BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday December 11, 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-41-14
918 West 3rd Street Greater Prospect Hill Historic District
Petitioner: Margaret Emmerick
Extension of a low stacked stone wall and construction of a vinyl picket fence.
B. COA-42-14
607 West Kirkwood Greater Prospect Hill Historic District VIOLATION
Petitioner:
Window replacement without resizing
C. COA-43-14
Median Tree Removal University Courts Historic District
Petitioner: Indiana University Trustees
Removal of 15 trees in varying condition on city-owned tree plots
D. COA-44-14
401 South Maple Greater Prospect Hill Historic District
Petitioner: Doug Wissing
Construction of a wood picket fence to replace wood and wire fence.
COMMISSION REVIEW
C. COA-45-14
412 West 4th Street Greater Prospect Hill Historic District
Petitioner: Paul Fratianni
Hanging sign for bed and breakfast
V. NEW BUSINESS
A. Board of Realtors Meeting
B. Awards
VII. OLD BUSINESS
VIII. COMMISSIONERS' COMMENTS
IX. PUBLIC COMMENTS
XI. ANNOUNCEMENTS
XII. ADJOURNMENT

Next meeting date is Thursday January 8, 2015 at 5:00 p.m. in the McCloskey Room
Posted: December 4, 2014

STAFF APPROVAL

Summary

Building a continuation of a dry laid stone wall and addition of a vinyl picket fence along the west side of the property line.

COA-41-14

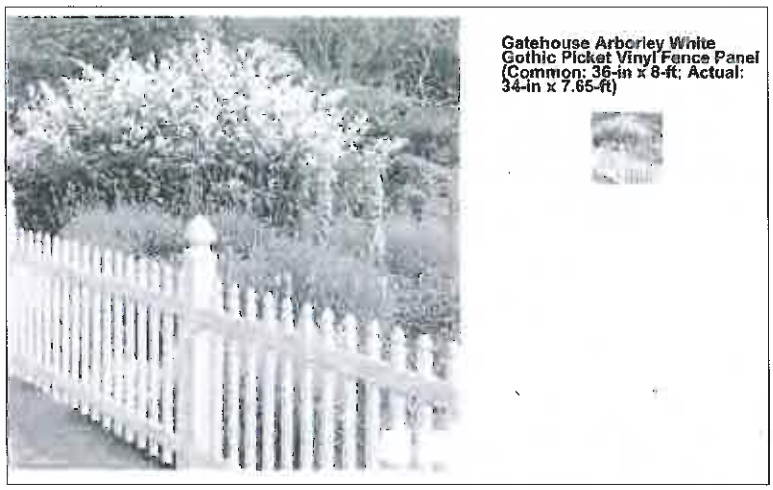
918 West 3rd
Greater Prospect Hill Historic District
Owner: Lifer and Emmert

RC

105-055-65034 **C** **918** **House;** Carpenter-Builder/ Gabled-ell, c.1900

This property was partially demolished and rebuilt with new materials and is no longer a contributing property in the Greater Prospect Hill District. The owners wish to extend an existing stacked stone fence which is along the front of the property. It will be built in a serpentine fashion along the alley separating the house from Rose Hill Cemetery. They will also place a vinyl picket fence about 3' tall at the rear of house along the west property line to the rear of the lot on the north side. Illustrations are attached. The stacked stone wall will start at the corner of 4th and the alley and proceed north about 45 feet, continuing the pattern of the existing stone fence. The existing stone fence is not historic.

Staff noted to the owner that vinyl is probably not a recommended material for fencing because its patina doesn't look natural, and the material was not found during the era of construction in the neighborhood. This was advisory only. Fences are not directly addressed in the guidelines, because it was deemed a small concern in excess of the old Conservation District Standards. Staff did not find support for denying the petition in the guidelines. This petition was reviewed and approved



by the design subcommittee some of whom shared the same concerns as staff but did not wish to halt construction.

STAFF APPROVAL (Violation)

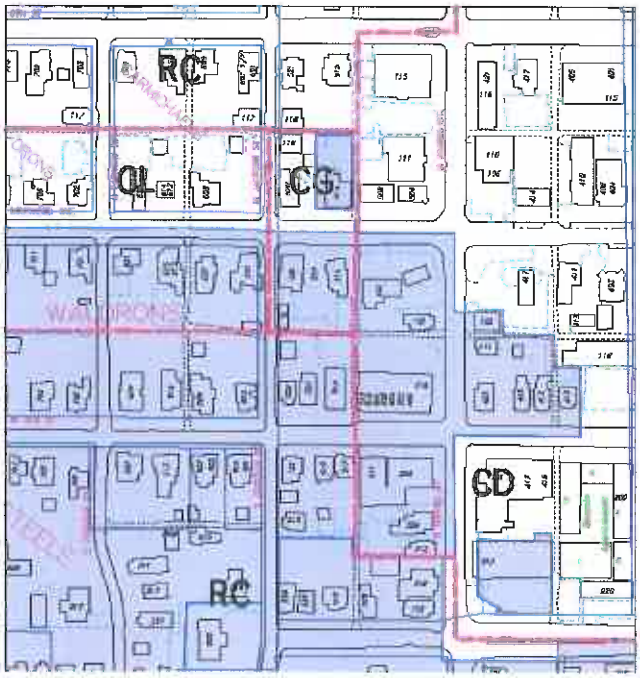
Summary

removing and replacing a windows in a Queen Anne Cottage

COA-42-14

607 West Kirkwood Ave.
Greater Prospect Hill Historic District
Owner: Terry Morgan

105-055-64312 C **607** **House;** Queen Anne/ Gable Front Cottage, c.1895 BHD
NR
CL



This is a residential building that is zoned commercial, but has been grandfathered for 3 residential units. It has good integrity of details. Although largely vinyl sided, the wood carpentry elements remain exposed, including window hoods, turned porch columns with brackets and three unique stained glass windows. Work was ongoing when staff was advised that the property had not received a COA. The simple replacement of windows does not require a building permit from the Monroe County Building Department. However to rectify the omission, staff was required to place a stop work on the property. This was done on November 10th. Most of the replacement work had already occurred, but there was no evidence that the job was complete. The completed replacements were vinyl double hung, that fit within the existing openings. Staff saw no enlargements or reductions. The owner quickly responded to the order and committed on paper that he would not remove and didn't ever intend to remove the three unique windows on the house. These are double hung with stained glass lights framing the central clear glass pane. There is one double hung in the gable (1), one casement on the east side (2) and one in the front door (3). The owner committed on paper not to remove these character-defining windows. This petition was reviewed and approved by the design subcommittee.

STAFF APPROVAL

Summary

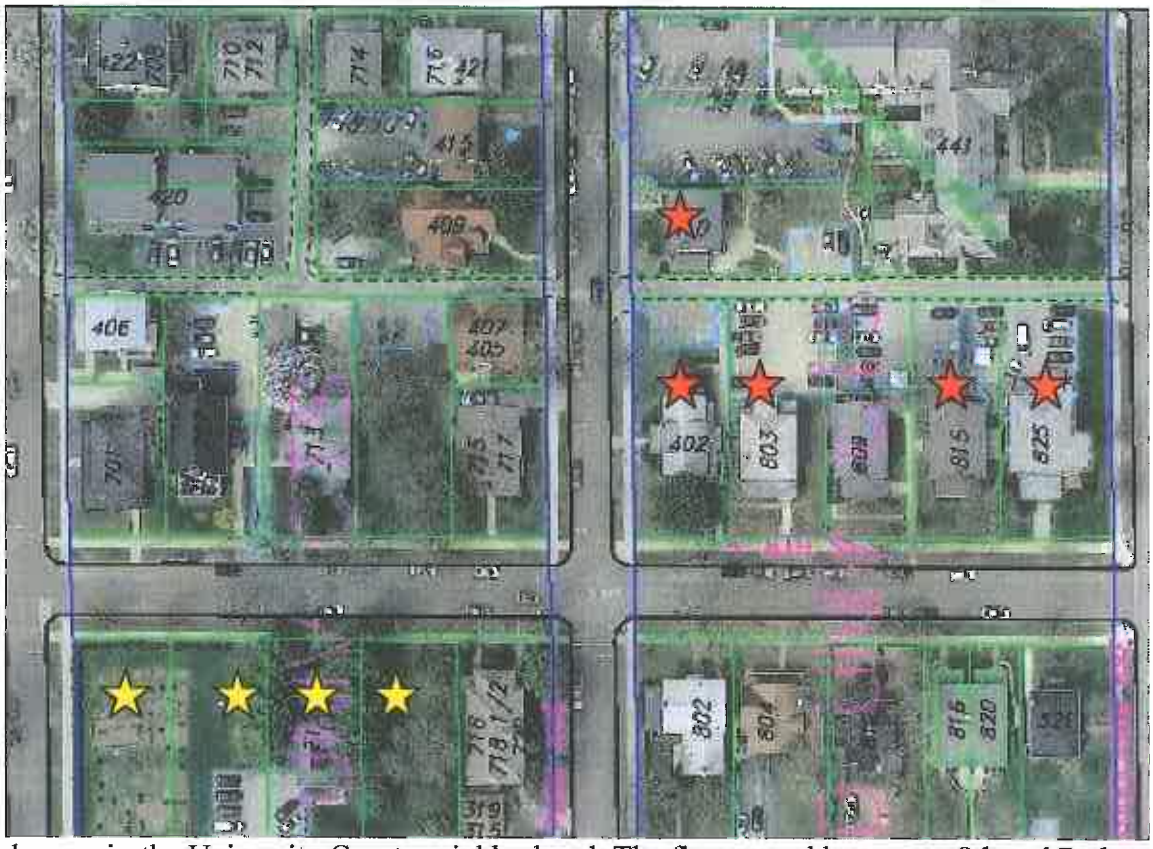
Removal of thirteen streets trees along Park and 8th Streets in order to move 5 structures to other locations in the district..

COA-43-14

Median Tree Removal
University Courts Historic District
Petitioners: Trustees of Indiana University

RM/IN

This is a request by the Trustees of Indiana University in order to expedite the moves of 5



houses in the University Courts neighborhood. The five starred houses on 8th and Park Streets are to be reused at other locations within the district that front on the historic brick grid. The University Trustees request the removal of 13 trees planted in the median including the pruning of 4 more to accommodate the houses. The houses will be moved to other lots in the ownership of the trustees, within University Courts. Four (402 N. Park, 803, 815 and 825 East 8th) will remain on 8th Street, relocated a block to the west on the south side of the street. One (410 North Park) will be moved to the Northeast corner of Fess and 8th. All trees are located in the tree plots that are owned by the City of Bloomington. The plans for tree removal have been vetted through the Bloomington Tree Commission at their November meeting. The vote to allow removal was followed by a public comment period of 10 days which was completed on November 17th. No comments were received during the allotted time.

The trees are itemized in the application including maple, oak, pear and cottonwood. They range in size from less than 4" in diameter to 36." They range in health from dead to healthy. The Trustees have committed to replacing the canopy two for one.

Commission rules state that tree removal may be reviewed at the staff level. The Commission has endorsed the project that will move the 5 houses away from the site in several discussions (October and November meetings). The new Phi Gamma Delta House will be built as approved by an action of the Commission (COA-39-14). The University is keeping its commitment with this request.

STAFF APPROVAL

Summary
removing and replacing a fence.

COA-44-14

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

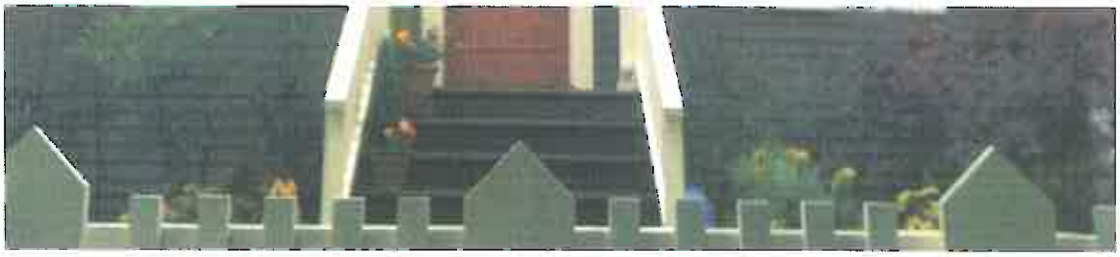
RC

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. COA-34-14 permitted a larger rear widow.

The owner has been rehabbing this small unit and wishes to remove an existing wire and wood fence (seen at the right of the photograph) , to place a painted picket fence in its place. This will be placed partially across the front of the lot and on its south side. The fence style is designed as below with three slats between the posts. extending 24' along the front of the lot to the sidewalk entry and 16' along the south side of the lot. Fences are not directly addressed in the guidelines. Accessory structures are a staff approval only if they exceed 80 square feet.

This petition was reviewed and approved by the design subcommittee



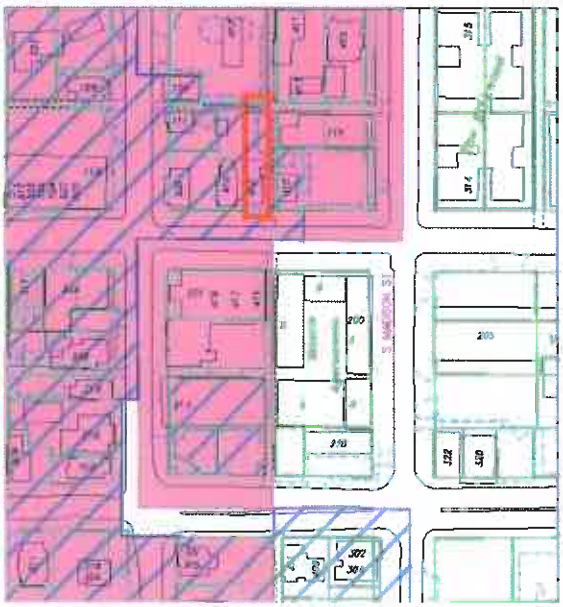
Summary

Request to locate two business signs on the property that will identify its new use as an inn.

COA-45-14

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) and expansion of a parking pad at the rear of the house COA-28-14). These improvements have been made in order to open a small inn. The sign is part of the opening of that business which is permitted by the downtown zoning..

EXISTING CONDITIONS

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

The proposed sign will hang under the porch eaves centrally over the entry columns (see illustration). The sign back is flat PVC with laminated images. It is 12x36". A smaller informational sign will identify the guest parking at the rear. (see illustration) Photographs with the application show the colors selected. This technology, like the laminated metal sign approved in November (Salt Creek Brewery) allows more flexibility with images and fonts. It is essentially a pdf image applied to a back. The Greater Prospect Hill Design Guidelines do not address

signage within, the largely residential district. The 2001 West Kirkwood Plan is also silent. The goal of both districts; however, is to preserve the historic atmosphere of the area, by maintaining the original forms of historic structures and trying to match them with compatibly designed infill. This sign in its form (hanging and size) is in keeping with that goal. It should be understated and not draw attention to itself.

Staff recommends approval.

Persimmon Inn Sign Mock-up