

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday August 14, 2014

5:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES** May 5, 2014; May 8, 2014; May 22, 2014.
- IV. CERTIFICATE OF APPROPRIATENESS**
STAFF APPROVALS
 - A. COA-28-14**
412 West 4th Street Greater Prospect Hill Historic District
Owner: Paolo Fratianni
Request to expand a parking area behind a residential structure adapted as an Inn.
 - B. COA-29-14**
915 E. University St. Elm Heights Historic District
Owner: Frank Helt and Doriet Berkowitz
Request to top an existing stone wall with dressed limestone.
 - C. COA-30-14**
601 S. Park Ave. Elm Heights Historic District
Owner: Barbara Backmura
Request to remove two mature spruce trees on either side of a limestone staircase and wall.
- V. DEMOLITION DELAY**
 - A. Partial Demolition 210 South Grant Owner Bruce Storm**
Glass enclosure of part of an arcaded front porch on a residential structure adapted for commercial use on the first floor.
- VI. NEW BUSINESS**
Resolution to omit paint color review from McDoel, Prospect Hill, and Garden Hill Historic Districts.
- VII. OLD BUSINESS**
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- XI. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Next meeting date is Thursday August 28th at 5:00 p.m. in the McCloskey Room

Posted: August 7, 2014

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

SPECIAL SITE MEETING

918 West Howe

1429 South Washington

On Site

May 5, 2014

12:00 PM

MINUTES

1. The Bloomington Historic Preservation Commission will inspect the property located at 918 West Howe St. to assess the condition and possible remedy or alternative demolition. The property is in the Greater Prospect Hill Historic District..

In attendance were: **Dave Harstad, Nancy Hiestand, John Saunders, Chris Sturbaum.**

Homeowner(s) Stephan Borszcz and Elizabeth Blaubelt were also in attendance.

The Commissioners visited this site and spoke to the existing conditions of the home.

2. The property at 1429 South Washington Street went through demo-delay last year and is nearing completion. The owner, Justin Fox has arranged a walk-through for the Commission to see the finished building.

In attendance were: **Dave Harstad, Nancy Hiestand, John Saunders, Chris Sturbaum.**

Homeowner Justin Fox was in attendance. The Commissioner(s) were there to see the progress of Mr. Fox property.

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday May 8, 2014

5:00 P.M.

MINUTES

I. CALL TO ORDER

Chairman, Dave Harstad calls the meeting to order at 5:00 pm.

II. ROLL CALL

Commissioner(s)

Chris Cockerham

Dave Harstad

Marjorie Hudgins

John Saunders

Chris Sturbaum

STAFF

Nancy Hiestand - HAND

Jacob Franklin - HAND

Nate Nickel - PLANNING

Guest(s)

Bryan Lyday

Thomas Winingier

Jeff Mansfield

Kerry Dishman

III. APPROVAL OF MINUTES

No minutes to approve

IV. CERTIFICATE OF APPROPRIATENESS

A. COA-12-14

707 East Eighth Street Owner: Timarron Real Estate LLC.

Representative: Brian Lyday

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

Nancy Hiestand gives her presentation. Brian Lyday adds that with the design the are submitting they intend to add a newel in the middle of the front guardrail run in order to

add stability.

Question(s):

Chris Sturbaum asks if they will be re-roofing when they reconstruct the hand railing. **Brian Lyday** states he is unaware of any structural implications the accident created. Brian further states there were 9 balusters missing from the guardrail, all other structure components were in place.

Comment(s):

Chris Sturbaum states he blames the original carpenters as a 21 foot span is too long without support.

Marjorie Hudgins makes a motion to accept **COA-12-14** Request to repair and reinforce a historic balustrade on a sunroom roof in the University Courts Neighborhood. **John Saunders** seconded. Motion carries 5/0/0 (yes/no/abstain).

Patty Mulvihill submits Purposed Findings of Fact for **COA-12-14** (Repair and Rebuild a Balustrade Across Front Facade.)

1. The Commission finds that the property located at 707 E 8th Street is a historic home in not only its architectural features but also in the personal history referenced with the house as it was once associated with the Johnson Creamery family.
2. The Commission finds that the property located at 707 E. 8th St. is a classic brick Georgian Revival House that has a sunroom facing 8th Street which was built with a railing running along the top length of the sunroom.
3. The Commission finds that the railing over the sunroom at 707 E. 8th Street collapsed on April 26, 2014, and as a result, the property is under Unsafe Orders issued by the City's Housing and Neighborhood Development Department under authority of Title 17 of the Bloomington Municipal Code and Title 36 of the Indiana Code.
4. The Commission finds that it is appropriate and commendable that the owners of the property located at 707 E. 8th Street plan to replace the original railing to its original location, doing so allows the historic nature of both this house and the University Courts Historic District to remain in tact and properly honored.
5. The Commission finds that in light of the load the railing at 707 E. 8th Street may be forced to experience in the future, and as a result of the injuries already caused by the railing's demise on April 26th, the owner's desire to replace broken balusters with replicated balusters made of redwood using the original balusters template is appropriate and historically respectful.
6. The Commission further finds that as a result of the railing's failure on April 26 2014 and the likelihood of further stress on the railing, that it is appropriate and

ef

necessary for the owner to install a new central newel in the front baluster of the railing so that the overall railing is better stabilized. While the addition is not an exact replication of the original railing, it does not detract from or remove any historically defining features.

7. The Commission finds that the proposed repair and rebuild of the balustrade is consistent with the University Courts Design Guidelines and Title 8 of the Bloomington Municipal Code.

Marjorie Hudgins makes a motion to accept Purposed Findings of Fact for **COA-12-14** (Repair and Rebuild a Balustrade Across Front Facade.) **Chris Cockerham** seconded. Motion carries 5/0/0 (yes/no/abstain).

B COA-13-14 STAFF APPROVAL

701-703 South Woodlawn Owner: Chris Clark

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

Nancy Hiestand gives her presentation. Staff review available in the packet.

C. COA-14-14

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

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

Nancy Hiestand gives her presentation. This was heard previously June 2013, before being elevated to a Historical. Discussion is held, no changes have been made to plans.

Chris Sturbaum makes a motion to accept **COA-14-14** Review of a new construction permit under Greater Prospect Hill Historic District Guidelines. **Chris Cockerham** seconded. Motion carries 5/0/0 (yes/no/abstain).

Patty Mulvihill submits Purposed Findings of Fact for **COA-14-14** (New construction for a house and garage at 910-920 W. Smith.

1. The Commission finds that the property located at 910-920 W Smith is an unusually large lot in the Greater Prospect Hill Historic District and uniquely configured so as to make the construction of a house and garage on the lot distinctly challenging in terms of complying with the spirit and black letter law of both Title 8 of the Bloomington municipal Code and the design Guidelines for the district.
2. The Commission finds that the proposed house at 910-920 W. Smith is to be a 1 1/2 story craftsman-style bungalow with 1585 square feet on the first floor and 700 square feet on the second floor, a style and size which is both appropriate and

consistent for the Greater Prospect Hill Historic District.

3. The Commission finds that the proposed garage at 910-920 W. Smith is to be a two-car garage located North of the house with access from an east-west alley, composed of board and batten siding and exposed rafter tails, which is both appropriate and consistent with the Greater Prospect Hill Historic District.
4. The Commission finds that the overall design of both the proposed house and 910-920 W. Smith and the materials proposed for use on both structures are appropriate and consistent with the historic nature of the Greater Prospect Hill Historic District.
5. The Commission finds that while the placement of the proposed structures on the lot at 910-920 W. Smith is not entirely and wholly consistent with the placement of structures along Smith or in the Greater Prospect Hill Historic District, the owners proposed setback of 60' feet from Smith, numerous porches, and tree placement alleviate any real detractor from the overall historic nature and feel of the District.
6. The Commission finds that the proposed new construction of a house and garage at 910-920 W. Smith is consistent with Title 8 of the Bloomington Municipal Code.

Marjorie Hudgins makes a motion to accept the Purposed Findings of Fact for **COA-14-14** (New construction for a house and garage at 910-920 W. Smith. **Chris Sturbaum** seconded. Motion carries 5/0/0 (yes/no/abstain).

D. COA-15-14

1325 East Hunter Representative: Mike Schick
Demolition of a garage in the Elm Heights Historic District

Nancy Hiestand gives her presentation. Nancy states the Neighborhood is in support of the demolition. Discussion is held. General consensus is favorable. Further discussion is held on the safety of leaving a tall concrete slab and how to remedy the potential hazard. **Mike Schick** adds that if they remove the concrete pad, there will be another ledge based on the grade of the back yard. **Mike Schick** states part of the plan is to use the concrete pad for parking. **Chris Cockerham** clarifies that the garage will be torn down with the concrete pad staying. **Chris Sturbaum** asks if there is something that will be placed as to keep others from parking on the pad? **Dave Harstad** asks if the **HAND Department** has parking jurisdiction. **Nancy Hiestand** states this is more of a planning or zoning issue.

Marjorie Hudgins makes a motion to approve **COA-15-14** Demolition of a garage in the Elm Heights Historic District. **John Saunders** seconded. Motion carries 4/1/0 (yes/no/abstain).

Patty Mulvihill submits Purposed Findings of Fact for **COA-15-14** (Demolition of a Garage at 1325 E. Hunter Avenue.)

1. The Commission finds that the garage located at 1325 East Hunter Avenue is a garage which appears to have been constructed in the early 1930's or 1940's and generally can be described as having a non-original metal overhead door that does not operate, a pedestrian door, two west-facing windows, and sided with hard board (which differs from the primary structure as the primary structure is sided with aluminum).
2. The Commission finds that the garage located at 1325 E. Hunter Avenue is in a state of severe disrepair and has become a danger to persons and property. In particular the Commission finds that the garage is leaning to the east and is in real danger of falling onto an adjacent garage. Furthermore the Commission notes that the pedestrian door has moved away from its frame, has holes in the siding along the north wall, and has active plant growth in the roof.
3. The Commission finds that the garage located at 1325 E. Hunter Avenue is not a historically defining feature of the house and is not consistent with the historic character of Elm Heights Historic District.
4. The Commission finds that demolishing the garage at 1325 East Hunter Avenue is not inconsistent with Title 8 of the Bloomington Municipal Code for the Design Guidelines for the Elm Heights Historic District, and further notes that in light of the danger posed to persons and property if the garage is not demolished, that the demolition is appropriate.

Marjorie Hudgins makes a motion to accept the Purposed Findings of Fact for **COA-15-14**, Demolition of a Garage at 1325 E. Hunter Avenue. **Chris Cockerham** seconded. Motion carries 5/0/0 (yes/no/abstain).

V. DEMOLITION DELAY

A. 1605 South Walnut Street Owner: Tom Winger
Plans to remodel an existing pyramidal cottage, adding a rear entrance and opening pre-existing doors and windows on the facade.

Nancy Hiestand gives her presentation. **Tom Winger** adds that the roof of the home was torn off before he took over ownership. He states that he did replace the doors as to keep the rain out. **Kerry Dishman** attests to the condition of the structure.

Question(s)/Comment(s):

Chris Sturbaum asks how they are going to trim the windows. **Tom Winger** states they are going around with the existing trim.

Dave Harstad moves that today regarding the property located at 1605 South Walnut Street, 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. **Chris Sturbaum** seconded. Motion carries 5/0/0 (yes/no/abstain).

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

Owner Stardust LLC

Representative Kerry Dishman

BUEA storefront rehabilitation based upon photo documentation. Limestone damage uncovered.

Nancy Hiestand gives her presentation. Nancy states that the **BUEA** gave a \$10,000.00 grant to update the facade of this building. **Kerry Dishman** hands out photo's of the building from the 1920's and 1930's. **Kerry Dishman** describes how they are going to reconstruct this store front facade to resemble the original facade from the 1930's. Kerry states he is working with a carver that has carved stone for various businesses around the square. He further states the carver will create dentals and new veneer faces for the facade. Kerry explains that once this store front is completed he will be moving on to the adjoining store front and complete the facade of the entire building.

Question(s)/Comment(s):

Dave Harstad states he represents the tenants that will be moving into the space and he isn't sure if that is a conflict so he will abstain from voting.

Chris Sturbaum states the downtown area is getting fixed piece by piece but the quality of each project is really making the downtown nice.

John Saunders moves that today regarding the property located at 1605 South Walnut Street, 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).

VI. NEW BUSINESS

Nancy Hiestand discusses the Scholarship for the NAPC mentioning **John Saunders** and **Marleen Newman** expressed interest. Nancy states that John has not been able to attend a conference and Marleen will be out of town. Discussion is held with John Saunders able to go as Marleen has been to a few national conferences. Nancy states this is a well suited conference for what this commission does.

VII. OLD BUSINESS

A. Preservation Month

Nancy Hiestand informs the Commission of the Will Fellows lecture, which was at the Buskirk Chumley. Nancy states it was not as well attended as she would have liked. Nancy stated there was about 70 people in attendance. Nancy states the sign up for the cake contest is due by tomorrow (May 9th, 2014). Duncan is to perform a Window Restoration workshop with a gentleman from Madison, IN. hoping people from Prospect Hill and McDoel attend to encourage this type of restoration.

**B. Report on Guidelines Subcommittees: Greater Prospect Hill April 22
McDoel May 1**

Nancy Hiestand states she has attended meetings with both neighborhoods. Both neighborhoods have drafts. McDoel has not released theirs to the public (neighborhood). Prospect Hill has their draft circulating. Nancy states the next step would be for Patty to review the draft(s).

C. University Courts Update

Nancy Hiestand informs the Commission she attended a meeting with **Eric Sandwiess** to try and pull I.U. to endorse the preservation of some homes. Nancy states Derek Richie, Steve Wyatt, and Sandi Cole were in attendance representing the neighborhood. **Dave Harstad** states that he had conversations with Marsh Davis (Indiana Landmarks) and Tom Morrison. Dave states the conversations were of moving 4 of the houses.

VIII. COMMISSIONERS' COMMENTS

No Comments

IX. PUBLIC COMMENTS

No Comments

X. ANNOUNCEMENTS

No Announcements

XI. ADJOURNMENT

Meeting Adjourned at 6:15 pm

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday May 22, 2014

MINUTES

I. CALL TO ORDER

Chairman **Dave Harstad** calls the meeting to order at 5:00 pm.

II. ROLL CALL

Commissioners

Sam DeSollar

Dave Harstad

Marjorie Hudgins

John Saunders

Chris Sturbaum

Leaves at 5:50 pm (No Quorum)

STAFF

Nancy Hiestand - HAND

Lisa Abbott - HAND

Jacob Franklin - HAND

Patty Mulvihill - LEGAL

Nate Nickel - PLANNING

Guest(s)

Margie Schrader

Drew Schrader

John Bavender

Dan Crites

III. APPROVAL OF MINUTES December 16, 2013, January 23, 2014

Marjorie Hudgins makes a motion to accept the minutes from December 16, 2013.

Chris Sturbaum seconded. Motion carries 5/0/0 (yes/no/abstain).

Marjorie Hudgins makes a motion to accept the minutes from January 23, 2014. **John**

Saunders seconded. Motion carries 5/0/0 (yes/no/abstain).

IV. CERTIFICATE OF APPROPRIATENESS

No Certificates of Appropriateness

V. **DEMOLITION DELAY**

A. 1009 South Lincoln Owner Margie Goodwin Schrader
Rear addition to a small Arts and Crafts cottage in Bryan Park

Nancy Hiestand gives her presentation. Discussion is held over the drawing of the purposed demolition and construction addition. **Margie Schrader** adds that they need the space for their family. She explains they love the location, property and the home itself. **Paul Puzello** describes the design of the project. Paul states it is not their intention to get historically correct with the design, however it is their intention to match the height of the siding and the color of the original house. **Margie Schrader** adds that the property's main shape will stay the same. **Chris Sturbaum** asks if the windows are incased. Petitioner states they are and will remain incased. **Paul Puzello** states they are and will be reused.

Question(s):

Chris Sturbaum asks about the additions height relative to the existing gable. **Paul Puzello** states that Nancy had asked that question which he had confirmed with her that it will not be higher than the existing gable. **Chris Sturbaum** asks how much of the ridge will show. **Paul Puzello** states he is not exactly sure of the alignment, however the ridge of the addition will have a lower slope than the existing. Paul also states he is still trying to place the downspouts.

Dave Harstad asks if the plans match what he is going to do. Paul states it does beside the little details such as downspout placements.

John Saunders asks if he is going to replace the windows on the existing structure. Paul states they are going to keep them.

Comment(s):

Sam DeSollar comments that he is disturbed by the whole East elevation compared to the existing structure. Discussion is held. **Paul Puzello** explains that this design does not fall into any type of stylistic category. This is a design that responds to the back yard and the existing house allowing for room. Further discussion is held.

Dave Harstad comments that this design takes a small house and makes it more livable for a family.

Dave Harstad moves that today regarding the property located at 1009 South Lincoln Street, 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. **Chris Sturbaum** seconded. Motion carries 5/0/0 (yes/no/abstain).

B. 817 West 7th Street Owner John Bavender
Removal of a rear addition because of a fire.

Nancy Hiestand gives her presentation. **John Bavender** adds that he will just be tearing down the burnt structure and will leave the windows in place. John explains the addition constructed years ago was affected by the fire and will be removed. All of the demolition will be in the rear of the house. Discussion is held. **Nancy Hiestand** notes this property is under an Order to Seal, so the decision needs to be made in a timely fashion. **John Bavender** states the whole area that will be removed he sees as a place to garden and construct a little patio. **John Bavender** further states that he can not add windows to the newly created exterior wall due to the kitchen layout as the cabinets affixed to the interior of that wall.

Question(s)/Comment(s):

Christ Sturbaum asked if John had considered a window in the bedroom. John states the washer and dryer will be in that room and adds there is plenty of windows within the bedroom.

Dave Harstad moves that today regarding the property located at 817 W. 7th Street, 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 5/0/0 (yes/no/abstain).

VI. NEW BUSINESS

No New Business

VII. OLD BUSINESS

A. Preservation Month Recap - Nancy Hiestand talks about the Cake Contest which was well attended. Nancy updates the Commission on **Duncan Campbell's** window restoration workshop. Nancy states many people were interested in this and there may be an interest within Prospect Hill Historic District to have more in depth workshop where the windows will actually be taken apart and repaired.

B. Report on Guidelines Subcommittees: Greater Prospect Hill
McDoel

Nancy Hiestand updates the Commission on Prospect Hill and McDoel Guidelines.

C. University Courts Update

Dave Harstad asks about any updates with University Courts. **Nancy Hiestand** states that the Design Guidelines need to be reviewed at the next Regular Meeting and sent out to the owners.

VIII. COMMISSIONERS' COMMENTS

No Comments

IX. PUBLIC COMMENTS

No Comments

X. ANNOUNCEMENTS

No Announcements

XI. ADJOURNMENT

Meeting Adjourned at 5:50 p.m..

STAFF APPROVAL

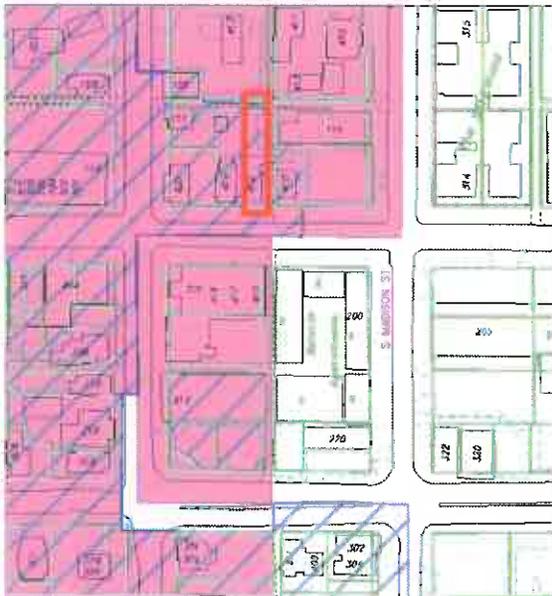
Summary

Request to expand an existing parking pad behind a house being adapted as a Inn.

COA-28-14

**412 W 4th Street
Greater Prospect Hill Historic District
Owner: Paul Fratianni**

**105-055-64337 C 412 House; Free Classic, c.1905 NR
Zoning CD**



This property is located in the Near West Side National Register District and the Prospect Hill District that was elevated to historic status. It is bounded on its east and north sides by alleys and faces the I. Fell Building across the street. There has been a mix of residential and commercial uses on this block face. Amethyst House has its 3/4 Way house next door. The property got a COA for modification to a rear addition in February (COA-5-14).

EXISTING CONDITIONS

The house is a two story Free Classic with pedimented front gable and Tuscan style columns. The zoning is downtown commercial.



The existing concrete parking pad is 48 x 13 ft and will be expanded to 52x 24 feet. The parking pad is accessed off the alley on the northeast side of the lot. The expansion will allow four regular cars and one handicap spot. Most of this will not be visible from the front, although all will be visible from the north/south alley, behind

the house. The owner has done a survey of the vegetation and will move one native tree (paw-paw) and several Rose of Sharon bushes to other locations on the rear lot. Staff sent out the plans and photographs with the application and the Prospect Hill executive committee. It had no objection to a staff approval.

Persimmon Inn
412 W 4th Street
Bloomington, IN 47404

July 11, 2014

Dear Bloomington residents and city planners,

This letter is to request approval for a variance to all us to provide parking for the Persimmon Inn patrons located at 412 W 4th Street, Bloomington, IN 47404.

We wish to expand the existing 48 ft wide x 13 ft deep concrete parking pad by 15 ft, to a finished size of 52 ft wide x 24 ft deep. This will accommodate five (5) parking spaces. One parking space for each of the four guest rooms available at the Persimmon Inn, and one ADA compliant handicap parking space.

The parking pad is located at the rear of the property on the northwest side. Each space will be side-by-side, in-line and accessible via the existing alleys. We will make every effort to preserve and beautify the remaining amount of green space available.

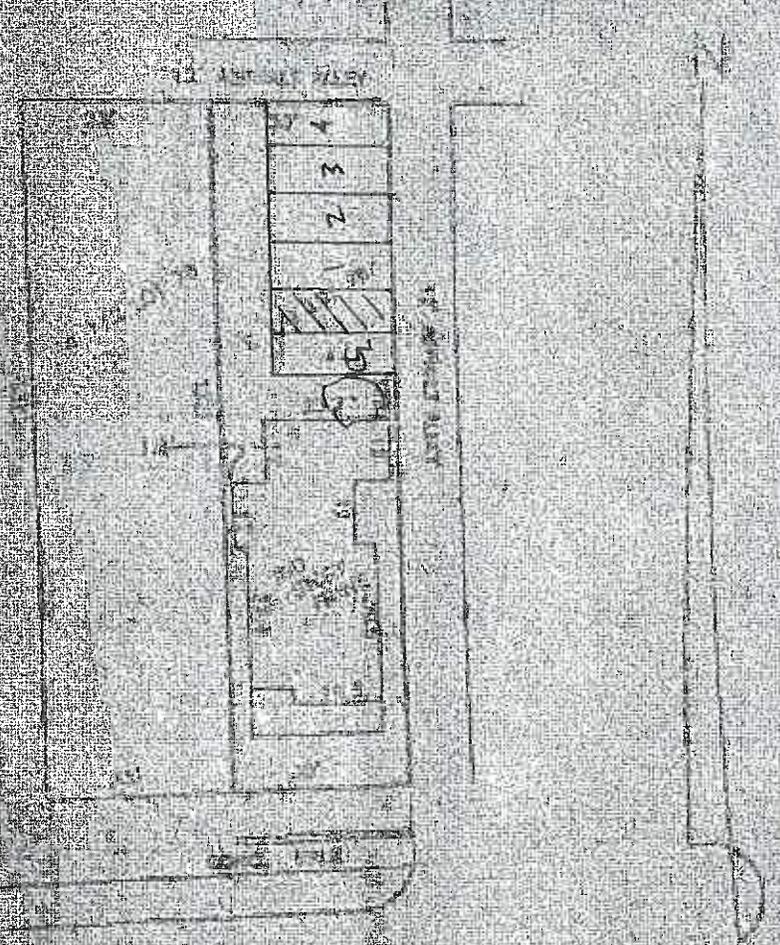
Please feel free to contact us at persimmoninn@gmail.com or (812) 391-3573 with any questions or concerns.

We appreciate your consideration.

Sincerely,

Paul and Sue Fratianni

SEARCHED INDEXED
SERIALIZED FILED
FBI - MEMPHIS
MAY 1968



FOURTH ST.





STAFF APPROVAL

Summary

Request to cap an existing limestone wall with dressed stone, changing the look of the fence.

COA-29-14

915 E. University
Elm Heights Historic District
Owner: Frank Helt and Doriet Berkowitz

RC

99 C 915 House; English Cottage, c.1940



This property is located in the Elm Heights Historic District. The owner first approached staff with a plan to rebuild a collapsed stone wall that bordered his house on the west side. Discussion involved only repair at that point, with the possible addition of mortar (to be hidden). Staff thought that the owner could continue without a COA, but advised the owner of the requirement that the appearance remain exactly the same. Later the owner then called to talk about modifying the wall, which was composed of both irregular stacked stone and dressed pieces, apparently salvaged stone. He wanted to cap the length of the wall with dressed stone to give it a more finished look. The

individual capstones will be 48" long, 12' wide and 2" thick.



EXISTING CONDITIONS

The house is almost a ranch style English Cottage, with some interesting authentic features. The fenestration has distinctive proportions and details. The front facade is stone and the sides are frame. A very small garage was converted into a room in the past few years, going through the BHPC demolition delay process in 2006.

The wall appears to be jerrybuilt with salvaged stone (see photograph) at a date later than most walls in the district. Parts of the wall along the rear lot were completely collapsed when staff first arrived. The feature is not an imposing part of the owner's lot, in fact it is



screened from view by vegetation on the owner's side.

Because staff did not think the wall had sufficient age or intention to be significant, the modest change of adding a cap to stabilize the wall was not considered a dramatic change.



Staff provided the information to the Elm Heights subcommittee and they agreed to release the application to staff approval.

STAFF APPROVAL

Summary

Removal of two spruce trees from the front yard.

COA-30-14

**601 South Park Avenue
Elm Heights Historic District
Owner: Barbara Backmura**

RC

146. 219 N 601 House; Arts and Crafts, Alfred Grindle, architect c. 1920



This residential property is located at the far west boundary of the Elm Heights neighborhood. This owner requested to be included in the district. The house is one of the finer examples of a craftsman bungalow in town and is believed to have been designed by Alfred Grindle, as evidenced by its notable classification. This will shortly be verified by Bill Coulter's research we hope.

The house sits on a higher grade than the street at this corner of 2nd and Park. The rock-faced limestone wall surrounding it is about 4 1/2 feet tall. Two mature spruce trees are growing a few feet off the location of the wall on either side of the steps. The spruce trees are now over 50 feet tall and threaten the wall and walk way which are located within a yard of the trunks. The situation is well documented with photographs. The owner feels she has no choice but removal. One tree has been damaged by lightning.

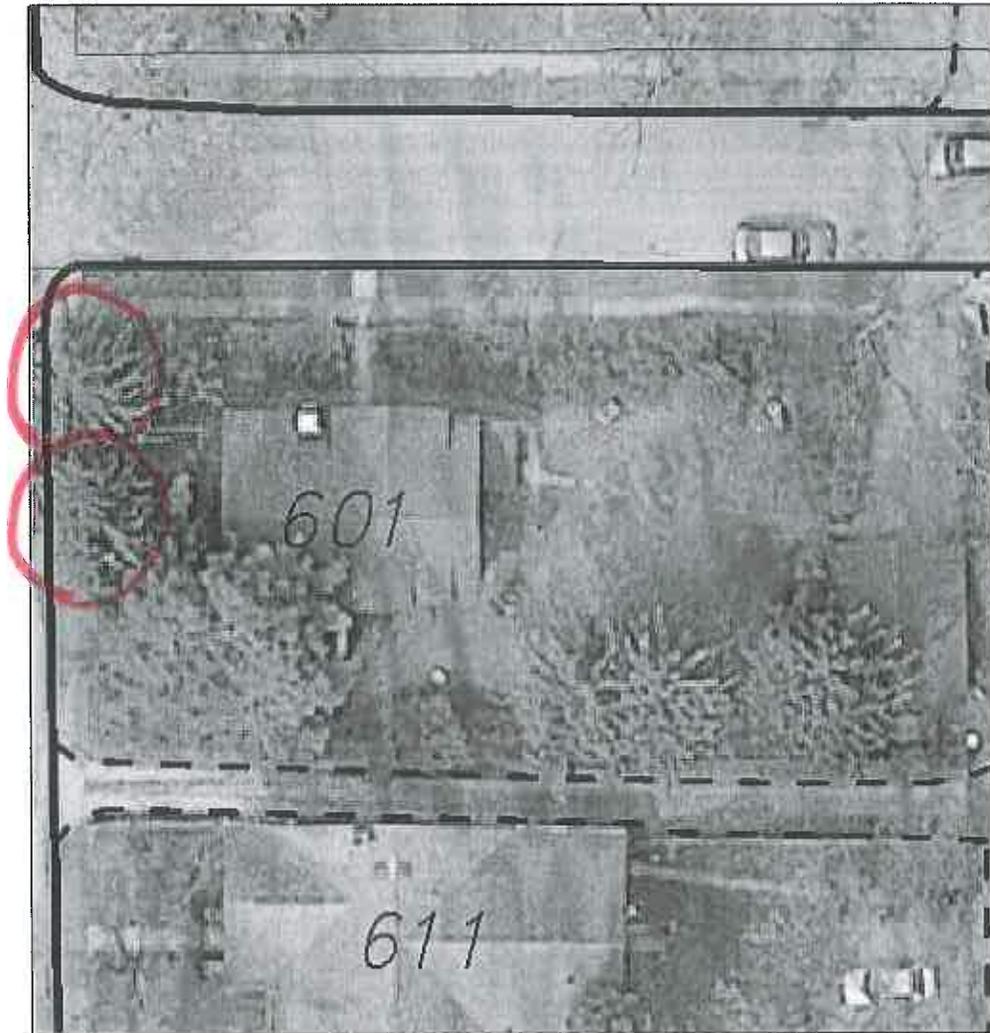


In this situation, the preservation of the historic wall is more compelling than the retention of the spruce trees. The owner

might be encouraged to plant a native tree in a more secure location on the lot to compensate for the loss of the canopy. She has requested a copy of the city tree manual to consider this recommendation.

Staff provided the information to the Elm Heights subcommittee and they agreed to release the application to staff approval.

21





Summary

Enclosure of an arcaded porch, enlarging window to create an interior doorway..

Partial Demolition

7-24-14

Zoning CD

105-055-82022 C

210 South Grant

Restaurant Row Survey District

Owner Bruce Storm

210

Apartments; Dutch Colonial Revival, c.1927



This house was brought before the commission in April 2013 for partial demolition. This second request occurred over a year later so the property must go through a review again. The previous request concerned the enlargement of a second story window into an egress door for the residential uses upstairs. This work is completed and documented by the photograph below.

EXISTING CONDITIONS

The house is sided in vinyl and most of the windows, if not all, have been replaced.

The structure is being adapted to commercial restaurant use on the first floor. It will contain an Asian



restaurant that specialized in desserts (see attached). The owner wants to expand the space for tables by creating additional weatherized space on the front porch. He currently has 477 square feet of floor space for dining and wants to add about 94 more square feet by expanding to the porch. This will be a winterized space. The windows will fill in the arcaded space on the north side of the house.

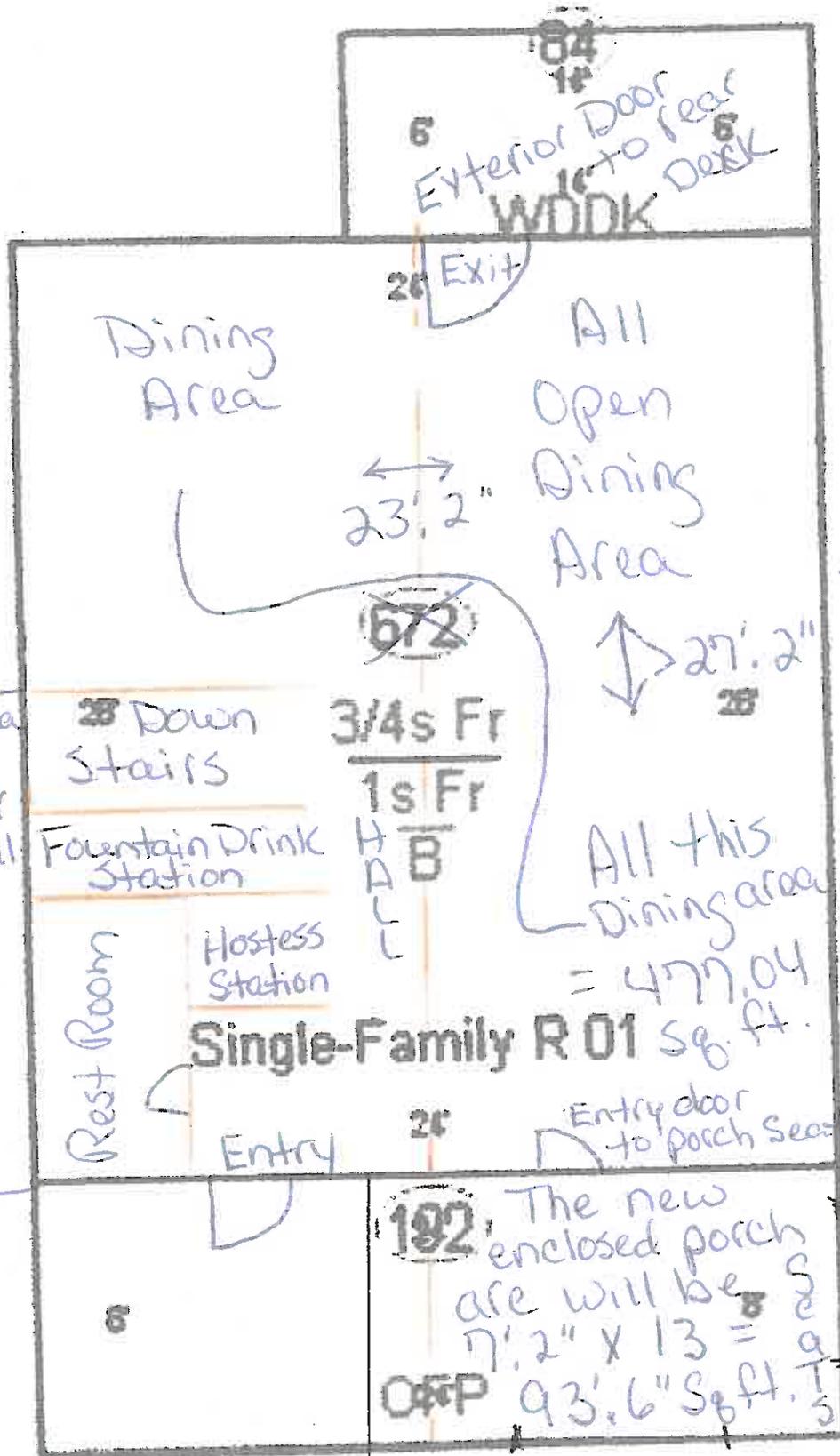
RF

The modifications that create the need for demolition delay are the widening of the paired window openings to create a doorway. The porch enclosure itself would not require the delay. The owner plans to have glass windows fitted into the arcade, mimicking the infill shape. There will be about 18" of siding as a knee wall to match the existing siding. The windows will be Anderson brand thermal pane with 6 divided lights and a curved transom. The muntins will appear between the glass.



The house appears on the 1927 Sanborn, and survey research confirms that it and the house at 212 were built near this date. The subject house was originally built on the Holtzman-Dill estate which predates it by at least 70 years. These are two of the newer structures in this survey district. The house at 212 was used as a boarding house as early as the 1950s as were most of the houses in this area.

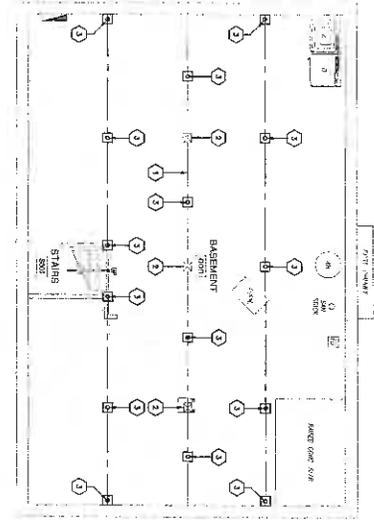
210 S. Grant St. Main level plan



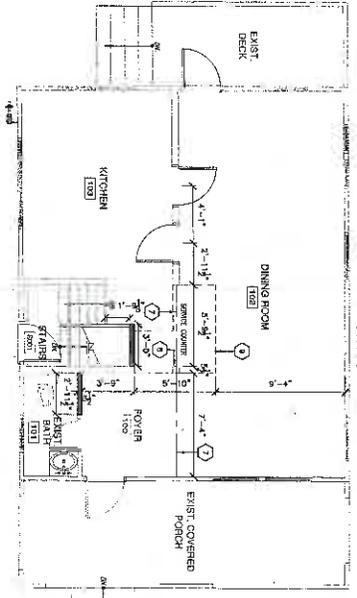
The area of this SE corner that will NOT be Seating is
11 ←
x
14 ↓

Total Dining Area including the front porch area is 570.64

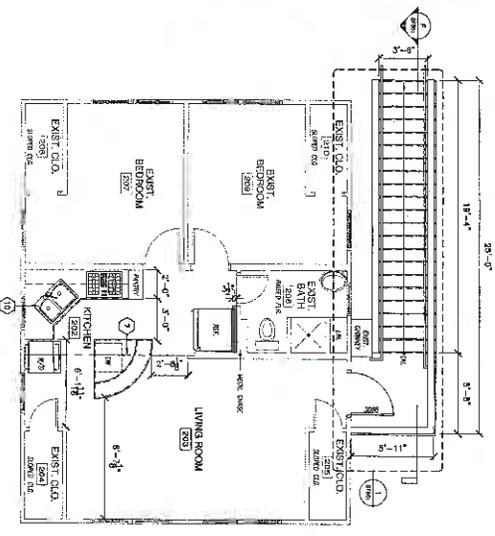
All this Dining area = 477.04



1 LOWER LEVEL FLOOR PLAN



1 MAIN LEVEL FLOOR PLAN



1 UPPER LEVEL FLOOR PLAN

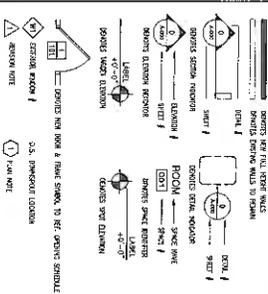
- FLOOR PLAN NOTES:**
- EXISTING FINISH TO REMAIN
 - EXIST. WOOD FLOOR TO REMAIN
 - NEW 2" RASPBLEE STEEL FLOOR TRUCKS OVER THE BEAM
 - NEW 2" ASPHALT FLOOR OVER FLOOR TRUCKS
 - REMOVED 4" IN 2" IN BEAM, SHOWN ONLY IN FLOOR ELEVATION
 - NEW 2" ASPHALT FLOOR OVER FLOOR TRUCKS, SEE BEAM
 - NEW 1 1/2" x 11 1/2" UC BEAM SPOT
 - EXIST. WOOD FLOOR TO REMAIN
 - NEW SERVICE CONDUIT, PROVIDED BY OWNER
 - EXISTING NEW 2" x 6" OVER WOOD FLOOR, UNDER, & SCHEDULE 40S W/ 2" NEW BRASS SHOT

GENERAL ARCHITECTURAL NOTES:

ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES & REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

GENERAL FLOOR PLAN NOTES:

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



TABOR BRUCE ARCHITECTURE & DESIGN INC.
 101 S. WALKER STREET - BLOOMINGTON, IN 47401
 TELEPHONE: (317) 332-9600 FAX: (317) 332-9600

PROPOSED TENANT IMPROVEMENT FOR:
BRUCE STORM REAL ESTATE
 210 S. GRANT STREET
 BLOOMINGTON, INDIANA 47408

AE100

FLOOR PLANS

DATE: 4/26/13
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

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Silver Line Windows - Abbreviated Quote Report
BRUCE STORM

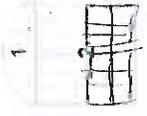


Quote #: 1315 Print Date: 07/02/2014 Quote Date: 07/02/2014 SL IQ Version: 7.0 Page 1 Of 2

Dealer: _____
 Sales Rep: AUSTIN LUNDQUIST
 Customer: BRUCE STORM
 Address: _____, United States
 Phone: _____
 Contact: _____
 Fax: _____

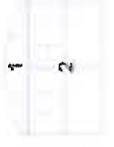
Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	1	30EBDH-12, Eyebrow Over Twin Double Hung Unit Size = 51 1/2" W x 70 3/8" H RO Size = 52" W x 70 7/8" H Bottom Nominal Size = 20 x 41		1513.84	1513.84

Composite Unit: Product Line: 30EBDH-12, Product Configuration: Eyebrow Over Twin Double Hung Eyebrow, White, LowE3, Argon, DP50, Standard Glass, Flat, Colonial, Grilles Between the Glass (GBG), Full Window, 4A/2D, Clear 4 9/16, Nailing Fin, Twin Double Hung, Standard, White, LowE3, Argon, DP50, Standard Glass, Standard Glass, Standard Glass, Flat, Colonial, Grilles Between the Glass (GBG), Top Sash Only, 3A/2D, Full Screen, Single Lock, Clear 4 9/16, Nailing Fin,



0002	1	30EBDH-12, Eyebrow Over Twin Double Hung Unit Size = 91 1/2" W x 70 3/8" H RO Size = 92" W x 70 7/8" H Bottom Nominal Size = 38 x 41		1837.63	1837.63
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Composite Unit: Product Line: 30EBDH-12, Product Configuration: Eyebrow Over Twin Double Hung Eyebrow, White, LowE3, Argon, DP50, Tempered, Flat, Colonial, Grilles Between the Glass (GBG), Full Window, 4A/2D, Clear 4 9/16, Nailing Fin, Twin Double Hung, Standard, White, LowE3, Argon, DP30, Standard Glass, Standard Glass, Standard Glass, Flat, Colonial, Grilles Between the Glass (GBG), Top Sash Only, 3A/2D, Full Screen, Double Lock, Clear 4 9/16, Nailing Fin,



Subtotal	3351.47
Tax (0.00 %):	0.00
Grand Total	3351.47

Customer Signature _____

Dealer Signature _____



Silver Line Windows - Abbreviated Quote Report
BRUCE STORM



Quote #: 1315 Print Date: 07/02/2014 Quote Date: 07/02/2014 SL IQ Version: 7.0

Customer: BRUCE STORM

Address: , United States
Phone:
Contact:

Fax:

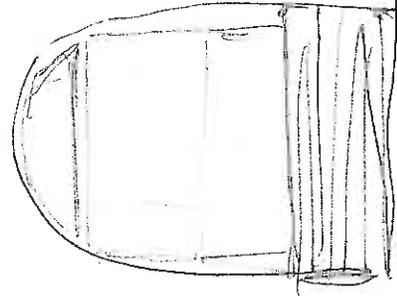
Dealer:

Sales Rep: AUSTIN LUNDQUIST

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
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** All graphics viewed from the exterior

Project Comments:









**RESOLUTION OF
THE CITY OF BLOOMINGTON
HISTORIC PRESERVATION COMMISSION**

- WHEREAS, Ordinance 01-04 established the McDoel Conservation District and became effective on February 21, 2001; and
- WHEREAS, Ordinance 08-04 established the Prospect Hill Conservation District and became effective on April 17, 2008; and
- WHEREAS, Ordinance 11-05, established the Garden Hill Conservation District and became effective on June 1, 2011; and
- WHEREAS, pursuant to Ind. Code § 36-7-11-19, the McDoel Conservation District automatically elevated to a full historic district on February 21, 2004 and the district is now known as the "McDoel Historic District;" and
- WHEREAS, pursuant to Ind. Code § 36-7-11-19, the Prospect Hill Conservation District automatically elevated to a full historic district on April 17, 2011 and the district is now known as the "Greater Prospect Hill Historic District;" and
- WHEREAS, pursuant to Ind. Code § 36-7-11-19, the Garden Hill Conservation District automatically elevated to a full historic district on June 1, 2014 and the district is now known as the "Garden Hill Historic District;" and
- WHEREAS, Ind. Code § 36-7-11-20 and Bloomington Municipal Code §8.08.010(f) provide that an ordinance approving the establishment of an historic district may exclude changes in paint colors from the activities requiring a certificate of appropriateness; and
- WHEREAS, as the McDoel, Prospect Hill, and Garden Hill Conservation Districts became full historic districts upon automatic operation, rather than action of the Council, Ordinance 01-04, Ordinance 08-04, and Ordinance 11-05 need to be amended to exempt a change of paint color from the certificate of appropriateness requirement; and
- WHEREAS, the McDoel Neighborhood Association and the residents of the McDoel Historic District wish to exempt changes in paint color from the certificate of appropriateness requirement; and
- WHEREAS, the Prospect Hill Neighborhood Association and the residents of the Greater Prospect Hill Historic District wish to exempt changes in paint from the certificate of appropriateness requirement; and

WHEREAS, the Garden Hill Neighborhood Association and the residents of the Garden Hill Historic District wish to exempt changes in paint from the certificate of appropriateness requirement; and

WHEREAS, Ordinance 01-04 incorporated a map known as the "McDoel Conservation District" map and amended Chapter 8.20 of the Bloomington Municipal Code to reflect the name of the conservation district; as the district is now a full historic district, the name on both the map and in the municipal code should be amended to reflect the district's elevated status; and

WHEREAS, Ordinance 08-04 incorporated a map known as the "Prospect Hill Conservation District" map and amended Chapter 8.20 of the Bloomington Municipal Code to reflect the name of the conservation district; as the district is now a full historic district, the name on both the map and in the municipal code should be amended to reflect the district's elevated status; and

WHEREAS, Ordinance 11-05 incorporated a map known as the "Garden Hill Conservation District" map and amended Chapter 8.20 of the Bloomington Municipal Code to reflect the name of the conservation district; as the district is now a full historic district, the name on both the map and in the municipal code should be amended to reflect the district's elevated status; and

NOW THEREFORE, after due consideration and deliberation, the City of Bloomington Historic Preservation Commission respectfully recommends the City of Bloomington Common Council amend Ordinance 01-04, Ordinance 08-04, and Ordinance 11-05 in such a manner so as to preclude the changing of paint color from needing a Certificate of Appropriateness and so as to accurately reflect the status of all three districts as historic districts.

So passed this _____ day of _____, 2014.

Dave Harstad, Chairperson

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