Proposed Design Guidelines in both of the elevated districts regard metal roofs as acceptable roof coverings. Particularly in rural forms,

such as the vernacular double pen that we are currently reviewing, a metal roof is just as appropriate as modern shingling. In Prospect Hill and McDoel, there is evidence that metal was used routinely on out-buildings.

2. This house may have been a saddle bag form, but the existing central chimney is not original to the house. The owner wishes to remove the existing bricks which surround a metal flue. The assessor's photograph (and included close-up) show the existing chimney.

3. A later metal awning covers the south door of the house which is located along Howe Street. This is not original to the late 19th century property. The owner wishes to remove it, in order to create a small gabled roof which will be covered with metal as well. This porch will be on the side street.

4. Finally, the owner wishes to remove the existing non-historic wrought iron supports and replace them with treated lumber turned columns. Staff reviewed the product web site and supports replacement with something more appropriate, but is concerned that the style selected is a little too delicate for the house.

Staff Discussion

The metal roof is particularly appropriate to this kind of vernacular rural form of house. These styles seen in the county frequently have metal roofs. The neighborhood discussion has been supportive of increasing the number of metal roofs in the GPHD, as an element of its endorsement of sustainability.

The chimney has been modified from its original materials and dimensions. It now serves as a flue for a modern furnace. Although restoration might be preferable, it might also remove other work from the scope.

The gable porch portico will replace the non original metal awning facing Howe. This is a practical need for the existing side door and stoop. The owner might consider a carriage portico (held up by brackets rather than columns) on this side.

Staff supports columns replacement but cautions that the diameter of the proposed columns may appear too slender for the house.

In each case the removals are of non-original material.

Staff recommends approval and suggests that the dimensions of the proposed columns be checked against other replacements seen in Prospect Hill.

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-24140-00 WEAVERS LOT 24

2. A description of the nature of the proposed modifications or new construction:
 1. Tear down chimney to remove it from roof.
 2. Install new metal roof, ribbed sheet metal. Tim McCoin Roofing.
 3. Tear down awning on south side of house, replace with simple metal-roofed portico with turned wooden posts.
 4. Replace metal supports on front porch with turned wooden posts.

3. A description of the materials used.
 1. "Panel-Loc" ribbed steel roofing panels, Central States Manufacturing.
Colors: gray with white trim. See www.centralstatesmfg.com, Panel-Loc 2013 Thrifty color chart. Petitioner/owner will provide sample chip at meeting.
 2. Portico roofing will match the main roof.
 3. Portico structure will be assembled with treated lumber, primed, and painted white.
 4. Front porch and portico posts will be treated lumber with turned shape, primed and painted white.

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.

BROADEST CATEGORIES

- Appliques
- AZEK® Brand PVC
- Balusters (Spindles)
- Baseboards
- Beadboard & V-Groove
- Blocks, Corner/Base/Etc
- Brackets
- Caps, Door & Window
- Casings, Door & Window
- Ceiling Medallions
- Columns
- Corbels
- Corner Guards (Beads)
- Cornices
- Crown Mouldings
- Deck Components
- Entry & Window Systems
- Finials & Drops
- Gable Decorations
- Gallery Rails
- Gift Certificates
- Handrails
- Headers
- Lamp Posts
- Mantels
- Mouldings

[Home](#) > [Products](#) > [Porch Posts](#) > [Cedar Porch Posts](#) > [6" San Francisco Cedar Porch Posts](#)



Plain Fluted

6" San Francisco Cedar Porch Posts # MS- (ca)

[< Previous Page](#)

Options

- Plain - plain center tapered area
- Fluting - long, rounded grooves on center tapered portion (right Post in photo)
- Half Posts split lengthwise for use at walls.
(Fluted Half Posts are sold in pairs and are not returnable unless defective.)
- Base Mounting Blocks and Plates help protect Posts from water damage.

[Order Below](#) ↓

Installation Instructions. Quantity discounts available.

Overall Length	Square Base	Turning	Square Top
96"	30"	43"	23"
96"	32"	43"	21"
96"	36"	43"	17"
96"	38"	43"	15"
96"	42"	43"	11"
108"	42"	43"	23"
120"	45"	43"	32"

Actual size = 5-3/8" x 5-3/8" at the square top and base.
(Custom placement of turning is available. Please inquire.)

[View Larger Image](#)

Important Shipping Info

ORDER HERE (Please select options to calculate Price)

Size and Design:

Length of Base, Turning, and Top:

Add Base Mounting Block or Plate:

Consumer Display

RESIDENTIAL	Site-Built Home	407 S Walker Street	#	LP	\$65,000
201405867	Active	Bloomington IN 47403		SP	
				Sold	

Brokerage: [Tim Ellis Realtors & Auctioneers Inc.](#) **Agent:** [Beth Ellis](#)

PREPARED BY



Beth Ellis
Tim Ellis Realtors & Auctioneers Inc.
 437 S College Avenue
 Bloomington IN 47403



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Area	Monroe County	Total Rooms	5
Township	Perry	Bedrooms	2
Zoning		Full Baths	1
Grid		Half Baths	0
Acres	0.1500	Total Baths	1
Lot Dimensions	44x148	Year Built	1920
Possession	Subject to tenants' rights	Fireplaces	
Subdivision	Prospect Hill	DOM	14
Location	City/Town/Suburb, Near College Campus		



[Unbranded Virtual Tour](#)

NOTE: Due to school redistricting, schools identified with this listing may be subject to change. Please confirm School District with the school
School District Monroe County **Elementary** Fairview **Middle School** Tri-North **High School** Bloomington North

Legal Description Weavers Lot 24

Annual Tax \$1,670.20	Assessment/Payment Year 2013
Tax Key 53-08-05-111-025.000-009	Exempt Type No Exemptions

Sewer Public	Well Type	Water Utility City
Cable Yes	Gas Fuel Yes	Electric Fuel No

Above Grade Finished SqFt 952	Above Grade Unfin. SqFt 0
Below Grade Finished SqFt 0	Below Grade Unfin. SqFt 0
Total Finished SqFt 952	Total Below Grade SqFt 0
Total SqFt 952	Upper Level SqFt (Finished)
Square Footage Source	Main Level SqFt (Finished) 952

APPROXIMATE ROOM DIMENSIONS

	Length x Width	Level		Length x Width	Level
1st Bdrm	13 x 13	Main	Breakfast Rm	x	
2nd Bdrm	13 x 13	Main	Den	10 x 10	Main
3rd Bdrm	x		Dining Rm	x	
4th Bdrm	x		Family Rm	x	
5th Bdrm	x		Loft	x	
Living/Great Rm	13 x 10	Main	Bath	9 x 5	Main
Kitchen	14 x 10	Main		x	
Laundry Rm	11 x 9	Main		x	
				x	

Garage Y/N No	Garage/# of Cars	Garage	Garage SqFt	Garage Type None
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8

407 S. Walker – Photos to support Application for C of A.

Rebecca E. Stoops July 3rd, 2014

Front porch



- **Monitor:** The front porch metal supports do not appear to bear properly on the above framing. Some repairs may be needed here.



Front porch metal support detail:
(To be replaced with turned wooden posts).



South Side of house

Awning to be removed is over the back/side door on the east end of the house. (The right side of the house in this photo). Portico will be installed in its place.



Chimney detail:



Detail of awning

