

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**Showers City Hall**  
**McCloskey Room**  
**Thursday October 23, 2014**  
**5:00 PM**  
**AGENDA**  
**AMENDED**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES** June 12, 2014
- IV. CERTIFICATE OF APPROPRIATENESS**  
COMMISSION REVIEWS
  - A. COA-4-14 (REVISION)**  
907 South Madison Owner Keith Romaine McDoel Historic District  
Reduction in scope to rear addition. second floor porch, railing, and roof
  - B. COA-7-14 (REVISION)**  
823 West 4th Street Owner: Bloomington Restorations, Inc.  
Removal of a rear addition., new rear design
  - C. COA-35-14**  
931 West Howe Owner Carol Young Greater Prospect Hill Historic District  
Request for construction of a detached garage
  - D. COA-36-14**  
508 W 3rd Street Owners Colin McGrath and Mesha Philley  
Request for a second story rear addition.
- V. DEMOLITION DELAY**
  - A.** Partial Demolition 809 West 9th Street Owner: Melissa Brummett  
Request to remove siding as a part of a rehabilitation.
- VI. NEW BUSINESS**
  - A.** FIJI New Construction Preliminary Review University Courts Historic District James Roach Planning
  - B. Old National Bank Redevelopment: Request for commission comment**  
Patrick Shay Planning
  - C.** Fairview Historic District Design Guidelines change Old National Bank
- VII. OLD BUSINESS**
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- XI. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Next meeting date is Thursday November 13, 2014 at 5:00 p.m. in the McCloskey Room

**Posted: October 16, 2014**

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**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday June 12, 2014**

**MINUTES**

**I. CALL TO ORDER**

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

**II. ROLL CALL**

**Commissioners:**

Jeannine Butler

Sam DeSollar

Dave Harstad

Marjorie Hudgins

John Saunders

Chris Sturbaum

**Staff:**

Lisa Abbott - HAND

Nancy Hiestand - HAND

Jacob Franklin - HAND

Patty Mulvihill - LEGAL

Nate Nickel - PLANNING

**Guest(s):**

Bryan Taylor

Stephen Borszcz

Elizabeth Blauvelt

**III. APPROVAL OF MINUTES February 13, 2014**

**Jeannine Butler** makes a motion to accept the February 13, 2014 minutes. **Sam DeSollar** seconded. Motion carries 6/0/0 (yes/no/abstain).

**IV. CERTIFICATE OF APPROPRIATENESS**

**A. COA-16-14**

918 West Howe Greater Prospect Hill Historic District

Owners: Stephan Borszcz and Elizabeth Blauvelt

Request to remove and replace double windows and to replace or overlay existing siding (asbestos) with cement board 4" reveal

**Lisa Abbott** gives her presentation. **Stephen Borszcz** states that he was having a problem clarifying the process of window replacement through email. Stephen

further states that he was not changing the size of the historic windows. Lisa states they spoke of both replacement as well as change in size. Discussion is held.

**Dave Harstad** notes there was a staff recommendation. **Lisa Abbott** goes over the staff recommendation. The neighborhood showed support of the restoration.

**Stephen Borszcz** gives his explanation of their intent to repair and or replacement materials during restoration. He states, due to the elevation of the neighborhood he is now having to come before the Commission to get approvals.

Discussion is held on what the owner wants to do with the property.

**Question(s):**

**Sam DeSollar** asks about the trim and siding. **Stephen Borszcz** states they will trim out the siding accordingly and inline with the photo that was supplied to the Commission.

**Chris Sturbaum** suggests they keep the windows on the porch. **Stephen Borszcz** states he can compromise to keeping the windows and restoring the front door.

**Jeannine Butler** asks and summarizes what the Petitioners are wanting the Commission to decide.

**Marjorie Hudgins** asks if they will hire someone to remediate the asbestos siding. **Stephen Borszcz** they will not as it is something he understands the homeowner can do without additional assistance.

**Duncan Campbell** states for the record that vinyl double hung windows are junk. He states that removing asbestos will be far more dangerous than keeping the siding on the structure.

**Nancy Hiestand** arrives at the meeting.

**Dave Harstad** asks if anything has changed since they met on site.

**Comments:**

**Sam DeSollar** states that he understands the pain of the large rehabilitation as he is starting to wrap up a four year renovation that is not in a historic district. Sam states that he cement board has some redeeming qualities in appearance and integrity.

**Chris Sturbaum** states that he has renovated many of homes within the district.

Chris states that he feels they would realize more value if they reopen the porch.

**Marjorie Hudgins** states that she will be happy if all the asbestos is removed, windows are saved and that the details are maintained.

**Dave Harstad** states he is supportive of cement board.

**Jeannine Butler** makes a motion to accept **COA-16-14**. Request to remove and replace all windows on the structure and to replace or overlay existing siding (asbestos) with cement board incorporating a 4" reveal and window trim.

**Marjorie Hudgins** seconded. Motion carries 6/0/0 (yes/no/abstain).

**Patty Mulvihill** submits the Proposed Findings of Fact for **COA-16-14** located at 918 West Howe St., Greater Prospect Hill Historic District.

1. The Commission finds that any ability to salvage original doors and windows presently located on the structure at 918 W. Howe Street would be highly beneficial and appropriate, but considering the condition of the overall property the Commission does not feel it is appropriate to require such actions.
2. The Commission finds that in light of the structural deficiencies of the structure located at 918 West Howe Street, the proposed window removal and replacement of asbestos siding with 4 inch cement board, while not original in nature, is nevertheless justified and resembles the historic nature of the overall Greater Prospect Hill Historic District.
3. The Commission finds that replacing the asbestos siding with four inch cement board siding is appropriate and consistent with the historic character of the original home and the Greater prospect Hill District.
4. The Commission finds that while it will not mandate the return of the front porch to the original open-air porch, the Commission finds that such an action is greatly recommended and highly desired.
5. The Commission notes that the Greater Prospect Hill Neighborhood Association is supportive of the design and work being proposed by the owner.

**Jeannine Butler** makes a motion to approve the Proposed Findings of Fact for **COA-16-14**, 918 W. Howe St.. **Marjorie Hudgins** seconded. Motion carries 6/0/0 (yes/no/abstain).

#### **B. COA-17-14 STAFF APPROVAL**

2920 East 10th Hinkle Garton Farmstead

Owner: Bloomington Restorations Inc.

Renewal of an expired COA to build a volunteer station for the garden

**See STAFF Report in packet**

*cf*

**C. COA-18-14 STAFF APPROVAL**

324 South Rogers Prospect Hill Historic District

Owner: Jaime Galvan

Construction of a rear 4' wood and wire fence around the back yard

**See STAFF Report in packet**

**D. COA-19-14**

408 West Dodds McDoel Historic District

Owner: Bryan Taylor

Enclosure of a rear stoop with a new door and window

**Nancy Hiestand** gives her presentation.

**Question(s):**

**Chris Sturbaum** asks if the back yard is fenced in. **Bryan Taylor** answers that it is.

**Duncan Campbell** asks if the window that will be added will be able to open. **Bryan Taylor** states it will not and is just for natural light but will be professionally installed.

**Sam DeSollar** asks if the exterior wall additions will be flush with the existing exterior walls. **Bryan Taylor** states they will be flush.

**Comment(s):**

**Marjorie Hudgins** comments that she wants to see people be able to enjoy their yards and be able to accommodate their needs.

**Jeannine Butler** makes a motion to accept **COA-19-14**, 408 West Dodds McDoel Historic District. Enclosure of a rear stoop with a new door and window. **Chris Sturbaum** seconded. Motion passes 6/0/0 (yes/no/abstain).

**Patty Mulvihill** submits the Proposed Findings of Fact for **COA-19-14**, 408 West Dodds McDoel Historic District. Enclosure of a rear stoop with a new door and window.

1. The Commission finds that since the primary facade of the structure located at 408 West Dodds Street is not being impacted by the proposed back porch stoop enclosure, such an enclosure is not inappropriate nor will it detract from the historic character of the house or the overall McDoel Historic District.
2. The Commission finds the proposed enclosure of the back porch stoop at 408 West Dodds Street is consistent with the way in which the Design

Guidelines for the McDoel Historic District are being drafted, and as such, the Commission infers that such an enclosure is appropriate and not inconsistent with the historic nature of either the house or the McDoel Historic District.

**Chris Sturbaum** makes a motion to approve Proposed Findings of Fact for **COA-19-14**, 408 West Dodds St., McDoel Historic District. Enclosure of a rear stoop with a new door and window. **Jeannine Butler** seconded. Motion approved 6/0/0 (yes/no/abstain).

**E. COA-20-14 STAFF APPROVAL**

916 South Morton McDoel Historic District

Owner: Jeannette Burch

Construction of a concrete ramp to the rear door of the house.

**See STAFF Report in packet**

**V. DEMOLITON DELAY**

**No Business**

**VI. NEW BUSINESS**

**A. Garden Hill Conservation District Referendum Results**

**Nancy Hiestand** gives her presentation. Discussion is held.

**B. Matlock Heights History**

**Nancy Hiestand** gives her presentation. Nancy mentions our new intern **Josh Brewer** who will be compiling information of the neighborhood.

**VII. OLD BUSINESS**

**A. Vote on University Courts Design Guidelines**

Discussion is held. General consensus of the Commission is in favor of the Design Guidelines.

**Marjorie Hudgins** makes a motion to accept the University Courts Design Guidelines. **John Saunders** seconded. Motion carries 5/0/0 (yes/no/abstain).

**B. Update McDoel and Greater Prospect Hill Design Guidelines**

**VIII. ADJOURNMENT**

**Meeting adjourns at 6:55 pm.**

**Summary:**

**Revision of a request to build an addition and an outdoor brick oven on the rear of a property in the McDoel Historic District. The oven has been built and the rear addition will be modified to an open second story porch.**

**COA-04-14 (REVISION)**

**907 South Madison Street  
McDoel Historic District  
Owner Keith Romaine**

**015-055-78250**

**N**

**907**

**House; Restored Arts and Crafts, c.1925 BHD**

**Zoning RC**



This property is a California bungalow located at the edge of the McDoel District. It backs up to Industrial General Zoning, so its neighbors to the east are commercial/manufacturing facilities and businesses. Several years ago, under Conservation District guidelines, a rear addition was built. It is behind this 2007 addition that the new construction will take place. The owner has provided complete plans and specifications.

**EXISTING CONDITIONS**

The basic form of the structure is a California bungalow with offset front porch, battered front columns on brick plinths and arts and crafts style

windows. The windows and clapboards are original to the house. The roof is asphalt shingle. A bale constructed two story addition was attached to the rear of the house in 2007 and is covered by a gabled metal standing seam roof. The addition is several feet less than the main house in width but about 2 feet longer. It includes a stairway to a covered porch with an open railing which bumps out slightly to the north.



### **PRIOR REQUEST**

The owner is asking for a modest addition to attach to the 2007 addition. The new ( 2 story) space will be frame construction with cement board siding and a metal shed roof. It will be enclosed on the north side and an open porch at two levels on the south. The north side will have high windows characteristic of a rear mudroom on its second floor. On the first floor, there will be a bathroom, hall and an open porch; on the second floor, a 14' x 8' studio and an open porch. The 14' dimension is east/west. Since this is changed from the time of the submission, this may be confusing.

Behind the house, the owner plans to build a brick and limestone baking oven about 7'x7' in dimension. The design is included.

Photographs clearly show the dramatic slope of the lot to the rear and that it easily accommodates a two story addition. The height of the new proposal will be lower than the main house and 2007 addition. The shed roof will cut beneath the gabled 2007 addition.

Windows used on the addition will be salvaged windows of the proportion, framing and style depicted; to be compatible with the 1920s bungalow fenestration. The railings and supports on the proposed porch will match those already built on the north side of the house when the 2007 addition was completed (photograph attached).

### **NEW REQUEST**

The design for the rear addition has been changed to a 12x22' elevated porch or deck with an 8' treat wood stairway. The shed roof will be standing seam metal to match the roof of the bale built addition from 2007. The baluster design is square 3/4" uprights 23/4" on center. This configuration was used on a side porch and reinforces the arts and crafts character of the house. (see illustration) The 22' width matches that of a 2007 addition that was built during the Conservation District regulations. The proposal adds about 264 feet to the footprint of the house.

### **Design Guidelines**

## **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.

*The original house is 676 square feet of habitable space not including the 15' front porch. The 2007 addition adds about 1288 feet because it is two levels. The current proposal (as corrected by the owner) will create an additional 8'x 22' space for an open elevated porch, for an additional 264 square feet. That makes a total of 2128 square feet of living space. The footprint, however is expanded by only 264 square feet making it (at 1584) fall within the guidelines of ground level space for contributing houses in McDoel, as explained by the guidelines. The design steps down along the existing grade of the lot making it secondary to the principal structure of the house. which reduces massing and masks the expansions.*

#### **Parking considerations**

Typically, houses with off-street parking in the neighborhood feature straight driveways off the street, placed on one side of the house. This configuration is compatible and acceptable in new construction. The plan shows a parking pad to the rear facing the industrial zoning and a north south alley. The pad is 20 x 28'

*No change with this proposal.*

#### **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 where feasible.

*The porch structure will match the existing staircase/porch on the north side of the 2007 addition in design. (see illustration) The proportions of the carpentry details, hand rail caps, balusters and rafter ends harmonize well with the overall art and crafts style of the house. The straw bale portion is encased in a stucco-like material that is painted. The treated lumber will be allowed to weather like the side porch, eventually giving it a silvered tone.*

*Use of metal roofs have been the subject of several discussions at recent subcommittee meetings. The group supports standing seam metal roofs with the caveat that the impact of adjacent neighbors be carefully assessed. In this case there is an alley separating the house from its neighbor to the north and 23' of side yard to the south.*

Staff recommends approval.

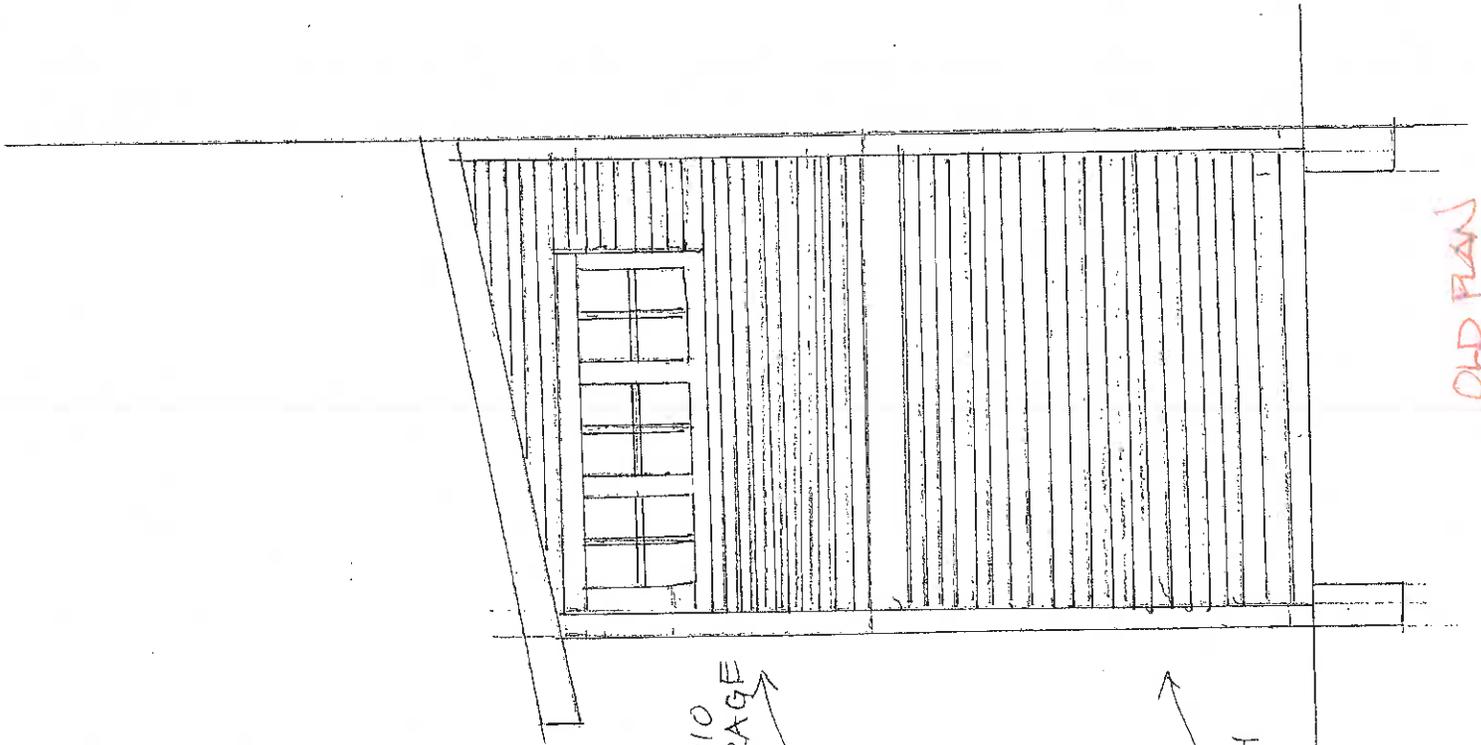
The plans have already received a BZA variance to conduct a home occupation and to offer direct sales. This activity was also supported by the neighborhood. The revision has been sent to the neighborhood for comment.



*[Handwritten signature]* 11

KEMTH ROMAINE  
907 S MADISON ST  
BLOOMINGTON IN 47403  
NORTH ELEVATION

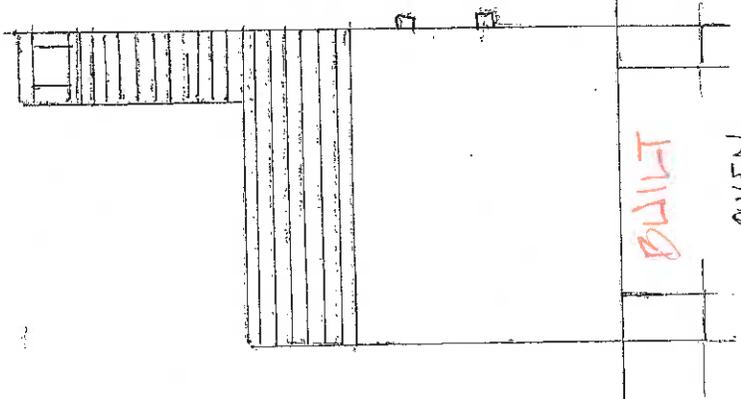
1/4" SCALE



OLD PLAN  
FEB 2014

STUDIO  
STORAGE

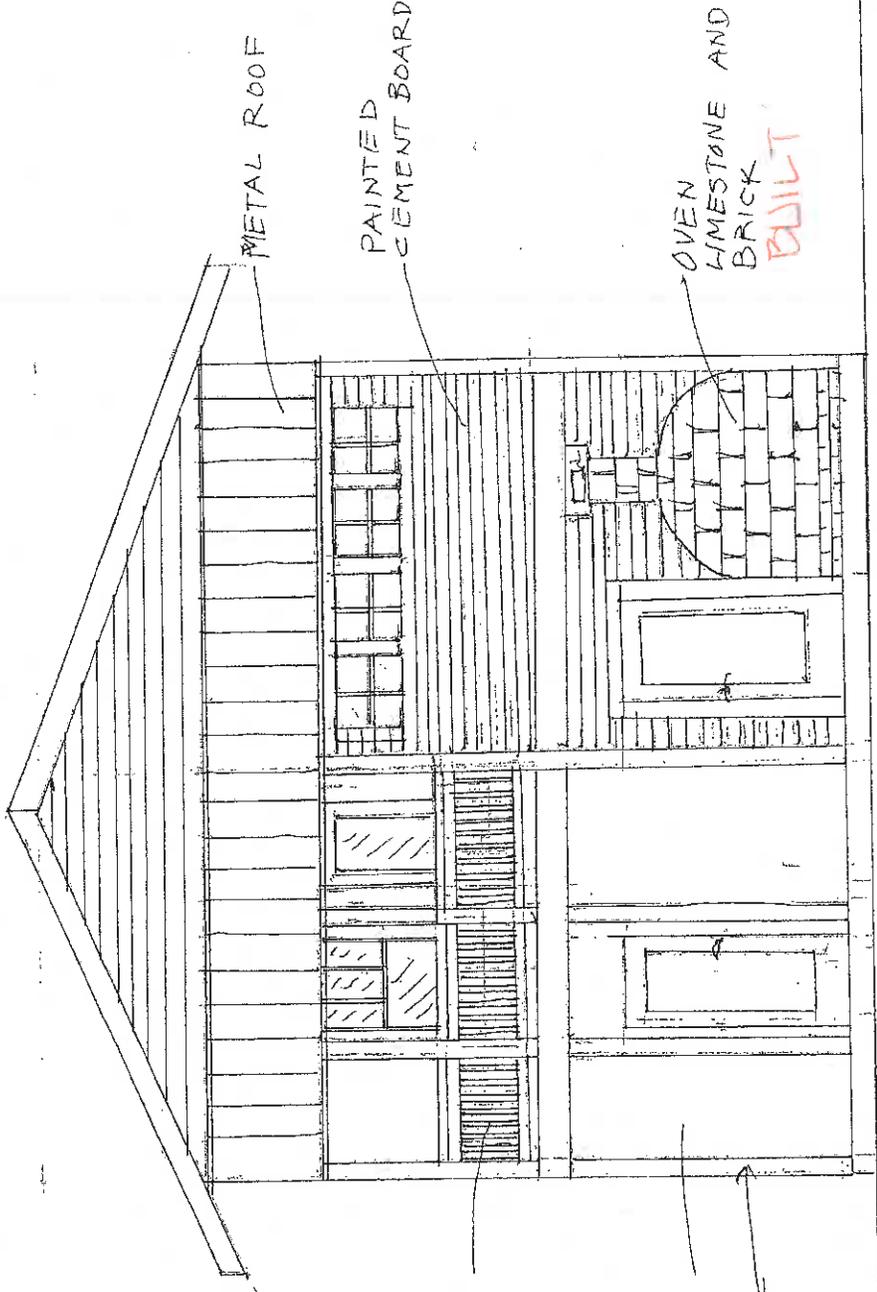
BATH



BUILT

OVEN

KEITH ROMAINE  
907 S MADISON ST  
BLOOMINGTON IN 47403  
EAST ELEVATION  
3/16" SCALE



3' HIGH  
CEDAR  
3/4" SPINDLES  
2 3/4" CENTERS

OLD PLAN  
FEB 2014

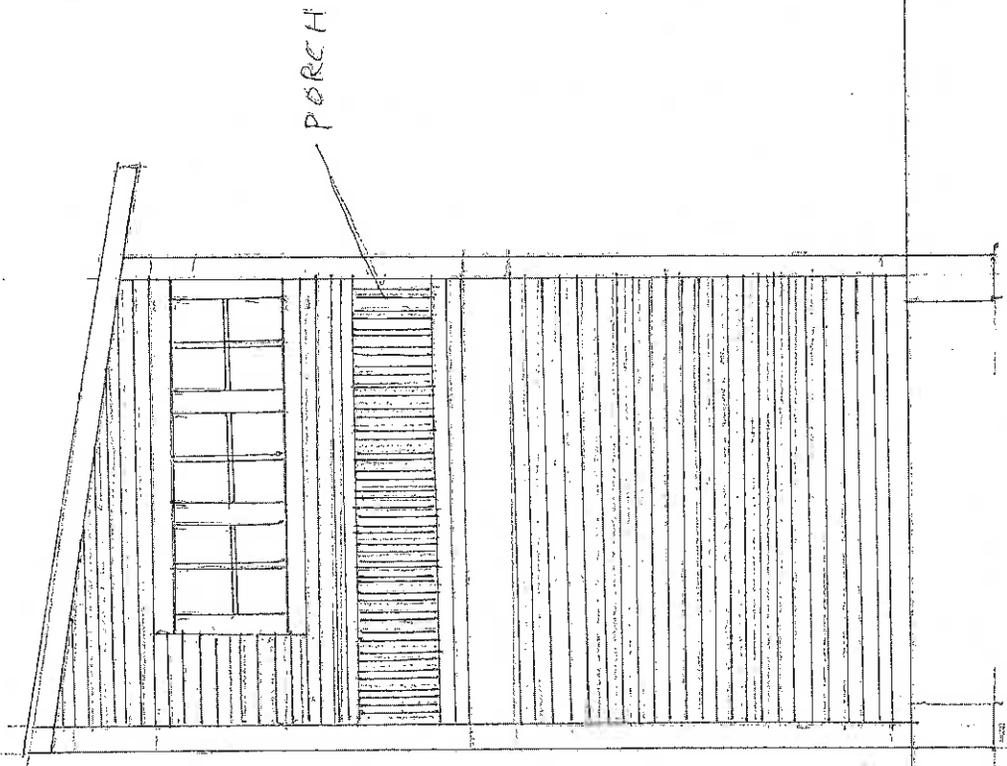
3/16" SCALE

ROMAINE, JOHN KEITH  
Project - ROMAINE-RES.ADD-907  
Address - 907 MADISON ST S  
Parcel - 015-46430-00  
App # - 53309 Twp - PR-4

NOV 13 2011

1/4" SCALE

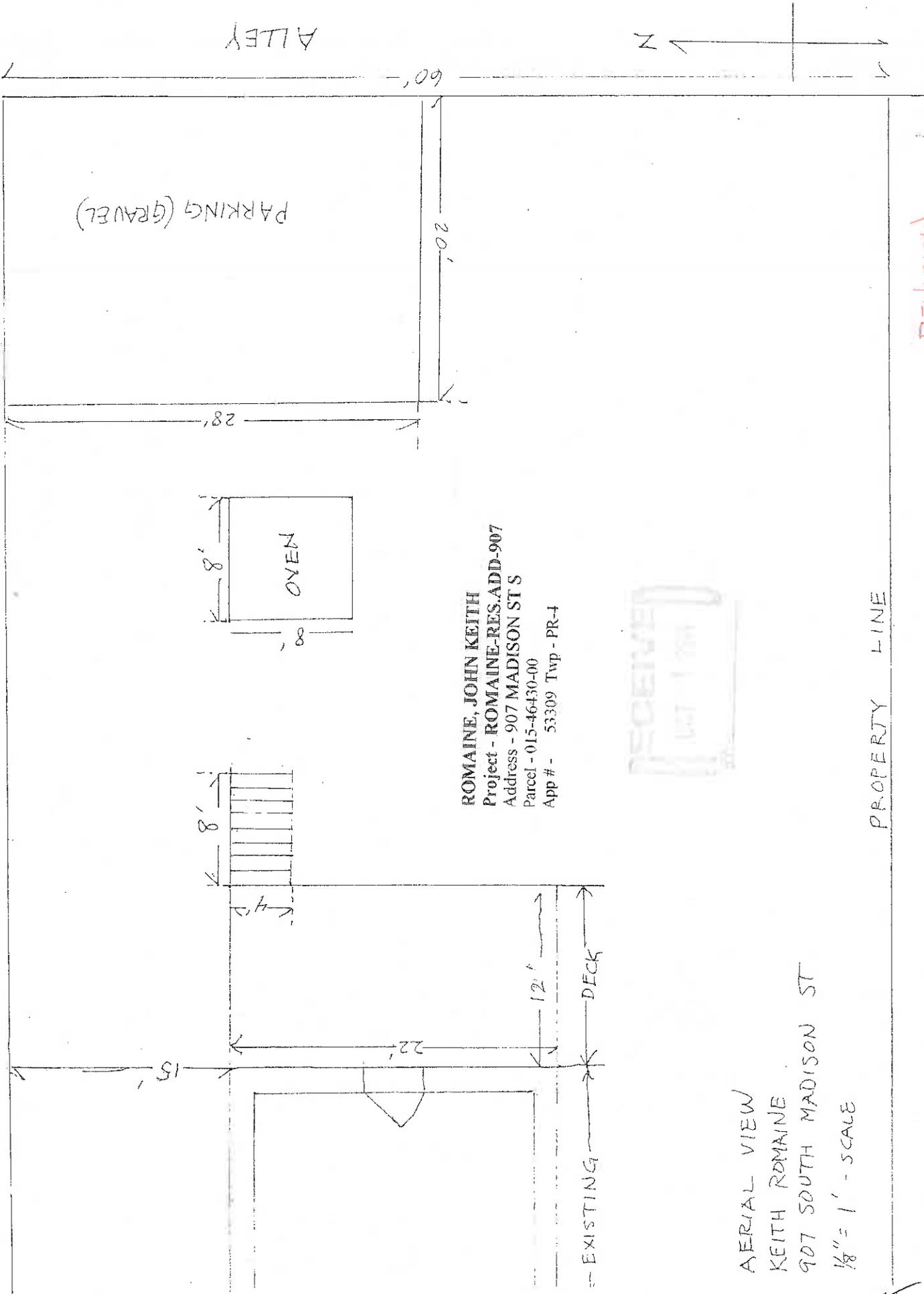
old



OLD PLAN  
FEB 2011

(BUILT)

ALLEY



ROMAINE, JOHN KEITH  
 Project - ROMAINE-RES.ADD-907  
 Address - 907 MADISON ST S  
 Parcel - 015-46430-00  
 App # - 53309 Twp - PR-4



AERIAL VIEW  
 KEITH ROMAINE  
 907 SOUTH MADISON ST  
 1/8" = 1' - SCALE

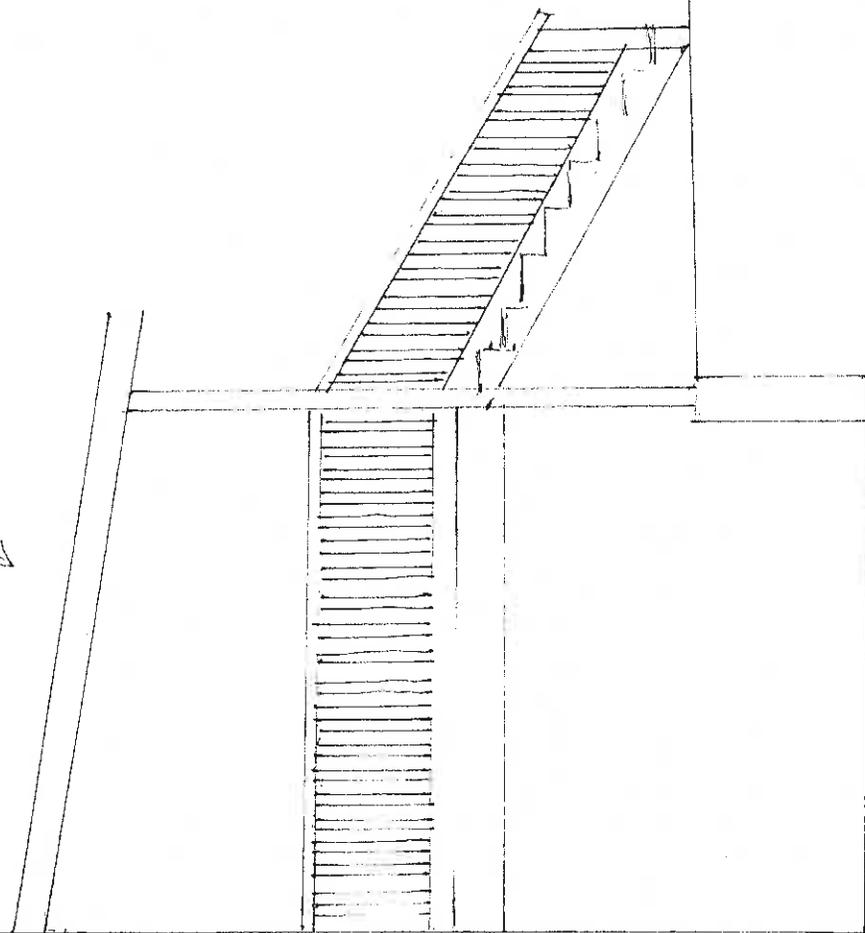
PROPERTY LINE

REVISION  
OCT 2014

5

EXISTING

DECK  
(2-STORY COVERED PORCH)



FRENCH DRAIN -- DRAINS EAST TO ALLEY

SOUTH ELEVATION  
907 S. MADISON ST  
KEITH ROMAINE  
SCALE 1/4" = 1'

REVISION  
OCT 2014

METAL ROOF  
SAME COLOR A'

6x6 TREATED

STAIRS  
8" RISE  
11" RUN

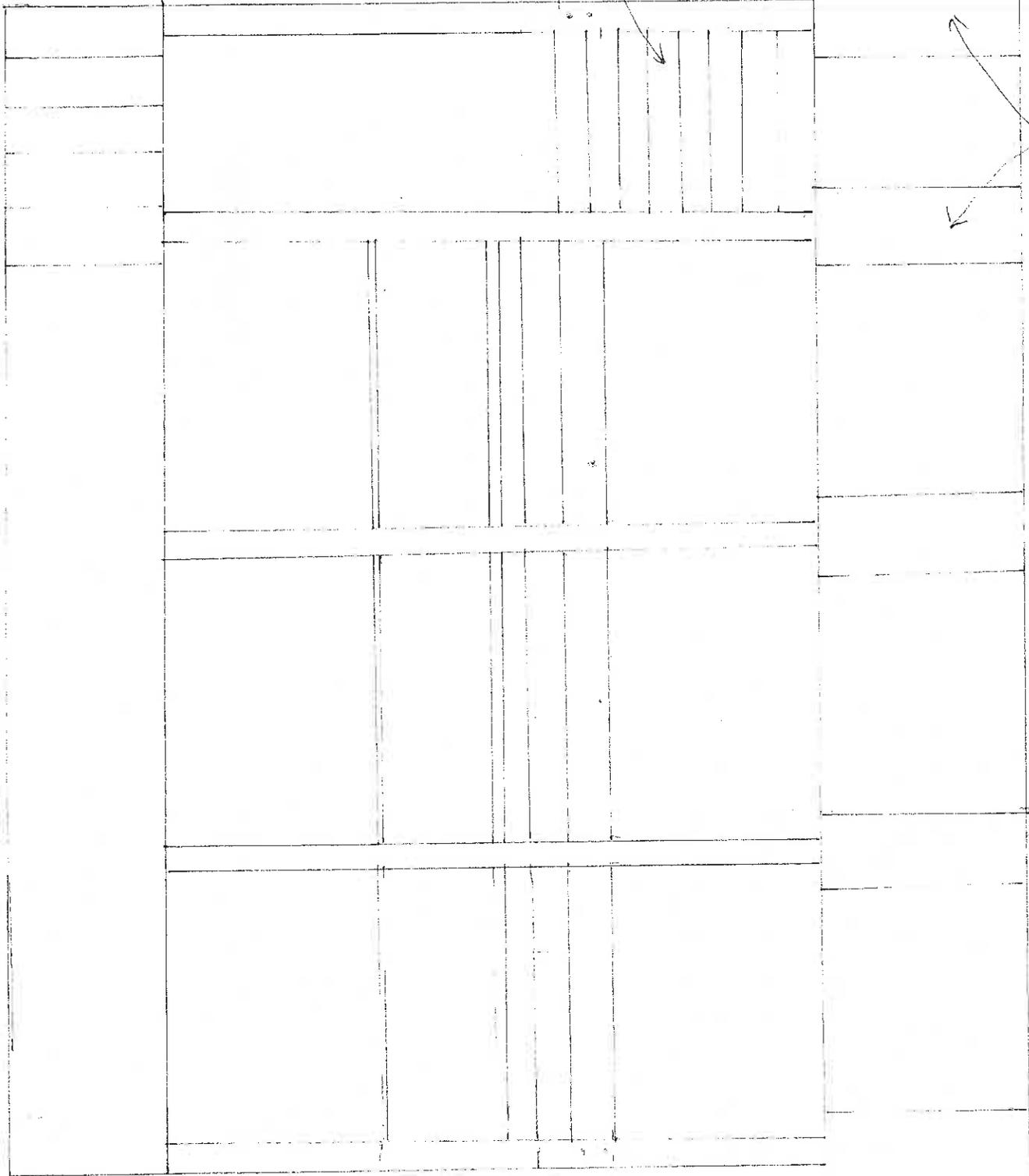
GROUND LEV  
EAST OF

GROUND LEV  
UNDER DECI

CONCRETE

REVISION  
OCT 2014

ATION  
MAINE  
ADISON ST  
3/12 - 1'



**Summary:**

**Revision of plans to rehabilitate and restore a house, remove one addition and revise plans to the rear of another addition.**

**COA-07-14 (revision)**

**823 West 4th Street**

**Owner: Bloomington Restorations, Inc.**

**29 C 823 House;** Queen Anne, c.1927

**Zoning RC**



This property is located in the Greater Prospect Hill Historic District. It is bounded on its east and south sides by platted alleys, only one of which is improved. The zoning is RC and this is in the heart of the residential district with no intrusions.

BRI will rehab this property as a covenanted affordable owner occupied home using the HAND Department's HOME CHDO funding. The property has a front facing gable and a wrap around limestone porch, which is probably a replacement for an earlier porch. Close-up aerials (included on next page) show the shed roof addition to the rear which will be removed and replaced with an intersecting

gable over the same footprint. Because of the expense of the original plan, this part of the house will be modified.

**EXISTING CONDITIONS**



The house has had its aluminum siding removed. BRI has identified some original windows. The windows enclosing the front porch have been removed. The roof system is a single gable with a shed roof off the front and east sides that covers the wrap around limestone porch. An existing rear shed roof covers two additions, one that is older and is thought to be more significant. The one farthest from the house is the

most recent, and currently three windows and a door. The non historic addition will be removed.



**REQUEST (former)**

Most of the work can be described as restoration on the main body of the exterior of the house. Existing original windows are to be restored and fitted with storm windows. The porch will be opened up. The clapboard will be restored on the existing house. Only the rear of the house will be modified and this new work will be framed with cement board siding that matches the reveal of the existing wood clapboard. The windows purchased to replace non original windows will be wood with aluminum cladding. The included drawings show the size and proportion of these new openings. All doors are reused. The template for new trim will be patterned on the original trim which still exists on the front facade of the

house.

In addition to completing an exterior restoration, the owner wants to remodel interior space in a non-historic addition to the rear of the house. For this to be feasible, the principal gable will be extended all the way to the rear facade and an intersecting gable to the east constructed. All of this will occur over the current foundation so it is not a true expansion of space. The resulting house will increase from two bedrooms to three, but will stay about 1000 square feet of living space, making it fall well within the guidelines for average house size in the Prospect Hill District.

**REVISED REQUEST**



The new plan is less intense than the one



proposed in February. It will remove one of the existing additions (about 10 feet of the existing house, and will not add the extension of the rear gable, including the living space above. The new rear configuration will retain the existing footprint and shed roof addition over a single story. There will be two double hung windows framing a door to the outside.



South Elevation

The Greater Prospect Hill Design Guidelines were adopted after the first application for a certificate of appropriateness.

#### **GPHHD Design Guidelines**

### **V. GUIDELINES FOR ADDITIONS**

*The following Additions exceptions are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guideline exceptions are necessary to*

*address the elevation of the Prospect Hill Conservation District to a Historic District.*

**Additions Guidelines** follow the **New Construction Guidelines** with the following exceptions:

- 1. Materials Exception:** Use of materials currently on the existing structure can be continued on the Addition.
- 2. Building Outline and Mass Exception:** Excessive impact to the public way façade should be discouraged.
- 3. Fenestration\* Exception:** Increased design flexibility for additions on non-public way façades may be considered.

\*Fenestration: The arrangement, proportioning, and design of windows, doors and openings.

#### **STAFF DISCUSSION**

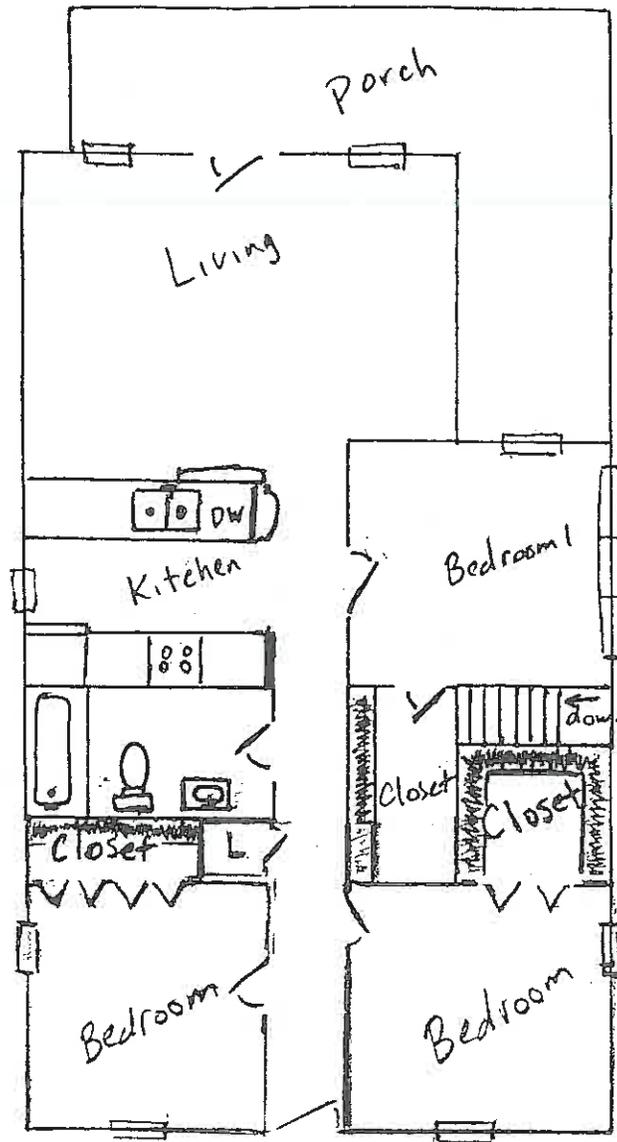
As indicated before, most of this project is restoration: of the wood siding, windows and the existing porch, all of which are located on the front facades. The change proposed will remove about 10 feet off the rear of the building where lower ceilings, caused by the

extension of the shed roof, makes use of the interior difficult. The BRI project is promotes the goal of maintaining affordable housing in the neighborhood. It is actually a less intense remodel than the one proposed in February. The required covenants will assure a period of affordability (15 years) beginning with the first owner occupant.

The rear part of the building is visible from a North -South Alley, but not from the main thoroughfare. There has been agreement on a relative lack of concern for rear modifications. As noted in the Guidelines, there will be little or no impact to public thoroughfares. Plans include matching the dimension of the exterior framing on the original house with cement board (only used on the rear), and replacing only non original windows. These window openings will be resized to be more compatible with era of the building.

The work to the rear of the house will be on a later addition to the existing structure, that has much later fenestration and is not a significant feature. Plans propose chimney removal, the structure for which is probably an original feature of the house. It was functionally a brick flue to a stove that has, long ago, been removed from the structure. Interior plans call for a bathroom in this location. Staff does not view the chimney removal as loss of a character defining element.

Staff recommends approval and will forward this report to the Subcommittee.

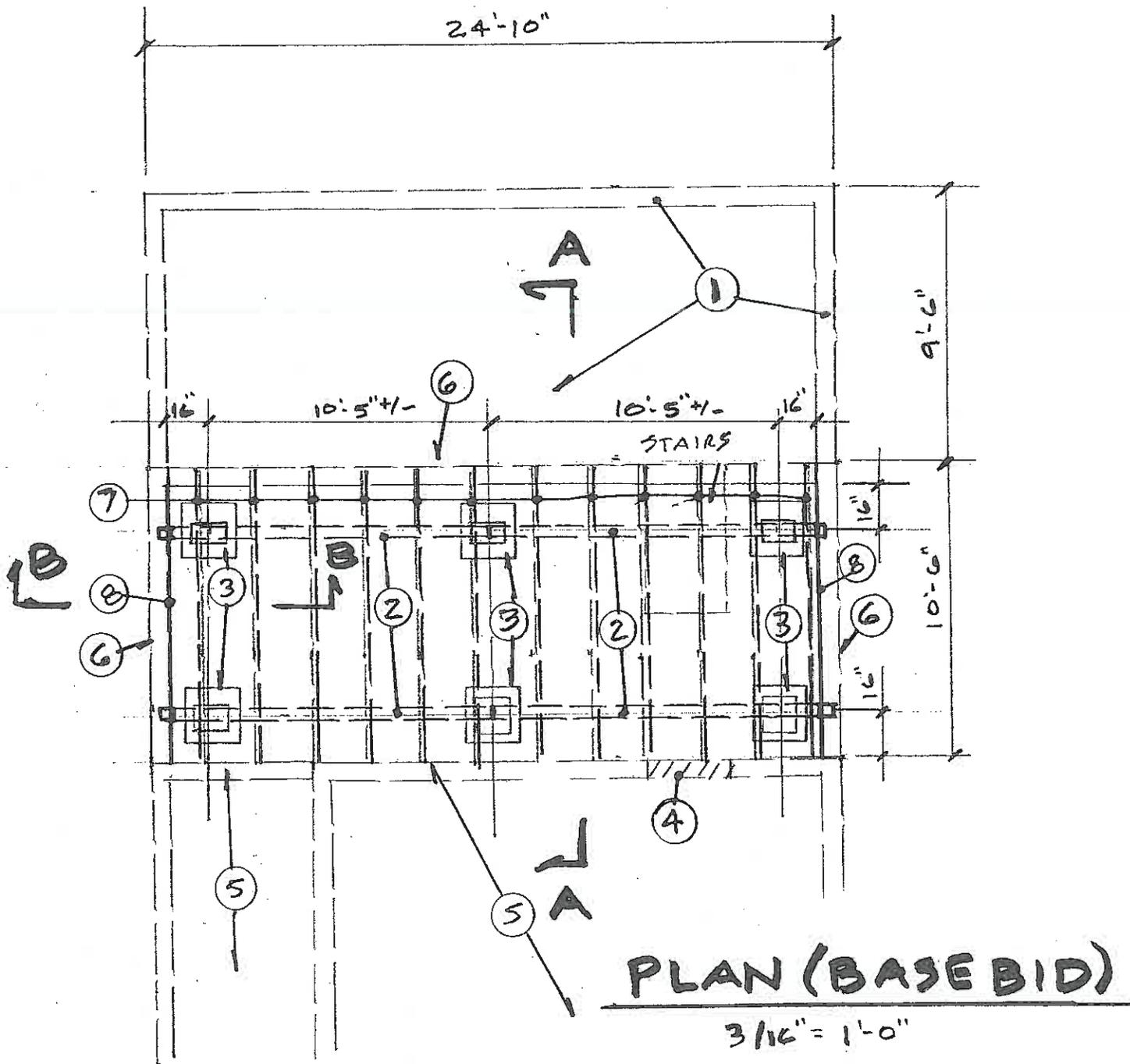


Floorplan

823 W. Fourth St.

Bloomington Restorations, Inc.

1/4 inch = 2 feet



- ① REMOVE REAR 9'-6" ADDITION
- ② INSTALL 4PLY 2x8 TREATED WOOD BEAMS
- ③ ADD 24"x24"x8" MIN. CONCRETE PAD & 8"x16" CONCRETE BLOCK PIER
- ④ FILL IN BOTTOM 3' OF OPENING WITH CONCRETE BLOCK OR LIMESTONE MASONRY - LEAVE OPEN ABOVE FOR ACCESS TO CRAWL SPACE
- ⑤ PERFORM STRUCTURAL REPAIRS AS SHOWN ON SHEET 1 OF 9
- ⑥ REPAIR MORTAR JOINTS IN LIMESTONE MASONRY FDN. WALL - FILL IN HOLES IN MASONRY WALLS WITH STONE SALVAGED FROM REAR ADDITION
- ⑦ SISTER 2x6
- ⑧ ADD 2x6 TO JOIST NEXT TO FOUNDATION WALL

Summary

Construction of a new free-standing garage in the Greater Prospect Hill Historic District.

COA-35-14

**931 West Howe**  
**Greater Prospect Hill Historic District**  
**Owner: Carol and David Young**

RC

**101 C 931 House;** Free Classic/ Pyramidal Cottage



The new design guidelines adopted by the Greater Prospect Hill District, relegate new construction to the review of the full commission.

**EXISTING:**

The owners are applying for a new 24x24' garage to be placed upon the rear of a contributing building in the Greater Prospect Hill Historic District. The house is a pyramidal cottage, a variant of the gabled-ell and one of the most common house forms in that area. The principal roof on the house is hipped which creates a slightly higher than one story elevation. The house is located on the south side of Howe and served by an east-west alley that



runs between 2nd and Howe. The alley is paved at this location. They will also remove a 5x5' non-contributing shed as part of this project. There is currently a gravel parking pad in the approximate location of the garage.

**PROPOSED**

The garage will have appropriate access from the alley. A short 10' concrete

24

apron will lead to the garage. The pitch of the garage roof is 10/12'. Setbacks have been checked by Planning. The garage door opening will be 16' and serve two cars.

The garage is patterned on those found in the South Dunn Street development and a photograph of that construction is included as an example. It will be sided with cement board lap siding. There will be one pedestrian door on the west side of the structure along with a double hung window (30"x 5.5'). These window sizes match the dimensions of the majority of the house windows. They will be vinyl double hung. There will be two 30"x5.5' windows located in the top of the gable. The wall facing east will be without fenestration.

The application says the slope of the roof is 10/12, however the included example may be steeper.

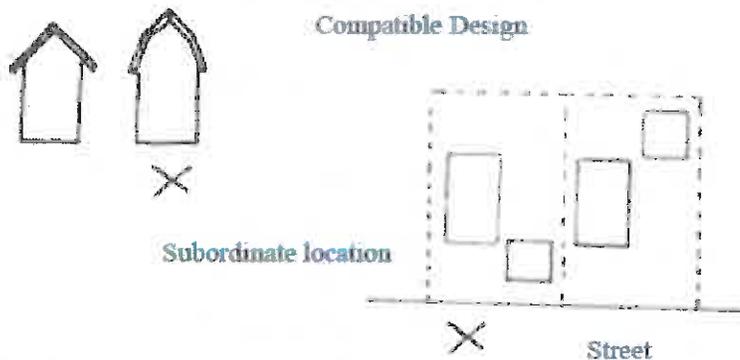
**From the  
Greater Prospect Hill Guidelines**

**ACCESSORY STRUCTURES**

**SUBJECT TO REVIEW AND APPROVAL:**

**All accessory structures greater than 80 square feet within the boundaries of the Greater Prospect Hill Historic District.**

Definition: Any structure secondary to the principal building on the lot and greater than 80 square feet in size is subject to the following guidelines:

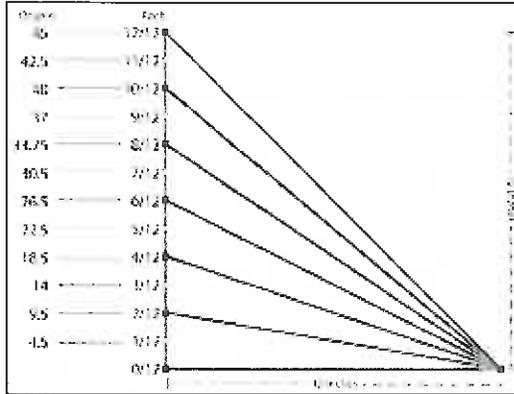


**RECOMMENDED**

1. New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern.
2. New structures should be placed, where possible, in a subordinate position to the primary building on the lot.

Staff Discussion

This is a two car garage of 576 square feet. The principal structure on the lot is about 1300 square feet on one level, so it is clearly secondary to the house. The structure is appropriately placed on the rear of the lot, making use of the alley for car storage. The new concrete pad will not be excessively sized to serve multiple vehicles, retaining the residential look of the neighborhood. The pitch of the garage roof is 10'/12' which is steep but the property falls to the rear towards 2nd Street, so the height will be mitigated. The owner believes it will be 19' tall at its peak (is verifying this at the writing of this report), which is beneath the 20' zoning limit. The size and configuration of the fenestration is consistent with the existing historic structure. The windows will be vinyl simple double hung and the door will have a single light. The design is improved by the exposed rafter tails,



which- although usually an arts and crafts feature- are seen on accessory structures throughout the neighborhood.

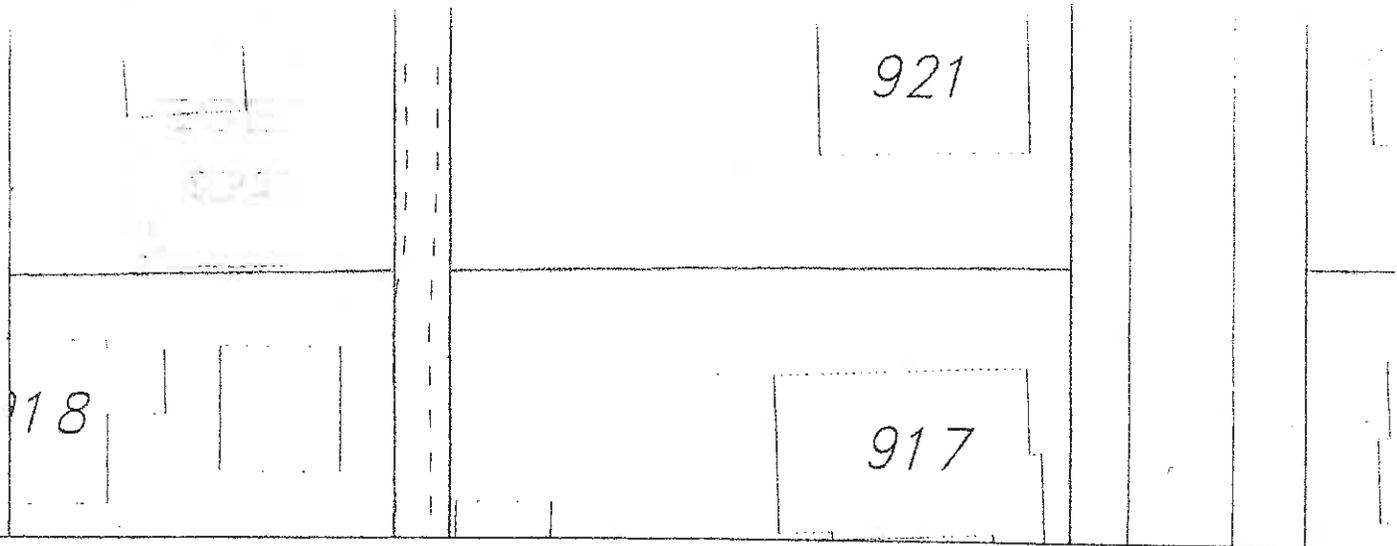
Staff has sent this report to the PHNA for review and has received support for this petition. Staff continues to clarify height issues with the owner.

With resolution of the height issue, staff is prepared to recommend approval with the following conditions.

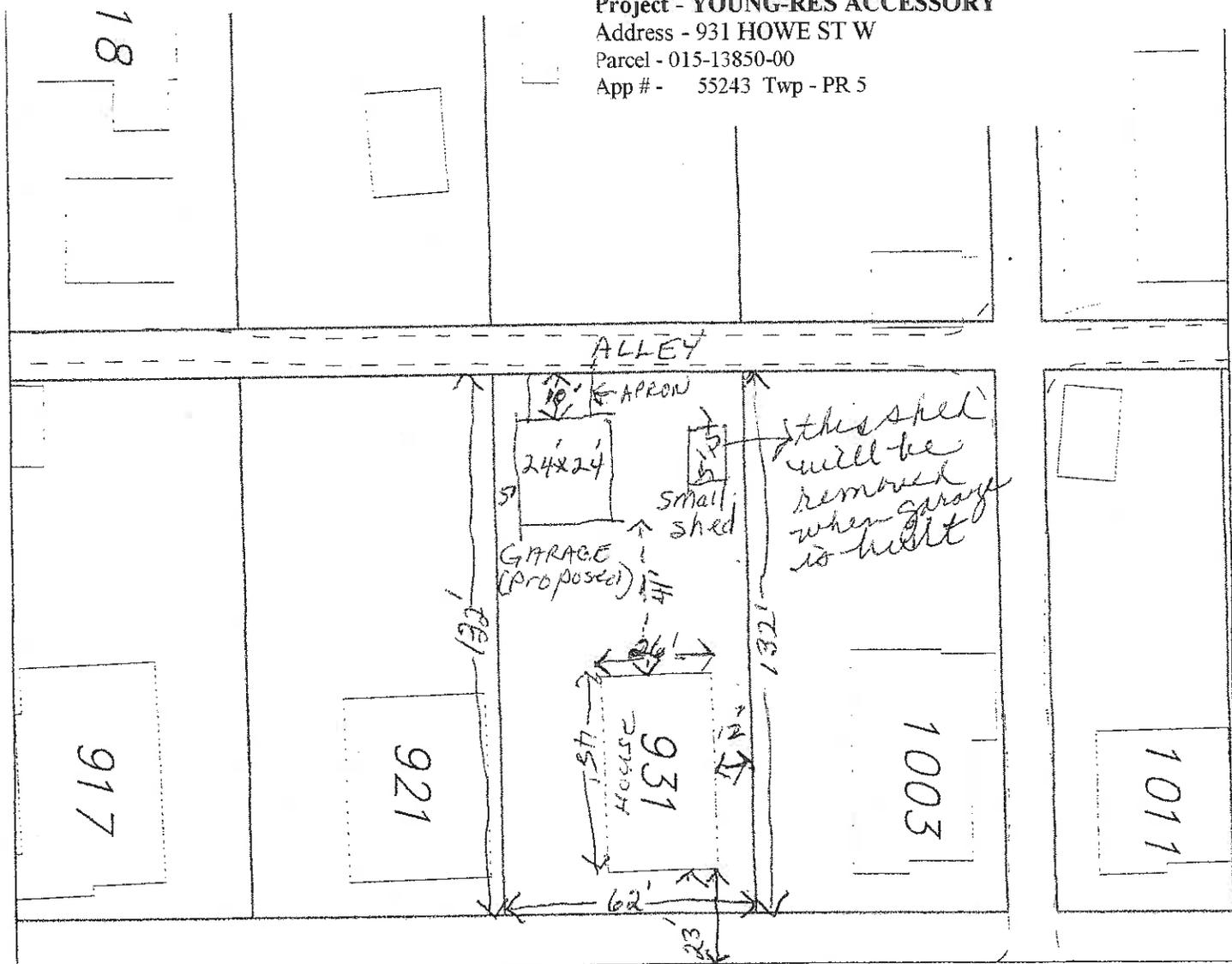
1. smooth-faced cement board siding is used
2. The pitch of the roof is lowered to be compatible with others in the neighborhood.

# SITE PLAN

surface  
 (water)  
 City of Bloomington  
 Planning & Transportation



**YOUNG, DAVID & CAROL**  
**Project - YOUNG-RES ACCESSORY**  
 Address - 931 HOWE ST W  
 Parcel - 015-13850-00  
 App # - 55243 Twp - PR 5



931 W. Howe ST.

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# BUILDING PLANS

Carol  
340-1129

We are homeowners who are building this garage ourselves. \* SUBMITTING PHOTOS OF EXACT PLAN

We do not have formal building plans but we would submit the following as our building plans as follows:

## PICTURES THAT DEMONSTRATE THESE THINGS

1. The garage will be 24x24 with a 10'x12' pitch roof.
2. We have enclosed a picture of a garage on Dunn St. We have admired that garage for a few years and so are building one exactly like it, except for the windows. Our windows will match the style of our older home.
3. The pictures we include show the changes on the windows and the change of the position of the side door.
4. It will face the alley with one 16' garage door facing the alley.
5. Siding - cement board, lap style same as picture.
6. Summary:  
CEMENT BOARD - LAP STYLE - AS PICTURED.  
24'x24' garage  
10'x12' pitch roof - gable facing alley as in picture  
2 = 30" x 5 1/2' windows on gable ends - as in picture  
1 side door - 3 WINDOWS 30" x 5 1/2' TO MATCH HOUSE STYLE  
(36" W x 80" H)  
1 window on ground floor - 30" x 5 1/2'  
1 - 11' x 9' H garage door as in picture  
8' walls on 2' stem walls - as in picture  
Eaves - same dimensions as picture  
The garage will look exactly as pictures we submitted 28

# SIDE VIEW - TOWARD YARD



service door

1- window  
long-narrow  
to MATCH  
style of house  
30" x 5 1/2'

No small windows  
as they do not  
match house style



ALLEY VIEW - SIDE VIEW ON  
PROPERTY LINE -  
NO WINDOWS OR DOORS



BACK VIEW - no lower doors or windows except window on top GABLE END

FACES Howe St.

Summary

Exterior remodel and construction of an addition over a carport.

COA-36-14

508 West 3rd Street

Prospect Hill Historic District

Owner: Colin McGrath and Mesha Philley

RC

105-055-66001 C

508 House; Free Classic/ Gabled-ell, c.1895 NR, BHD



EXISTING:

This house appears to be a T-Plan cottage rather than a gabled-ell. It has bell-cast pedimented gables with diamond vents. The vents once held carpenter wood vents, some now have screens. There are three historic gabled ends that have vents: south, east and west. The house has a great deal of exterior integrity. The aluminum siding has been removed revealing nice details in the framing. The house has an older limestone foundation. The limestone used on the porch dates from another period and is probably a 30s replacement. The columns are square with recessed panels. The front doors have open transoms. The shingling

beneath the gables appears to be roofing material rather than more traditional shingles. Most of the windows are original, except on the rear additions. (We are attempting to verify this) There is a hipped roof addition to the rear on which is attached a shed roof addition. One appears to have built in the 20s, after construction of the original house.



There is also a dilapidated storage building that will be removed. The house is confined by a very small irregularly shaped lot. The rear of the house is nearly built to the lot line. Several accessory structures will be removed.

#### REQUEST

The owners in consultation with staff would like to go forward with the request for an addition but not window replacement or enlargement of the gable vents/windows on the existing house at this time, unless an agreement can be reached on the enlarged openings at the meeting.

The owners have requested an addition be placed on the rear (north side) of the house on the ground floor, which, because of the grade change, becomes an elevated deck that will be enclosed as an extension of the kitchen on the inside. Part of the area will be an open porch. The design for this new construction includes ribbon windows reminiscent of a sleeping porch. They plan to add an additional gable on the west side. The basement of the house will be accessible below the kitchen.



The owners have removed the vinyl and aluminum siding from the house. They will repair with wood siding where it is consistent with the historic fabric and the new addition will be cement board. They will uncover the siding beneath the shingled gables and determine the appropriate treatment, which could be either shingles, fish scales, wood lap, or cement board depending on what is discovered.

The owners are also considering other changes, but have decided to take time to consider that part of the request. The owners believe that the front windows are not original to the house although staff does not agree. They considered window replacement. They may discuss this at the hearing but are not going forward with this part of the request, at this time. The original request included removing the existing aluminum storms and double hung sash to install casement type windows. They have asked for windows to fit the existing openings but they will have additional transoms to fill the space.

In addition, they wish to use attic as living space and have requested the enlargement of the existing diamond pane vents and windows beneath the three gables. On this design they are flexible, asking only for input in the design of the openings. Some of those options are included in the packet illustrations.

The porch posts which are recessed paneled supports on limestone plinths are to be replaced with square posts "in keeping with the period." The existing supports are weakened and have wood rot. Although the columns may not be original they are nicely proportioned and detailed.

This structure is located in the original Prospect Hill District. Because there is new construction as well as treatment of the existing historic structure, staff will separate these items as they are in the guidelines.

## **GUIDELINES FOR NEW CONSTRUCTION**

New construction should harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, and color. The materials, spatial rhythm, proportion, and color should also play an important role in design considerations. The height of new buildings or structures and the height to width proportion should be consistent with others in the block and in the immediate surrounding area.

### **BUILDING RHYTHMS**

#### **Appropriate**

Incorporate into new construction the rhythms established by existing buildings. Consider the window-to-wall area or solid/void ratio, bay division, proportion of openings, entrance and porch projections, space between buildings, and site coverage.

#### ***Inappropriate***

*Avoid designs for new construction that ignore the rhythms of the existing environment and buildings.*

*The size of the addition is similar to the building area currently in place. The framing and window patterns on the addition are reminiscent of rear sleeping porches and will*

*be compatible with this area. The addition is largely invisible from the street. The gabled end facing north will be lower than the principal roof and echo the shape of the other gabled bays.*

## **BUILDING MATERIALS**

### **Appropriate**

Use materials on the exterior of new construction that are compatible with those existing on adjacent buildings in scale, type, texture, size, and color. Exterior finishes should harmonize with and complement existing finishes along the streetscape.

### **Inappropriate**

*Avoid use of inappropriate materials such as asphalt shingle, aluminum or vinyl sidings, cast stone, or artificial brick.*

*The use of smooth faced cement board on the addition is appropriate. Drawings show appropriate trim elements to blend with the house. If the gable ends are repaired, the selection of material will be based upon what is uncovered. The Commission has supported cement board on additions. The enlargement of window vents may be more appropriate on some elevations than others. The petitioner included several different designs (included) As long as they are on secondary elevations, this could be considered. Particularly from the front, this is a character defining feature. Also skylights facing north might be used to bring in natural light. This will be something open to discussion at the meeting.*

## **DESIGN CONSIDERATIONS**

### **Appropriate**

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Additions should be compatible to the original building in height, scale, mass, proportion, and materials. Roof form and style should be similar to those found in the neighborhood. Design guidelines for new construction are applicable for additions.

### ***For Your Information***

*It is desirable, when constructing an addition to an historic building, to retain as much of the existing building fabric as possible so that future removal of the addition could be achieved without significant damage to the original structure*

### **Inappropriate**

*Avoid additions that add new dimensions or radically change the original scale and architectural character of a building.*

*All of the addition will be built over existing construction area- most of which is not historically significant. A single window opening may be removed on the alley side and an additional gable created. The current house is about 1500 square feet and this will not provide much additional space. It is a relatively small house for the Prospect Hill District.*

## **BLENDING NEW AND OLD**

### **Appropriate**

Contemporary design and architectural expression in new construction which follow the preceding guidelines are appropriate and strongly encouraged.

### **Inappropriate**

*Do not seek to reproduce historic styles with the intent of creating a false impression of the building's age.*

*The windows and railings on the addition are distinctive. Here transoms and casements are appropriate, and separate the new from the old. The craftsman style railing will add design character and is not visible from the street.*

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### **Staff recommends approval of the addition with the following conditions:**

1. No decision on window replacement at this time.
2. Material to be used on gable ends to be determined by what is uncovered.
3. If consensus is reached on the diamond vents at the meeting then that part of the petition may be released as well.

Existing elevation photographs:

Front/South Elevation:



East Elevation-

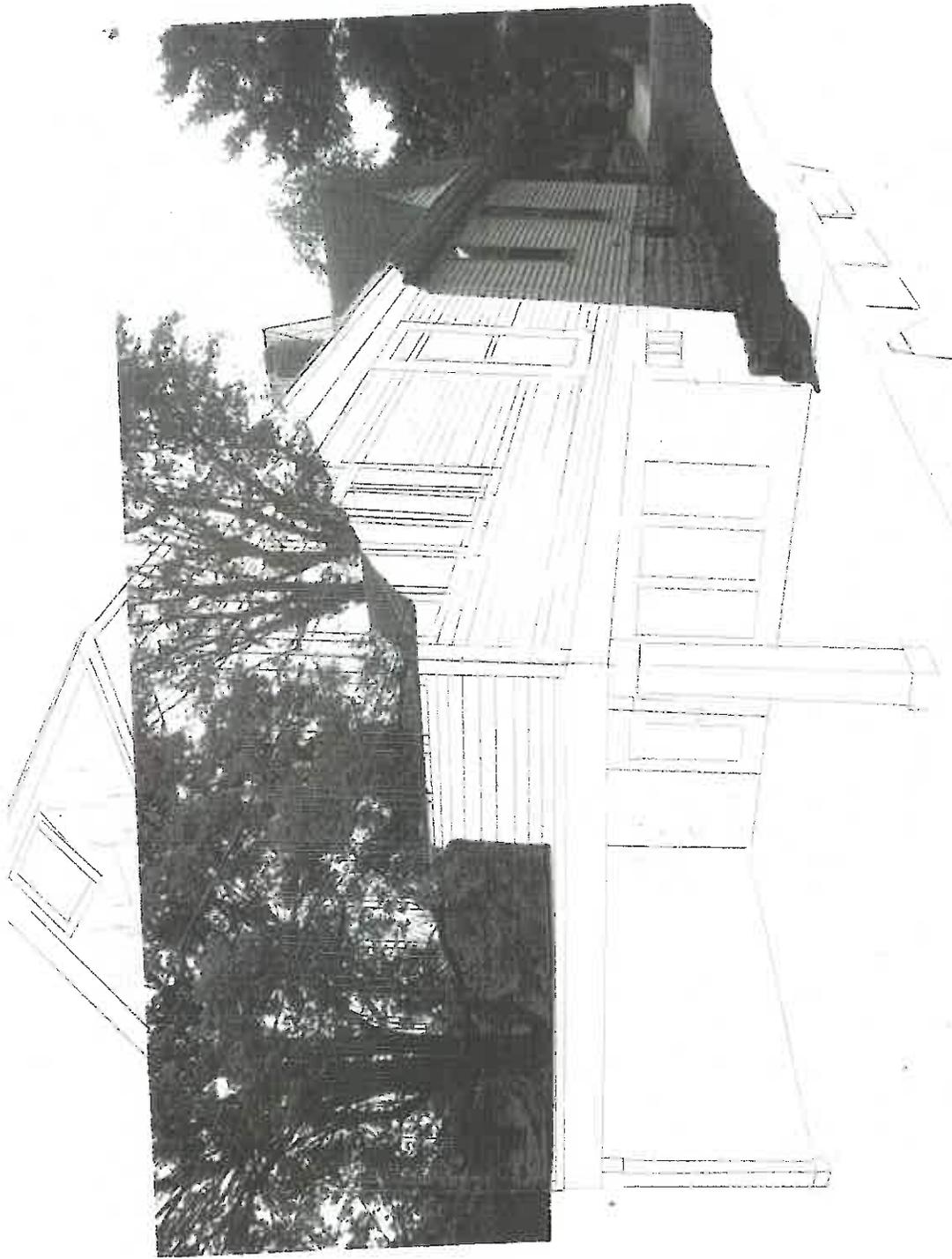


~~West~~ EAST  
Side Elevation:

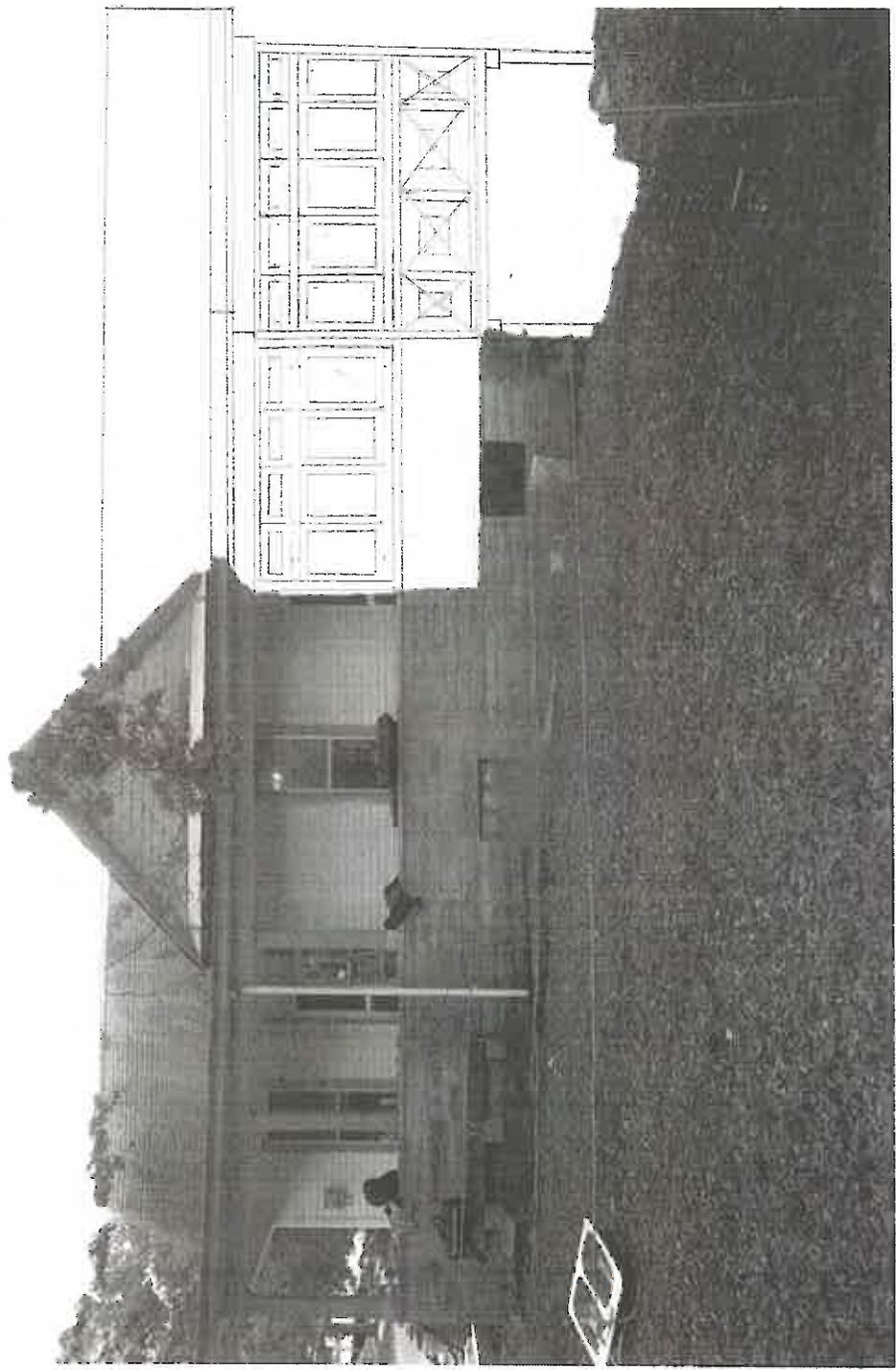


Rear/North Exterior:  
WEST





NORTH ELEVATION  
(REAR)



EAST ELEVATION



WEST ELEVATION  
(ALLEY)



SOUTH ELEVATION  
3RD STREET

Porch railing conceptual photo:



Gable and dormer window concepts:



Sunroom and kitchen window concept:



## DEMOLITION DELAY

### Summary

Removal of insul-brick siding from a house as a part of a remodel.

**Partial Demolition**  
**10-16-14**

**809 West 9th Street**  
**Near West Side National Register District.**  
**Owner Melissa Brummett**  
**Representative: John Hewett**

**Zoning RC**  
**105-055-64009 C**

**809 House; Carpenter-Builder/ Gabled-ell, c.1909 NR**



Although little research has been done on this house, it is believed that it was occupied, like the house to the east, by the Bernard Johnson family. Johnson was a Monon employee. Relatives stayed on 9th Street through the 2000s. It is a representative example of a simple gabled-ell which was the house of choice for early working class families in Bloomington.

The current owner of this house is participating in the owner occupied rehabilitation program and has obtain an additional amount in the form of a forgivable loan to do partial restoration on the exterior. This money will be used to remove the siding and restore the clapboard beneath. This additional subsidy

can only be offered to properties that are on the current inventory of historic sites and structures and is restricted to certain income guidelines.

This house is located next door to another demolition delay case in which Jon Englehardt was the owner. It is nearing completion. That project promises to be a major asset to the west side. Staff thought that reinvestment in this property in a historically appropriate way would add to the strength of the work being done elsewhere on 9th street.

4/8



Here shown with the aluminum siding that the owner removed, the house is a simple gabled-ell. Insul-brick was found beneath. It has some original windows and some replacement windows. The wood posts are not original to the porch which is slab concrete. A cobble of additions to the rear are sided with vertical Car

Siding and in some cases there is no siding beneath the original aluminum. The siding will be made more consistent with the remodel.

The initial removal of aluminum siding was done by the owner, prior to the requirement for a building permit. The entire rehab was submitted later when the department became involved. It was interpreted that Title 20 directs that the removal of the existing insul brick siding to restore the clapboard constitutes an action subject to demolition delay. Part of the work was ongoing at the time.

The rehab will include repair of existing windows, including the recreation of a window that fell apart in its frame during the work. It will be the same framed, fixed window as before. That window is located on the west rear addition. The vertical siding is being restored on this addition. The clapboard elsewhere on the house will be repaired and trim either repaired or replicated in kind where needed. This may include the frieze boards, corner boards and sill covers where they can be verified to exist.

This permit is being review under the following definitions:

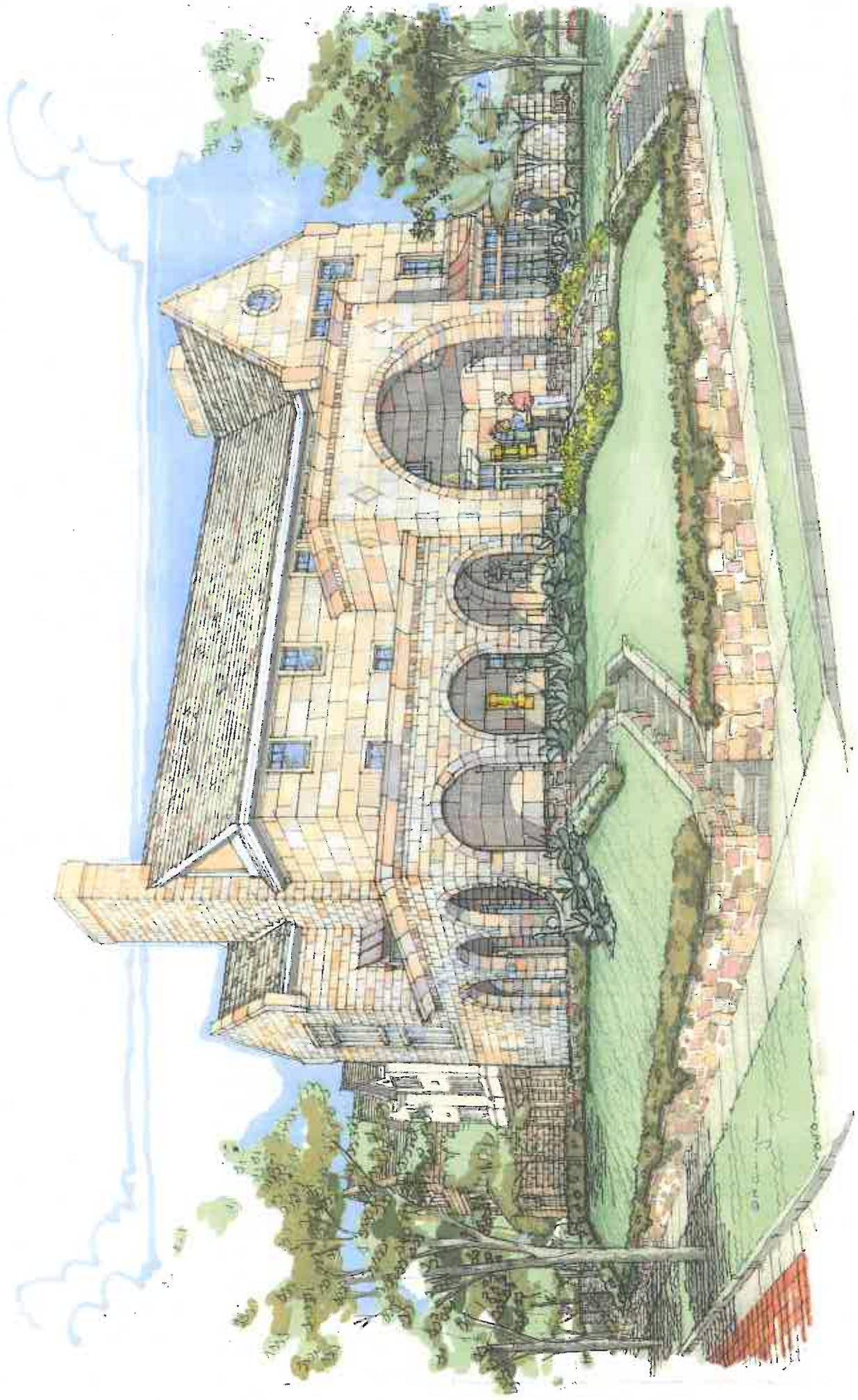
(3) Any work resulting in the obscuring from view of forty percent (40%) or more of the exterior of a facade but only where a building permit is required under applicable laws, or removal or destruction of the exterior surface of forty percent (40%) or more of the area of an exterior facade. For purposes of this provision, at least forty percent (40%) of the area of one (1) geographical elevation of the exterior of a facade must be involved before the action can be construed to constitute partial demolition.



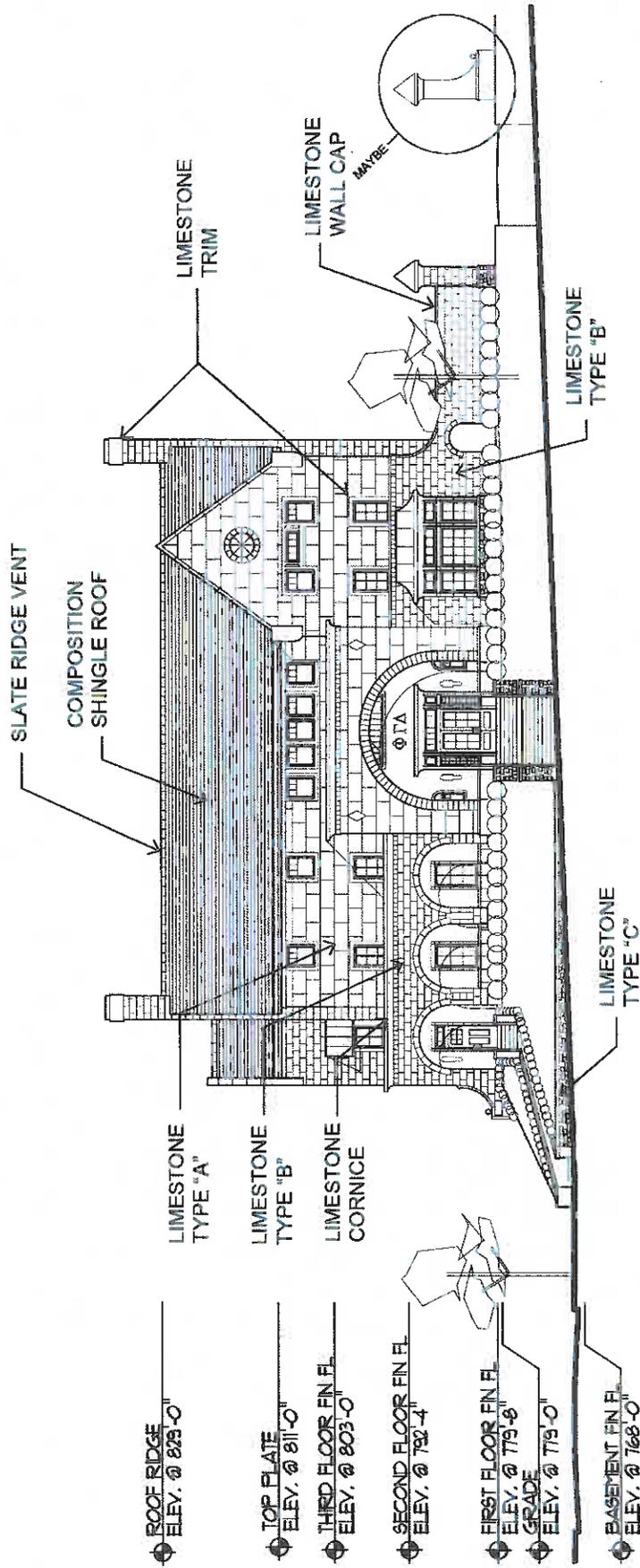
809 W GTA



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8TH AND WOODDWIN



ROOF RIDGE  
ELEV. @ 823'-0"

TOP PLATE  
ELEV. @ 811'-0"

THIRD FLOOR FIN. FL.  
ELEV. @ 803'-0"

SECOND FLOOR FIN. FL.  
ELEV. @ 792'-4"

FIRST FLOOR FIN. FL.  
ELEV. @ 779'-8"

GRADE  
ELEV. @ 779'-0"

BASEMENT FIN. FL.  
ELEV. @ 768'-0"

SLATE RIDGE VENT

COMPOSITION SHINGLE ROOF

LIMESTONE TRIM

LIMESTONE WALL CAP  
MAYBE

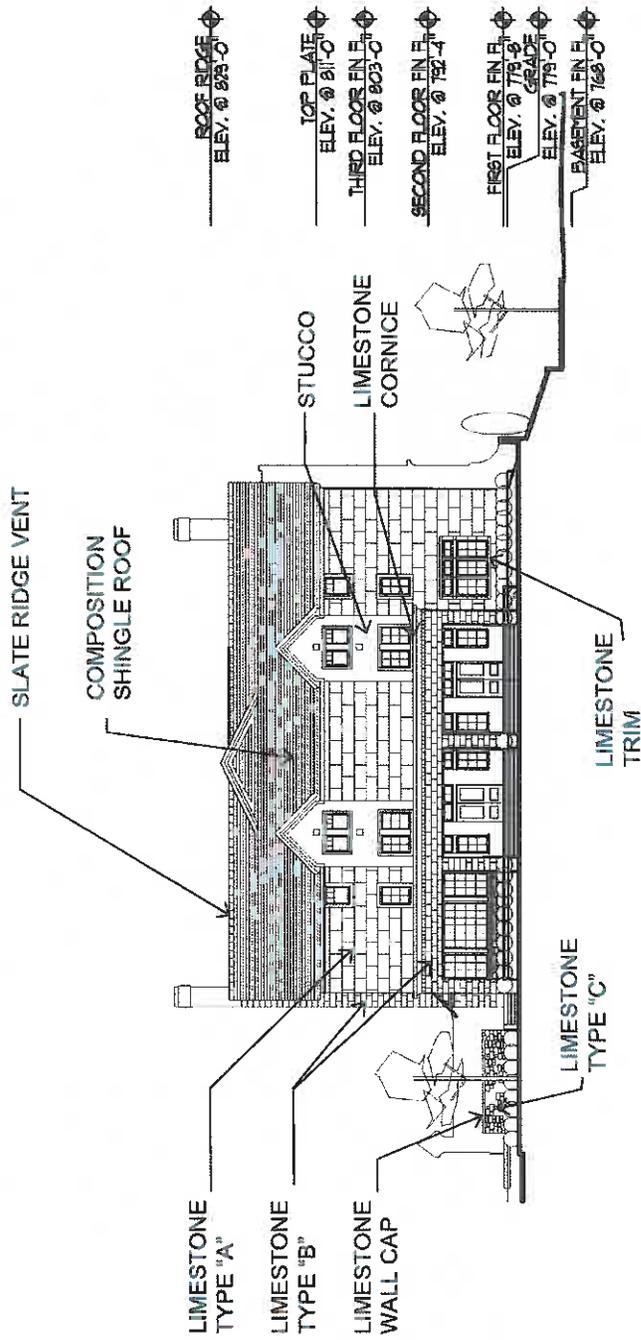
LIMESTONE TYPE "A"

LIMESTONE TYPE "B"

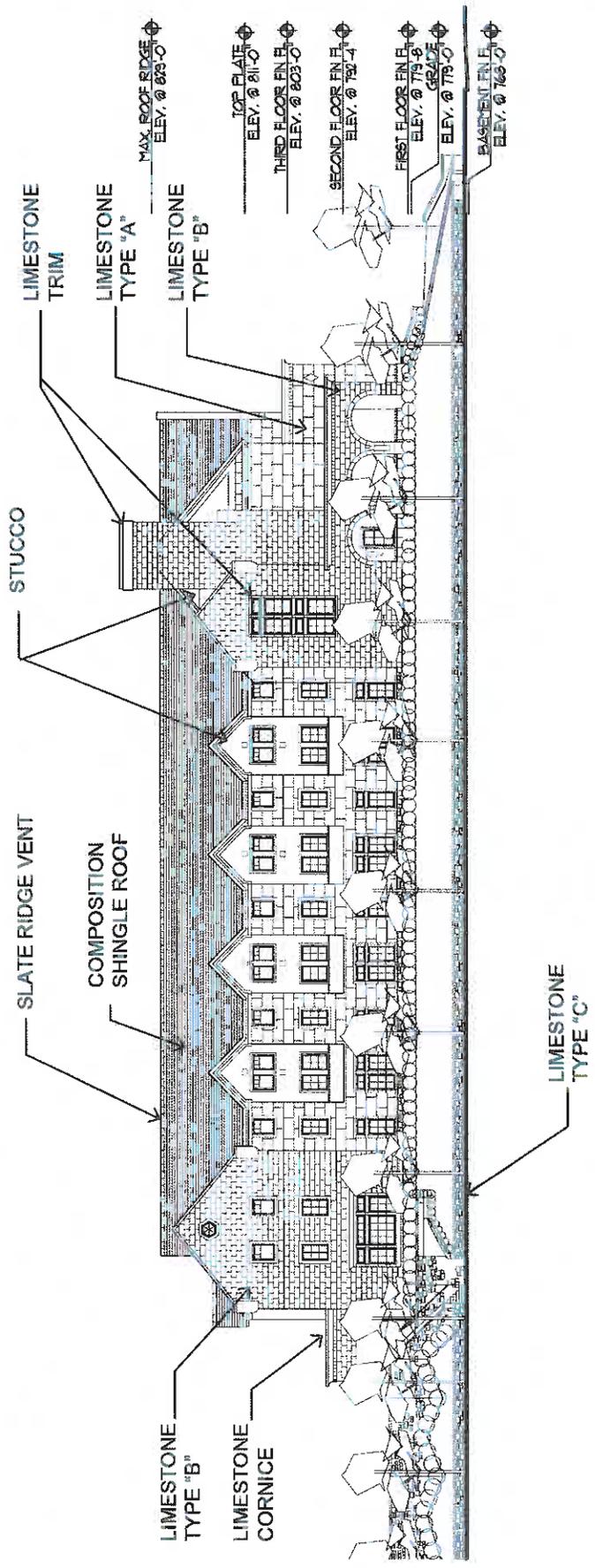
LIMESTONE CORNICE

LIMESTONE TYPE "B"

LIMESTONE TYPE "C"



53

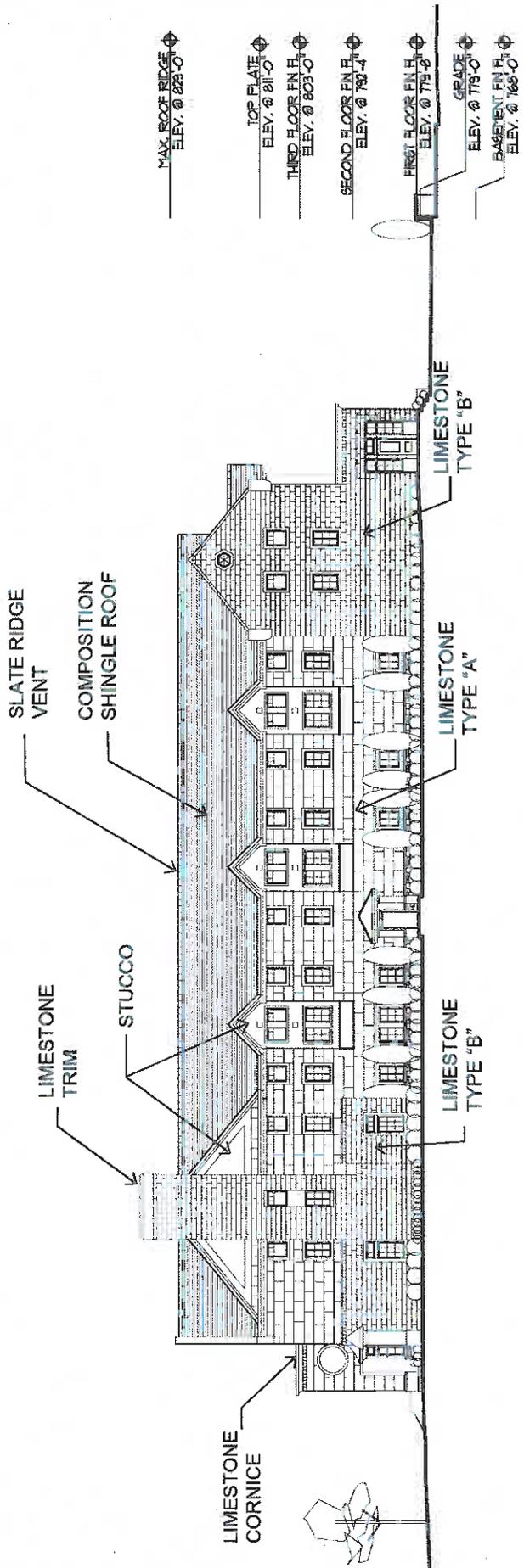


**PHI GAMMA DELTA HOUSE**

**E. 8th Street Elevation**

Cunningham + Associates, Inc. Architects  
 Greek Housing Specialists [www.GreekInk.com](http://www.GreekInk.com)

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