BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday August 28, 2014
5:00 P.M.
AGENDA

I. CALL TO ORDER
II. ROLL CALL
III. APPROVAL OF MINUTES
IV. CERTIFICATE OF APPROPRIATENESS
A. 1021 E. Wylie Elm Heights Historic District
Owners: Mirjam and Noam Zadoff
Window replacement
V. DEMOLITON DELAY
A. Partial Demolition 731 East University Owner Sam DeSollar
Construction of a second story addition on the rear of a house.
VI. NEW BUSINESS
VII. OLD BUSINESS
Prospect Hill Design Guidelines Discussion
VIII. COMMISSIONERS' COMMENTS
IX. PUBLIC COMMENTS
XI. ANNOUNCEMENTS
XII. ADJOURNMENT

Next meeting date is Thursday September 11, 2014 at 5:00 p.m. in the McCloskey Room

Posted: August 21, 2014

Request to remove and replace windows

COA-31-14

1021 East Wylie Street
Elm Heights Historic District
Owner : Noam and Mirjam Zadoff

105-055-76148 N **1021** **House;** Colonial Revival, c.1925

RC Zoning

This building illustrates classic Colonial Revival style with excellent detail. The following is the description included in the survey documentation of the property from 2001: "Two story brick, broken pediment entry with routed pilaster and dentiled entablature, Limestone sills, dentiled cornice with plain frieze, continuous rock faced limestone wall." The house is classified as "notable" probably for the level of original detail. The house gains importance because of a high mortared front embankment wall and a curved driveway leading to a below grade garage. The drive is also framed by a high mortared wall which bends towards the house. (see photograph). The presence of the period wall and its integration into site lends additional character to the resource.

The house was first owned by an attorney, Vernon Ruble, and further research indicates it was probably built in 1934 when it first appears in City Directories. The location is the southern edge of the local historic district. The house is a later example of colonial style architecture but was built with high quality materials including copper gutters and attention to detail including brick soldier course above the windows. The limestone embankment wall and sub grade garage are also evidence of this detail.

EXISTING CONDITIONS

The paint on the exterior trim of the windows has failed and there may be some wood involvement but this was not readily evident. The exterior of the house is otherwise in good original condition. The owner presented evidence of a lead test that indicates positive results on the

exterior trim. (see attached). The owner expressed concern about her two young children. Additionally the owner says she was not told by either her contractor or realtor that the house was in a historic district and proceeded to order windows. This was done before the owner had really seen the house.

The surrounding photographs show the level of carpentry detail on this house.

Request: The owner wishes to remove the existing sash and replace it with identically configured new

windows. The Pella Architect Series is a thermal pane replacement sash made out of wood with clad exteriors. It is a high quality wood replacement window. The guidelines, however, clearly prioritize the repair of original windows where feasible and the threshold is significant damage that would be difficult to repair.

The owner has submitted condition documentation and did receive a lead report that says there is lead present on the exterior of the sash. The report is not specific about the level of contamination or the method of testing used. The following is information from Pella about the window series wit the existing sash below.

Exquisitely detailed wood windows and patio doors.

Built like fine furniture. All Architect Series products feature distinctive, fine-furniture detailing that adds drama and architectural interest to your home, inside and out.

The most authentic look of individual windowpanes. Pella's Integral Light Technology® grilles create the realistic look of divided light while providing exceptional energy efficiency.

Stunning hardware in rich patinas. Choose from Pella's own collection of hardware styles and finishes or lavish your windows and doors with Rocky Mountain® Hardware — crafted in solid bronze with hand-applied finishes.

Comparing the two windows, one can see the difference between the two is small but visible. The original muntins are more vertical and sharper than the proposed replacement. The overall impression is that they are narrower and sharper. The wood windows are not, in fact, true divided light.

Staff has included the page of the Elm Heights Design Guidelines concerning window and door replacement (below). Because this application was received shortly before the deadline of the August 28th agenda and because of a wish on the part of the owner to expedite a decision, information was not sent to the neighborhood subcommittee in time to get an opinion for this report. Staff anticipates receiving comment before the hearing.

4.5 Windows and Doors

Windows and doors are important character-defining features of a building. They present the public "face" of the building and lend texture, movement, and color changes that create interest. Those windows and doors with unusual shapes, colors, or glazing patterns or which are of an unusual material are particularly important character-defining features that generally cannot be replicated.

Although many types of windows are found in Elm Heights' homes, a majority of those found in early houses are wooden double-hung windows and metal casement windows. Each sash, depending on the style and the age of the house, may be divided, usually by muntins that hold individual lights (panes) in place. Large multi-paneled, metal frame windows are common in the larger limestone and brick homes. The introduction of mass-produced metal windows and doors contributed to the variety of configurations (like picture windows and clerestories) found in postwar architecture, such as the Lustron houses in Elm Heights.

Doors with various panel configurations as well as a combination of solid panels and glazing are found throughout the neighborhood. Of special note are the round-topped entrance doors, many with distinctive glass inserts and detailing. Decorative stained, beveled, and etched glass is sometimes found, often in entry sidelights and transoms or individual fixed sash.

Preservation Goals for Windows and Doors

To retain and restore the character-defining windows and doors with their original materials and features through cleaning, repair, painting, and routine maintenance.

Guidelines for Windows and Doors

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

I. **Removal of any window or door or its unique features outlined above and visible from the public right-of-way.**
- If original windows, doors, and hardware can be restored and reused, they should not be replaced.

II. **Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.**
- Replace missing elements based on accurate documentation of the original.
- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
- Inappropriate treatments of windows and doors, particularly in the primary facades, include:
  - a) creation of new window or door openings
  - b) changes in the scale or proportion of existing openings
  - c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors
  - d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.
- Install shutters only when they are appropriate to the building style and are supported by evidence of previous existence. Proportion the shutters so they give the appearance of being able to cover the window openings, even though they may be fixed in place.
- Install awnings of canvas or another compatible material. Fiberglass or plastic should generally be avoided; however, metal may be appropriate on some later-era homes.

III. **Installation of new storm windows or doors visible from the public right-of-way.**
- Wood-frame storm windows and doors are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

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Staff Discussion

In past decisions the Commission has encouraged window preservation where windows are character defining. The is clearly stated in the goals of this section. The Elm Heights District was adopted with the understanding that the architecture was of high quality and its preservation was the goal. A previous decision on Highland and Hunter enforced the preferred decision to repair existing windows where they are a significant part of the architecture. The Commission has allowed replacement in the Elm Heights Historic District where windows are not original to the house, or do not match because they are not original. In very practical cases, like an interior kitchen remodel or bath, staff sees the possibility of approval on one or two openings. In no case has the Commission allowed resizing on significant elevations, which is not part of this request either.

The House is a quality representation of the Colonial Revival style, with good original integrity of materials and completeness. It was built in or around 1934.

Although the windows have peeling paint, extensive wood rot is not readily evident and there is no documentation of such. The front windows along Wylie appear to be in better shape. The owner states that many windows have been painted shut.

The owners state that they were not advised of the Elm Heights Historic District and were proceeding on the advice of their professional consultants. They were directing this job from a distance and have only recently seen the property.

The windows were ordered and will arrive in early September. They are of high quality and will generally mimic the original configuration.

Staff cannot support this request on the basis of the guidelines. The opinion of the neighborhood subcommittee will be a significant contribution to this discussion. If the Commission chooses to support this petition, because of the circumstances described, care should be used to construct an approval that does not support the wholesale replacement of historic windows in an area revered for its architecture and history.

Mirjam & Noam Zadoff
1021 E Wylie Street
47401 Bloomington
Email: mi.zadoff@indiana.edu
Phone (until the middle of September: 812.334.1321)

August 20, 2014

Dear members of the Historic Commission,

Attached you find our application for exchanging the windows in our new house on E Wylie Street 1021. We have bought the house in July, but actually moved to Bloomington only a few days ago. Since the windows are not only painted shut, but are also not in good condition and contain lead paint, we have decided to replace them. We have two small children and several people recommended the replacement of the windows.

Since we have been entirely unaware of the fact that we need approval to do so, we have placed our order for new windows already three weeks ago. Neither the seller of the house nor the realtor nor anyone else has mentioned the issue to us total new-comers to Bloomington. In Germany, where we have lived before, Historic Commissions advice only for windows that are at least 150 years old, and our Wylie Street home was built in 1940 (or so were we told). The windows, we have ordered (Pella Architect Series) exactly match the design and colour of the old ones, the old grilles and trims will of course stay in place.

In the middle of a transatlantic move - with a four month old and a seven year old - it was shock for us to learn about this misinformation and misunderstanding, and we very much hope that we will soon come to an understanding with you. As you can imagine, we are facing considerable costs for our order. Also, we expect our shipping container to arrive within the next three weeks, and hope that the house will then be ready so we could soon move in.

Please consider that this misunderstanding did not happen out of a lack of respect for the local rules and conditions. We appreciate the beauty of Elm Heights and consider ourselves most fortunate to live in this neighbourhood.

With best wishes,

Noam Zadoff

Mirjam Zadoff

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ENERGY DESIGN HOME INSPECTIONS INC.

A Professional Building Inspection Corporation Since 1980

PO Box 1335, Bloomington, IN 47402 **812-339-0163**
LIC# HI 00500027 ASHI# 203312
E-mail:john@energydesignhomeinsp.com
web: www.energydesignhomeinsp.com

Date: May 19, 2014

Location: 1021 E. Wylie St, Bloomington, IN 47401

Reference: Lead test

A lead test was conducted at 1021 E Wylie St.

The following areas were tested and did not show any signs of lead.

1. Front entry hall closet
2. Upper bedroom closets and door frames.
3. Upper bedroom interior window frames
4. Upper bathroom wall
5. Entry door frame to basement.
6. Basement wood walls.

The following areas tested POSTIVE for lead.

1. Outside window frames and sills.
2. Outside door frames
3. Main water line coming into the garage floor.

It is highly recommended to encapsulate or remove the lead based wood work. Also, the water line coming into the house should be replaced since it is a lead water pipe.

This concludes the lead test inspection.

John Sacchini

Contract - Detailed

Pella Window and Door Showroom of Bloomington
223 S Pete Ellis Dr Ste 3
Bloomington, IN 47401
Phone: 8123336371 **Fax:** 8123338930

Sales Rep Name: Stancombe, Brian
Sales Rep Phone: 812-333-6371
Sales Rep Fax: 812-333-8930
Sales Rep E-Mail: bastancombe@mccombpella.com

Customer Information	Project/Delivery Address	Order Information
Mirjam Zadoff 1021 E Wylie St BLOOMINGTON, IN 47401-5081 **Primary Phone:** **Mobile Phone:** **Fax Number:** **E-Mail:** **Contact Name:** **Great Plains #:** **Customer Number:** 1006918418 **Customer Account:** 1002383625	**Zadoff, Mirjam** **Lot #** **County:** **Owner Name:** **Owner Phone:**	**Quote Name:** Architect Series Replacement NO EXTERIOR TRIM 7-24 **Order Number:** 130 **Quote Number:** 5775902 **Order Type:** Installed Sales **Wall Depth:** **Payment Terms:** Net 30 Days **Tax Code:** 7%INDIANA **Cust Delivery Date:** None **Quoted Date:** 6/6/2014 **Contracted Date:** **Booked Date:** **Customer PO #:**

Accessories Managed / Delivery Date

Door Handles	1/1/0001	Hinge & Sliding Door Screens	1/1/0001	Window Screens	1/1/0001

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	Living Room	**Architect, Replacement Double Hung, Poplar White**	$936.97	4	$3,747.88

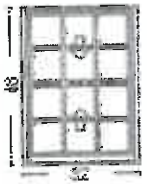
Viewed From Exterior

PK #
653

1: SizeNon-Standard Size Double Hung, Equal
General Information: Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Standard Enduraclad, Poplar White
Interior Color / Finish: Prefinished White Interior
Sash / Panel: Standard
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, No Limited Opening Hardware, White, Order Sash Lift
Screen: Full Screen, Poplar White, InView™
Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

Customer Notes: South, West, North

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
15	Half Bath	**Architect, Replacement Double Hung, Poplar White**	$809.33	1	$809.33



Viewed From Exterior

PK #
653

1: SizeNon-Standard Size Double Hung, Equal
General Information: Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Standard Enduraclad, Poplar White
Interior Color / Finish: Prefinished White Interior
Sash / Panel: Standard
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, No Limited Opening Hardware, White, Order Sash Lift
Screen: Full Screen, Poplar White, InView™
Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

Customer Notes: North

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	Kitchen Rear	**Architect, Replacement Double Hung, Poplar White**	$868.93	1	$868.93

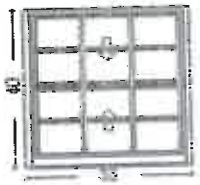
Viewed From Exterior

PK # 653

1: SizeNon-Standard Size Double Hung, Equal
General Information: Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Standard Encoraclad, Poplar White
Interior Color / Finish: Prefinished White Interior
Sash / Panel: Standard
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, No Limited Opening Hardware, White, Order Sash Lift
Screen: Full Screen, Poplar White, InView™
Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

Customer Notes: North

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
25	Kitchen Side	**Architect, Replacement Double Hung, Poplar White**	$836.91	1	$836.91



Viewed From Exterior

PK # 653

1: SizeNon-Standard Size Double Hung, Equal
General Information: Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Standard Encoraclad, Poplar White
Interior Color / Finish: Prefinished White Interior
Sash / Panel: Standard
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, No Limited Opening Hardware, White, Order Sash Lift
Screen: Full Screen, Poplar White, InView™
Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

Customer Notes: East

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Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
35	Dining Front	**Architect, Replacement Double Hung, Poplar White**	$936.97	1	$936.97

Viewed From Exterior

PK #
653

1: SizeNon-Standard Size Double Hung, Equal
General Information: Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Standard Enduraclad, Poplar White
Interior Color / Finish: Prefinished White Interior
Sash / Panel: Standard
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, No Limited Opening Hardware, White, Order Sash Lift
Screen: Full Screen, Poplar White, InView™
Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

Customer Notes: South

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
40	Dining Side	**Architect, Replacement Double Hung, Poplar White**	$903.77	2	$1,807.54

Viewed From Exterior

PK #
653

1: SizeNon-Standard Size Double Hung, Equal
General Information: Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Standard Enduraclad, Poplar White
Interior Color / Finish: Prefinished White Interior
Sash / Panel: Standard
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, No Limited Opening Hardware, White, Order Sash Lift
Screen: Full Screen, Poplar White, InView™
Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)

Customer Notes: East

Summary

Construction of a small addition above a previously expanded space in the rear of the property

Partial Demolition
7-24-14 **731 E. University Street**
Owner Sam DeSollar

Zoning RC
105-50-90085 C **House,** 731 East University; Craftsman/ Four-square, c.1930; Architecture

This house is listed in the scattered sites section of the Interim Report. It is in the Elm Heights neighborhood but not within the proposed historic district boundaries. It is a classic frame, hipped roof four-square with craftsman detailing. This particular site is very congested with the lots to the north containing three dwellings. The subject property is located on a half lot that abuts another house on its north lot line. Visual access to the rear of the house is obscured from the street. The view to the east is obscured by another home on a corner half lot.

This house was brought before the commission in April 2012 for partial demolition. At that time a small extension of the northeast corner of the house enabled a first floor bath. The first request was made over a year later so the property must go through a review again.

The actions that initiates demolition delay in this case is the removal of a roof and a wall.

The owner would like to create office space above the previous one story rear addition. It will have windows on all exterior elevations and have the look of a sleeping porch. The eight windows will be double hung wood windows with 3 over one divided lights. The owner has taken several photographs that show areas of the house that are not visible from the street but illustrate the project. The photograph below shows the only glimpse of the project possible from University.

The house has one of the classic siding configurations of four-square houses in Bloomington shingling above a wide frame belt course and horizontal lap below. The windows are either classic three over one or less common multi-light which appear mostly in bays on the first floor of the house.

The owner selected three over one Arts and Crafts windows for the addition. The siding will match existing.

The addition will add about 12' 6" to the height of the addition and remain about 3' 6" lower than the peak of the main hipped roof. The flat roof on the existing addition will be removed and the new second story roof will tie in as a simple gable facing north.

As part of this project, the existing stairs will be replaced and a small wood landing installed on the brick patio.

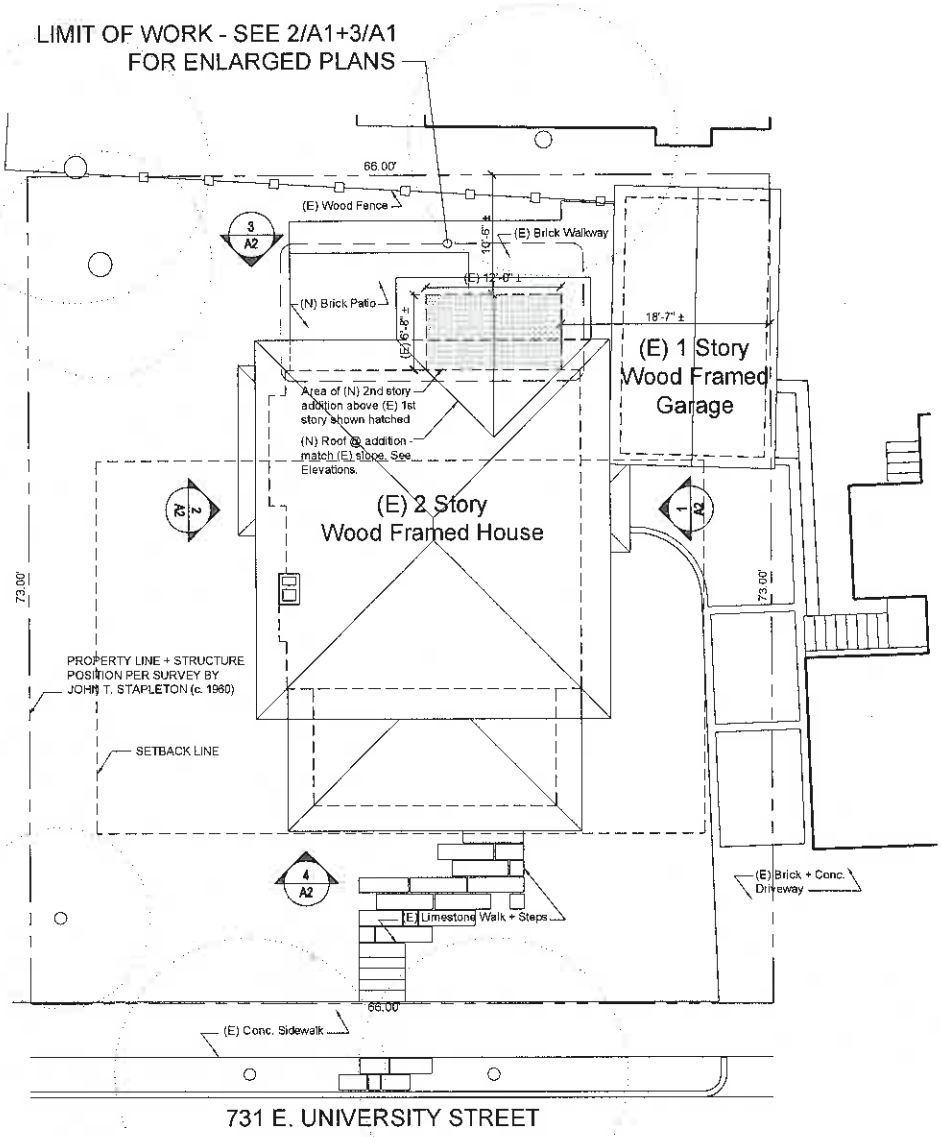
NORTH SIDE

WEST SIDE

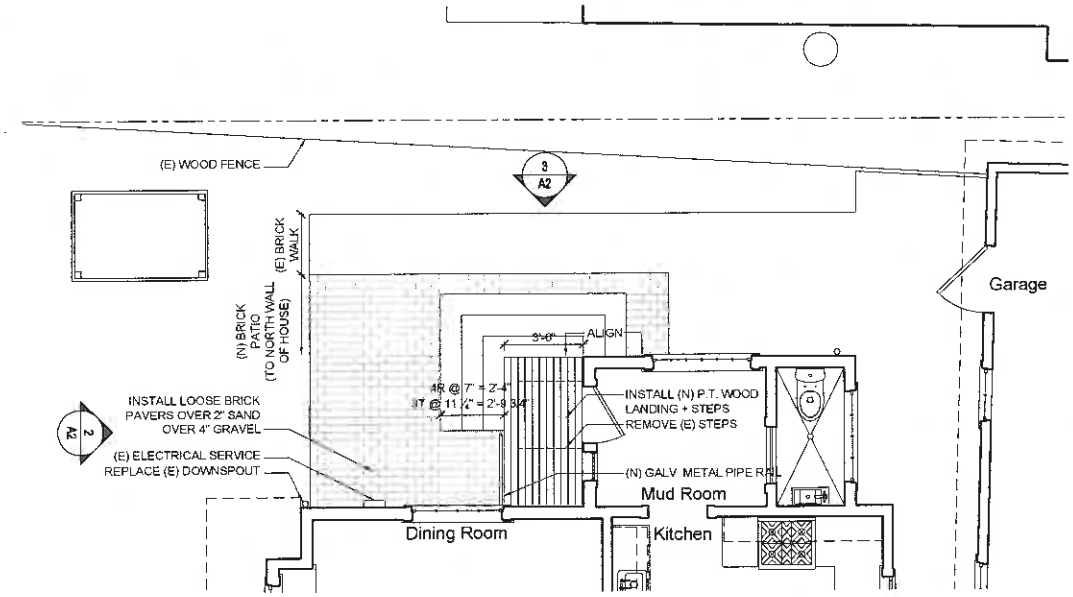
EAST SIDE

PREVIOUS CONSTRUCTION

REAR YARD VIEW FROM 2ND STORY

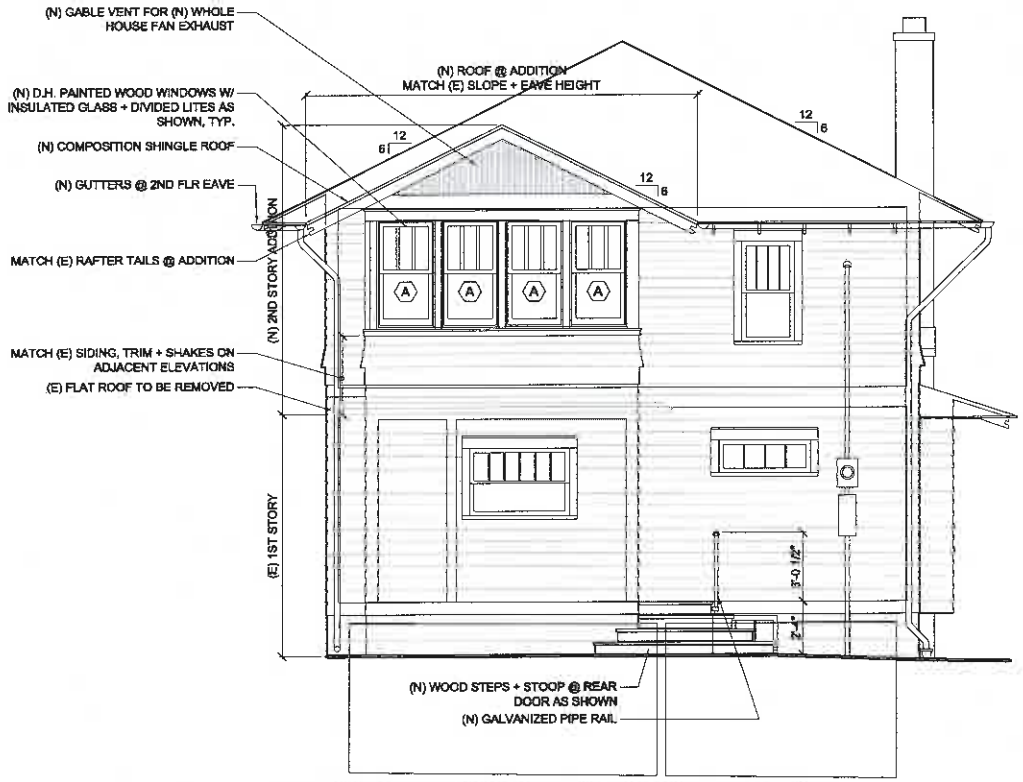


1 A1 **Site Plan**
Scale: 1/8" = 1'-0"


(E) WOOD FENCE
3
A2
(E) BRICK WALK
(N) BRICK PATIO (TO NORTH WALL OF HOUSE)
Garage
3'-0"
ALIGN
4R @ 7" = 2'-4"
3T @ 11 1/4" = 2'-9 3/4"
INSTALL (N) P.T. WOOD LANDING + STEPS
REMOVE (E) STEPS
INSTALL LOOSE BRICK PAVERS OVER 2" SAND OVER 4" GRAVEL
2
A2
(E) ELECTRICAL SERVICE
REPLACE (E) DOWNSPOUT
(N) GALV METAL PIPE RAIL
Mud Room
Dining Room
Kitchen

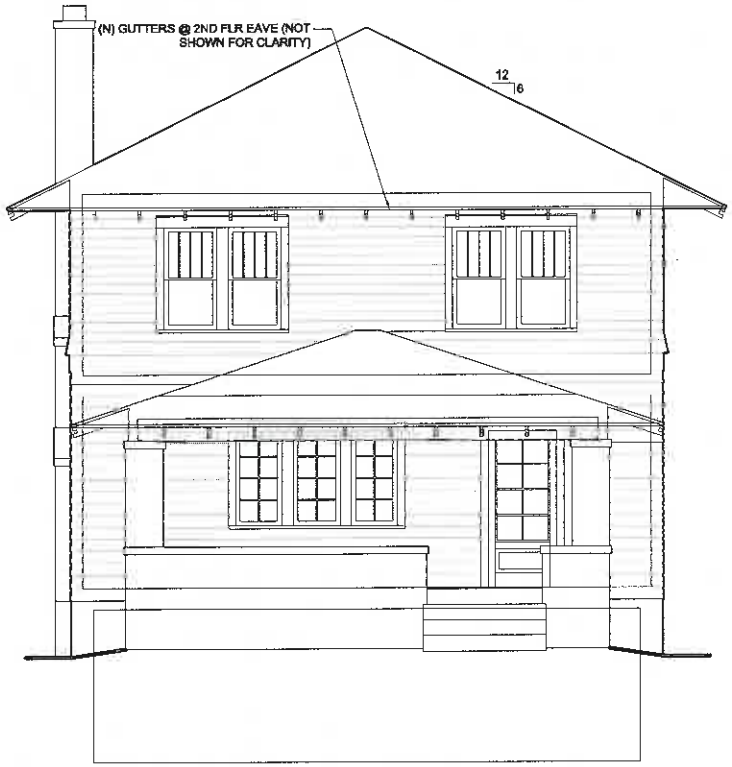
20

1 / A2 **Proposed Office East Elevation**
Scale: 1/4" = 1'-0"



3 A2 **Proposed Office North Elevation**
Scale: 1/4" = 1'-0"

22



4
A2

Existing South Elevation

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

22

2 A2 **Proposed West Elevation**
Scale: 1/4" = 1'-0"