

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday September 25, 2014

5:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATE OF APPROPRIATENESS**
 - STAFF APPROVALS**
 - A. COA-33-14**
 - 1108 E University Elm Heights Historic District
 - Owner: Jason Fickel
 - Reconstruction of a carport according to 1952 plans
 - B. COA-34-14**
 - 401 South Maple
 - Greater Prospect Hill Historic District
 - Owner Doug Wissing
 - Enlargement of two rear windows with a period salvage window
- V. NEW BUSINESS**
 - Review of Plan Commission Cases:
 - ONB Property Redevelopment- James Roach
 - 416 E 4th India Gardens rear new construction-James Roach
- VII. OLD BUSINESS**
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- XI. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Next meeting date is Thursday October 9, 2014 at 5:00 p.m. in the McCloskey Room

Posted: September 18, 2014

STAFF APPROVAL

Summary

Restoration (reconstruction) of a car port from the 1952 blueprints.

COA-33-14

**1108 East University
Elm Heights Historic District
Owner: Jason Fickel**

1. C 1108 House: Mid-Mod, c. 1950

RC

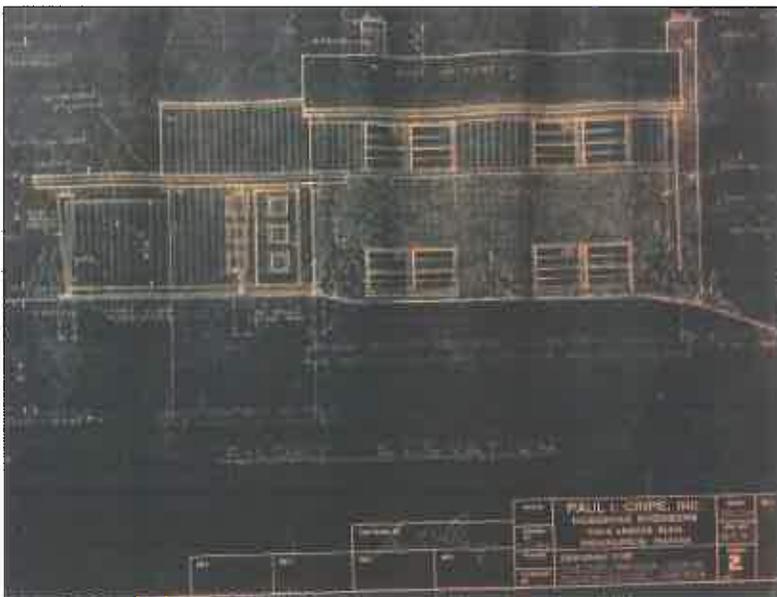
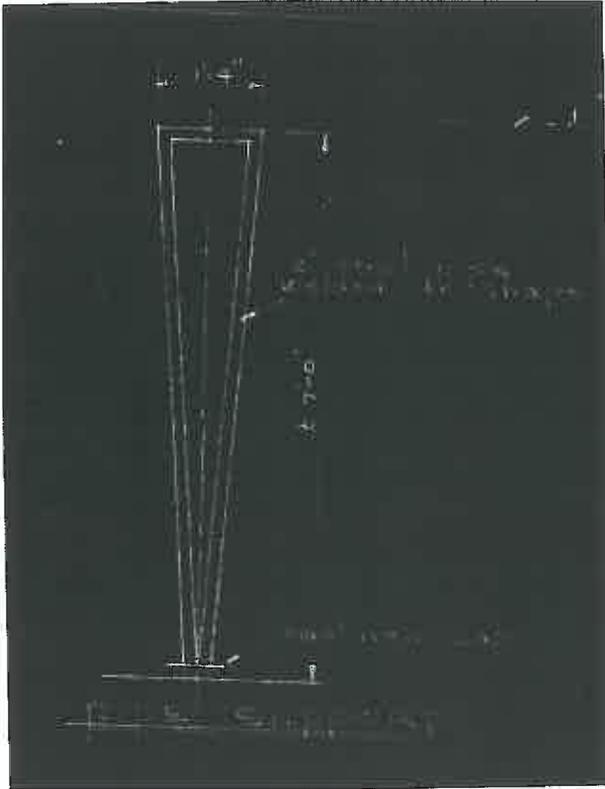


This property was included in the Elm Heights Historic District but was not included in the 2001 Survey. This is a two story mid-century house built in 1954. The owner has access to the original blueprints.

Existing Conditions: the drive and concrete pad associated with the carport has deteriorated and warrants replacement. The carport above it will have to be replaced. The owner proposes to reconstruct the carport from the original plans and include the original design for the supports which were the classic 50s vee shaped columns. The existing structure is supported by plain metal poles.



The owner documented the original plans and staff considers this restoration work considering that the existing carport was not built to the specifications called for in the plans. The Neighborhood subcommittee concurred.



STAFF APPROVAL

Summary

Creating a new rear window opening.

COA-34-14

**401 South Maple
Greater Prospect Hill Historic District
Owner: Doug Wissing**

RC

105-055-65225 C 403 House; Vernacular, c. 1940 (misaddressed)

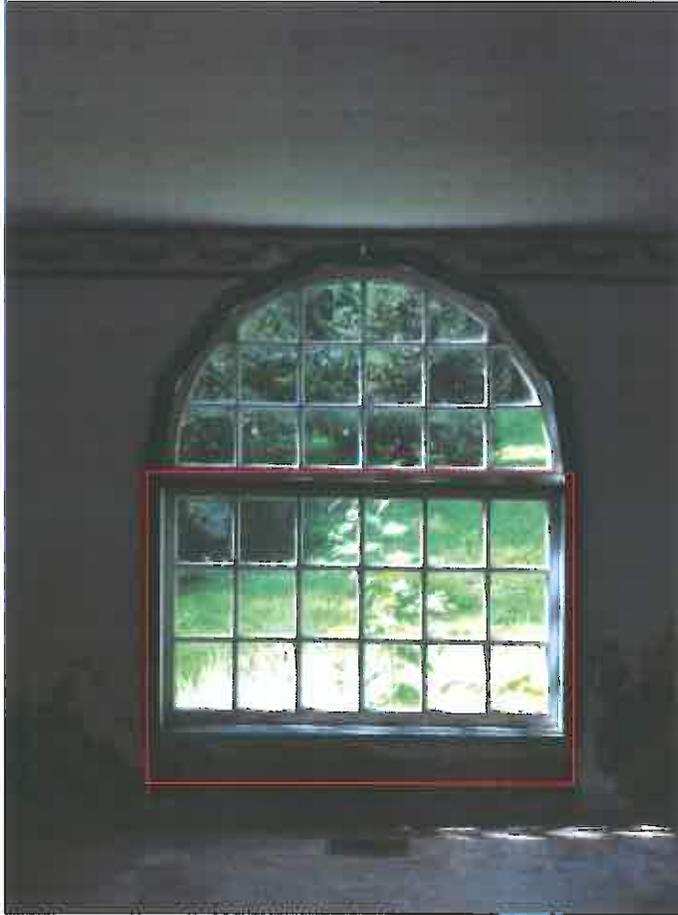


This property is a very small (600+ sq.ft.) depression era cottage with some arts and crafts detailing. It stood next to a modified house that had been attached to a now demolished local storefront. That property was removed to make way for new construction. A review of the survey materials indicates that the house at 401 was identified as 403 in the 2001 survey documentation. The house has Arts and Crafts windows and asbestos shingling which will remain.

The owner wishes to create an additional window on the rear of the property that would more light into the house. It would only be visible from the open alley on the

north side of the house. The proximity of other larger structures also obscure the view of the rear of the house (see aerial). The new windows replace two small double hung windows with a larger salvaged window of the same era. The salvage window will have wood divided lights similar to the existing windows..





The photograph at left shows the proposed window, Only the lower part of this window will be used, The Palladian style top is not proposed for reuse. This will create addition light for a small house with very small original windows. The salvage window is a true divided light wood window. Its placement on the rear elevation will be largely invisible to the public.

**From the
Greater Prospect Hill Guidelines**

Definition: In general, **original material** refers to the material and elements first used on the structure, but may also include materials used in subsequent updates to the house. (Note that some, many, or all original materials may already have been removed from the structure, while in other cases, some original materials may exist but remain hidden under more recently added materials.)

1. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.
2. Avoid removing or altering historic material or distinctive architectural features, like those listed. If materials are original and in good shape, means with which to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA. If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.

According to the Guidelines staff has purview of the removal of original materials. The small windows are located at the rear of the house, visible only to someone using the alley. These windows, placed on the rear are not a character-defining feature. The house is exceptionally small and the original windows, all of which are being retained on the

front and sides of the house, are also very small. Staff supports this change because of the quality of the replacement and relative invisibility of the change from the principal public way. It will enhance the livability of a marginal structure which was in very poor shape and is undergoing rehabilitation. From the Guidelines: "The underlying goal is to preserve the elements of the district that create its unique character but also to acknowledge the advantages of reuse, renovation, and repair. "