

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday February 26, 2015

5:00 P.M.

AMENDED AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES August 28, 2014

IV. HISTORIC DESIGNATION

A. HD-01-15

Showers Brother Furniture Company Buildings:
Plant #1 401, 501 North Morton, and 320 West 8th Streets;
Showers Administration Building 601 North Morton;
Planing or Dimension Mill 335 West 11th Street;
Kiln Building 333 West 11th Street.

Petitioner: Bloomington Historic Preservation Commission

V. CERTIFICATE OF APPROPRIATENESS

STAFF APPROVALS

A. COA-7-15

914 E University Representative: Aaron McDaniel Owner: Aviva Tavel
remodeling of a rear addition to include a bump out and new window and door
configurations.

VI. DEMOLITION DELAY

A. 632 North College Representative: Zach Bode Studio 3 Design Owner :
ERL II LLC

Removal of a back wall in order to construct an addition.

B. 512 E. University Petitioner Loren Wood for Jon Torok and Erin
Cooperman

Removal of a chimney and enlargement of a foundation window in to an egress
window.

VII. OLD BUSINESS

A. Awards and Preservation Month Plans May 2

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Next meeting date is Thursday March 12, 2015 at 5:00 p.m. in the McCloskey Room

Posted: February 19, 2015

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Thursday August 28, 2014
MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners:

Doug Bruce
Dave Harstad
Marjorie Hudgins
Marleen Newman
John Saunders
Chris Sturbaum

STAFF:

Nancy Hiestand - HAND
Lisa Abbott - HAND
Jacob Franklin - HAND
Jackie Moore - LEGAL
Nate Nickel - PLANNING & TRANSPORTATION

Advisory:

Leslie Abshier
Jeff Goldin
Derek Richey

Guest(s):

Mirjam Zadoff - McDoel
Mark Kaplan - Elm Heights Chair
Olga Diamondis - Elm Heights
Richard Lewis - Prospect Hill
Margaret Fette - Prospect Hill
Dave Nakarado - Prospect Hill
Patrick Murray - Prospect Hill
John Vitello - Prospect Hill

III. APPROVAL OF MINUTES

No minutes to approve.

IV. CERTIFICATE OF APPROPRIATENESS

A. 1021 E. Wylie Elm Heights Historic District

Owners: Mirjam and Noam Zadoff
Window replacement

Nancy Hiestand gives her presentation. Nancy adds that there was a lead test conducted with the result of lead only being on the outside of the windows. Nancy states the petitioner has already purchased Pella Architectural Windows without knowing that they were in a historic district. Nancy also adds that the proposed fenestration is similar in design to the existing windows. Nancy cites the **Elm Heights Design Guidelines** regarding windows. Nancy states that as staff she must recommend denial based upon the Commission's precedent and the **Elm Heights Historic District Design Guidelines** which were created by the neighborhood. Nancy adds that the **Elm Heights Historic District** is a little different in that architecture is a main goal, not affordability. It is further stated that the neighborhood subcommittee issued a concurrence with the staff recommendation of denial.

Mirjam Zadoff states, they bought this house because they appreciate the historic value of the home as well as the neighborhood. Mirjam further states that they were not in the states when they purchased the house. Mirjam states the house has been neglected for a long time. Mirjam further discusses the condition of the windows as well as the contractor that was contacted to perform the work. Mirjam states that it was suggested that they refinish the windows however they were also told by the same people that it is much too complicated. Mirjam also states that in Europe that old windows are always something you have to discuss. Mirjam adds that the replacement windows were expensive and have already been purchased. Mirjam adds that they were approached by the neighbors once they arrived at the home from Europe and were asked if they contacted this commission prior to purchasing the windows and preparing to replace the existing windows. Mirjam discusses the situation they are in with the district and money that has already been spent on the purchase of windows. Mirjam notes that the windows are custom and non-returnable. Mirjam states that the process with historic buildings is different in Germany.

Question(s):

Marjorie Hudgins asks if there is any possibility to have the windows returned to the company. **Mirjam Zadoff** states there is not, they were made specifically for this house. Marjorie asks if they are in Bloomington already. Mirjam states that they are.

Chris Sturbaum states it is his understanding that the outside and inside trims will remain original. Mirjam states that is correct and the only thing they will be replacing are the sashes. Chris asks if they asked their window supplier if he has any knowledge of work in historic districts. Mirjam states that he wasn't aware there would be a problem because this window was designed to replace historic windows. Mirjam states that they discussed all of this with Lauren Wood.

Dave Harstad asks **Nancy Hiestand** if she has any information on the window condition, such as dry rot etc.. Nancy states she does not however she does have pictures of the outside windows. Mirjam states that **Mr. Sturbaum** has talked with Brian, the window salesperson and they thought the windows were in very bad condition. Discussion is held on the condition of the windows. **Dave Harstad** asks what the process of refurbishing a window is and when do you say go/no-go on repairing them. **Nancy Hiestand** states there are motives in people who replace windows as they are trying to make money. Nancy further states that these place windows are repairable, they were made repairable. Nancy states it is a complicated process that most contractors do not want to undertake unless they are repairing all of the windows in a structure. **Mirjam Zadoff** states that **Lauren Wood** was willing to repair them and would have made more money by doing so, however other professionals said to replace them.

Discussion is held on the procedures that took place versus what should have taken place.

Contractor point of view is that the windows can be repaired, a few might need replaced but they generally can be repaired.

Discussion is held about lead paint on how to remediate or remove.

Discussion is held about the notification process and the role of the City of Bloomington in regards to Historic Districts.

Public Comment(s):

Mark Kaplan states he is the Design Guidelines Chairman for the Elm Heights Historic District and is the person who sent in the request to deny the petition. Mark mentions the guidelines were thought of thoroughly and that they do not want to set a precedence with this case. Mark states that this is an unhappy decision however, they must request the petition be denied based on those guidelines.

Comments:

Dave Harstad comments that by being a Real Estate Broker and according to Indiana Law there is a Disclosure Form that should have been given to a buyer and notated that this property is in a Historic District. Dave mentions that when he looked up the property on the MLS (Multi Listing Service) the form was not filled out. Dave notes that this form is a lot of times required. Dave states this should have been discovered through the purchasing and closing processes.

Doug Bruce comments that first he agrees with **Mark Kaplan** and that this is a very unfortunate position. Doug also states there seems to be an issue between the Real Estates Agent and the buyer. Doug states this is a notable home and should

not be taken lightly. Doug further states these windows seem to be repairable and asks if there is a way to rework the windows visible from the street and replace the windows on the back.

Chris Sturbaum comments that he wants to draw a hard line on historic principals for replacement. Chris re-states that had these windows not been purchased already and custom then the commission would deny replacement and asks the windows be refurbished. Chris states that he knows the person that sold the Pella windows and assures the commission that he was not trying to take advantage of people. Chris acknowledges that this person is in business to sell windows however this person did not know that this area was in a Historic District. Chris states that maybe the commission could do a better job in getting the information out there so this doesn't happen again. Chris further states that in no way does he want to set a precedence with this neighborhood as they all worked hard on their Design Guidelines and respects that.

Leslie Abshier comments that the commission should take a set back and consider if we really are setting a precedent by making this decision. Leslie states that maybe the Sales Disclosure Form was the issue.

Marleen Newman asks **Dave Harstad** if there is any recourse with the contractor, real estate agent. Dave states that is a fact base situation that we can't get into. Marleen states that she does not mean for the commission to take the blame for this. Marleen further states that the contractor had on his website that he had done work in Elm Heights Historic District.

Dave Harstad states that it is his preference to not vote on this tonight. Dave states that there are some things that he would like to explore such as the shape of the windows, if the front windows can be restored and or the back windows, also how visible are the windows. Dave also states this is a notable house, and these windows need to be saved. Dave talks about a previous case that the commission had to make a tough decision.

Discussion is held on tabling the matter for an onsite meeting, who should be involved, as well as the options of the commission.

Dave Harstad asks **Mirjam Zadoff** if it is alright to postpone as well as have an onsite meeting, including the other professionals that were involved in the transaction. **Mirjam Zadoff** states this wouldn't happen in Germany and is taken aback as it would be the City's responsibility to notify the new owners of the Historic District. **Lisa Abbott** discusses the amount of work and advertisement that went into to production of the **Elm Heights Historic District Design Guidelines** and that the City performed well beyond it's due diligence.

Chris Sturbaum makes a comment that the Realtor failed them, the window salespersons failed them and that maybe the commission failed them in outreach but in no way does he feel this person is at fault. Chris states it is important that

we uphold the principles however he states that the only person(s) to pay for this will be the homeowners. Chris further states that he feels this commission can humanely make this work for them while affirming the historic principles of the commission. Chris further states that this is a family that moved here from out of the country, purchased this home from abroad and he finds it inappropriate to punish them.

Jeff Goldin states that the decision of the homeowners to spend the money to match the existing windows, keep the trim all works in their favor. Jeff states this is a tough call and counsels the council to be prudent on placing blame.

Dave Harstad states that he agrees with **Jeff Goldin** on placement of blame. Dave states it is a tough one however the owner does have some culpability.

Doug Bruce asks to have at least one of the replacement windows onsite as to make a better decision. General consensus of the commission is to have a replacement window onsite.

Mirjam Zadoff the petitioner, agrees with the postponement and onsite legal meeting.

Dave Harstad states that it is encouraged for the neighbors, contractors and real estate agent be present.

Doug Bruce makes a motion to table the vote to the onsite legal meeting that will be noticed in order to provide an onsite vote. **Marleen Newman** seconded. Motion carries 4/0/1 (yes/no/abstain).

V. **DEMOLITION DELAY**

A. Partial Demolition 731 East University Owner Sam DeSollar
Construction of a second story addition on the rear of a house.

Nancy Hiestand gives her presentation.

Question(s)/Comment(s):

Marleen Newman asks where the property line is and if Sam owns the log cabins that are in the back yard. **Nancy Hiestand** states that the log cabins are owned by the neighbor on Park St.. The addition will resemble a second floor sleeping porch, a traditional room on this kind of house. Marleen asks if he needs a variance or are the set back requirements are met. **Nate Nickel** states that it does.

Chris Sturbaum comments that if this was a full Historic District that this would be acceptable.

Derek Richey states that this actually looks pleasant.

Marjorie Hudgins moves that today regarding the property located at 731 East University 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

Prospect Hill Design Guidelines Discussion

Nancy Hiestand gives her presentation. Nancy thanks all involved for their hard work and exceptional details. Discussion is held on Rules and Procedures as well as STAFF Approvals and what shall come before the Commission.

Question(s)/Comment(s):

Jeff Goldin comments on two points. One - Dealing with a neighborhood that has an importance, it is a working class neighborhood and should remain as such so affordability was a concern. Two - This was forced on the neighborhood and was not wanted so flexibility should be in order.

Leslie Abshier comments on the process, amount of work and communication by neighbors that went into the Design Guidelines. Leslie notes that the neighbors are in understanding and consensus. Leslie states that it is important for them to all be one same page.

Chris Sturbaum states how impressed he was with neighbors that wanted different things yet communicated in order to accomplish these guidelines. Chris states he only has concern with vinyl siding, however it may fit in some instances.

Chris Sturbaum makes a motion to accept the **Prospect Hill Design Guidelines** as presented. **Marleen Newman** seconded. Motion carries 5/0/0 (yes/no/abstain).

VIII. COMMISSIONERS' COMMENTS

No comments

IX. PUBLIC COMMENTS

No public comments

XI. ANNOUNCEMENTS

No announcements

XII. ADJOURNMENT Meeting adjourned at 6:30 pm.

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The properties at 401, 501 North Morton and 320 West 8th Streets, "Showers' Brothers' Furniture Factory Plant #1" 601 North Morton "The Showers Brothers' Administration Building;" ; 335 West 11th Street, The Planing or Dimensional Mill; and 333 West 11th Street "The Dry Kiln" qualify for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) c; (2) e, f, and g.

(1) Historic:

- √a. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or
- √b. Is the site of an historic event; or
- √c. Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architecturally worthy:

- √a. Embodies distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- √d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- √e. Contains any architectural style, detail, or other element in danger of being lost; or
- √f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city or
- √g. Exemplifies the built environment in an era of history characterized by a distinctive architectural style

Summary

These buildings are proposed as part of the Showers collection of districts.
Showers Plant#1 401, 501 North Morton and 320 West 8th Street
Showers Planing Mill 335 West 11th Street
Showers Administration Building and 601 North Morton
Showers Dry Kilns 333 West 11th Street

The following is survey information from the National Register District nomination:

WEST 11TH STREET (south side)

105-055-64420 C 333 Showers Complex, Commercial; Industrial, c.1910-1923
NR

105-055-64421 C 335 Showers Complex, Commercial; Industrial, c.1910-1923
NR

NORTH MORTON (west side)

105-055-64349 O 401-05 (sic) Showers Brothers Furniture Factory Building,
Civic/Commercial; Industrial, 1910-1923 NR

105-055-64351 O 601 Showers Brothers Administration Building, Commercial;
Industrial, 1916 NR

These four buildings are part of the historic Showers Brothers Furniture Company complex that was listed on the National Register of Historic Places in 1997 as part of the Near West Side Historic District. Three of the buildings in question are located in the Certified Technology Park and are owned by the City of Bloomington through the Redevelopment Commission.

Historic:

(a.) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history and

(c.) Exemplifies the cultural, political, economic, social, or historic heritage of the community.



These criteria similarly illustrate the qualities that the Near West Side met to qualify for the National Register listing in 1997. The Near West Side nomination identified the role of the Showers Factory in the development of the west side both residentially and commercially. The company was founded by Charles C. Showers in 1868 and was a part of Bloomington history continuously until 1955 when it was sold to Storkline. The presence of this industry drove not only the construction of residential neighborhoods, but also influenced the demography of the area and its landmarks.

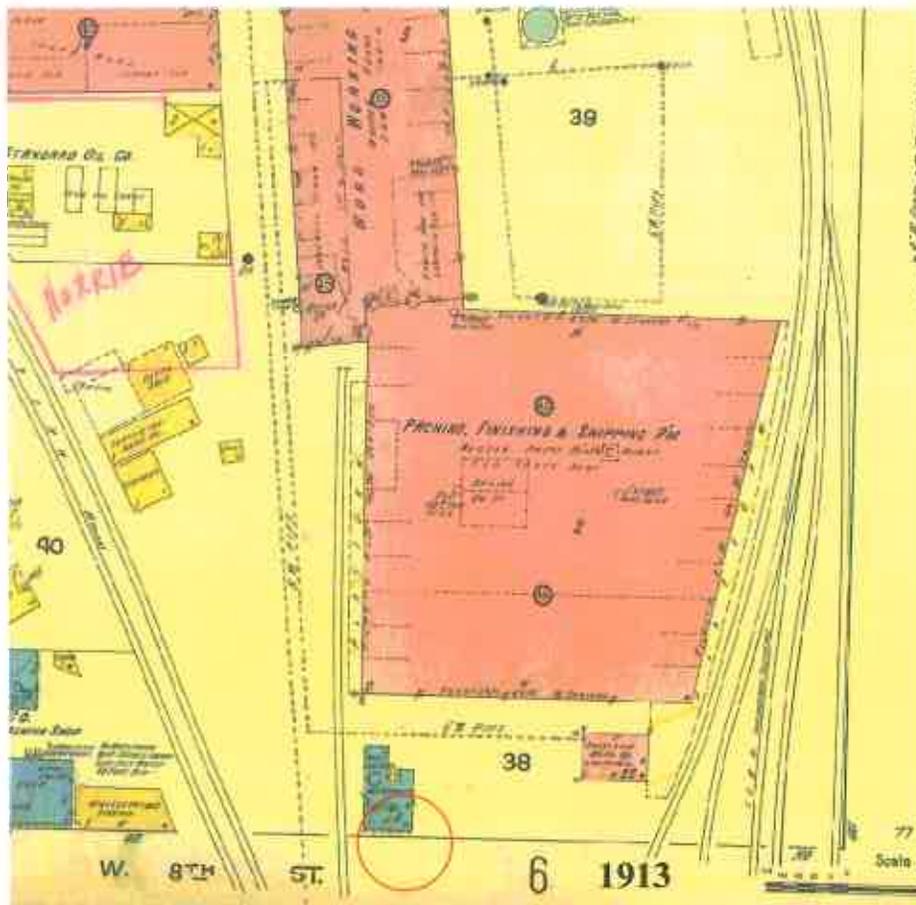
The four buildings proposed for designation are part of the story of ethnic migration to the west side that also includes

construction of the Bethel AME Church, Second Baptist Church, and Banneker School. African Americans were some of the first families to live in the area.

This group of buildings is more significant in that, as a collection, it illustrates a highly influential industry that is linked with several other historic districts in town; including North Washington, where the Showers brothers developed residences for their family and friends, the Near West side where worker housing was developed by Showers and Prospect Hill where William and James Showers subdivided land for residential development.

Eryn Brennan, in an unpublished Master's Thesis, notes that national trends brought the Showers Company to prominence. There was an upsurge in household furnishings brought about by urban migration, population increases and a cultural shift to homeownership. Catalogue sales were surging and the furniture was by several prominent mail order companies. Indiana was listed as one of the top ten states for manufacturing until 1920, when the state employed 10% of the nation's furniture workers. Other trends in the company's favor were increasing efficiency in production and distribution, cheaper finish work through veneers, and the availability of local timber.

The company also pioneered locally many social welfare programs for its employees, including a bank, homeownership savings programs, a grocery, and sports teams. It was one of a few industries in Bloomington that hired African Americans, although they generally stayed in low paying positions. Many who had rented on the east side of town, were able to purchase their own homes in the West Side.



(b) Historic:
Is the site of an historic event; or
The qualifying historic event was the placing of the "U.S. center of population stone" in 1911 at the seventeenth window opening of Plant#1. Less well known was its migration from a farm northeast of town to the south side of Plant#1. The original data located the center of population at a spot in a timbered

ravine about half a mile away from any railroad access. Since the site had little commercial potential, a rechecking of the data ensued. Two scientists came up with exactly the same computation which placed it, more fortunately this time, in front of the limestone office of Showers at 320 West 8th Street. When improvements were made in 1925 (to Plant# 1), it was moved again. In 1960 the stone was removed by Fred Seward and placed on the courthouse lawn where it remains today.

Additionally at this location, Sanford Teter made technical innovation in the use of rotary veneer. Although veneers were used by furniture companies in the early 20th century, Teter developed laminate veneer which allowed the use of scrap pieces which were fused together with animal glue. It introduced an additional element of affordability that was key to Showers' success. Veneers precluded the individual sanding and staining of individual pieces of furniture.

Architecturally Worthy

(a) Embodies distinguishing characteristics of an architectural or engineering type; or

Plant #1 was designed by, Charles Ballew, a Chicago-based engineer. This was an era when the only major architect interested in industrial design was Lewis Kahn. Kahn also adopted the saw toothed roof line on his Pierce Plant in Buffalo New York and the technology was used as early as 1870. By the turn of the century the roof was considered an answer to line production issues as well as light and ventilation. Large spans require light from other sources besides wall windows, which could not adequately address large covered interior spaces. Ballew's design used the double truss system and timber framing which was a logical choice considering the local labor force and that the wood materials were easily accessed. The most modern building would have been reinforced concrete, but there were few laborers who knew the technology in Bloomington.

(d.) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or



The structure of Plant #1 allowed sufficient light and ventilation to the top floor of the two story building so that the massive workroom could be used. The clerestory windows faced north, away from direct sunlight, but allowing ambient light into the building. This was a change between the taller multistoried factories of the past (even in Bloomington). The Showers facility at 9th

and Grant was 3 stories under a gabled roof but was considerably smaller in floor space.

The progressive line manufacture of furniture brought raw materials locally located north of 11th to be conveyed south to the drying kilns, then to the saw mills, and into Plant # 1 on the second floor where material continued to move south as it was carved and finished, stained and dried and finally packed to be loaded on chutes to the first floor where it was finally loaded on railroad cars that lined the east and west sides of the building. This steady progression of raw materials to finished product maximized production. Shop Notes reports that approximately 500 finished pieces came down the chutes every 20 minutes. In 1925 the factory produced 700,000 pieces of furniture although the acknowledged heyday of Showers was in 1928-29.

e. Contains any architectural style, detail, or other element in danger of being lost; or

Both the Planing Mill and Plant #1 are the only remaining local examples of early 20th century industrial design with clerestory's. The Home Laundry building is also a timber frame industrial structure but no comparable labor space for line assembly exists.

All of the buildings being proposed for designation are remnants of a 15 acre campus which evolved through time with numerous buildings that are now lost: Plant# 2 and Plant #3 (the Veneer Mill). Each building noted is a piece of this story that may be lost to future generations if they are removed or insensitively modified.

On this site:

Plant 1 1910 (1923)

Plant 2 1912 demolished

Plant 3 1915 demolished

Administration Building 1916

Showroom 1928

f. Owing to its unique location or physical characteristics, represents an established



and familiar visual feature of a neighborhood of the city orThe iconic roof, now part of the county/municipal and private office building, has become a symbol of Bloomington's vitality and independent thinking. Many communities would have seen only liability in the condition of an old industrial building when it was purchased by the



city.

The restoration of Plant #1 provided the commitment of the original partners (City, IU and CFC) to revitalization of the west side. It resulted in expanding adaptation and reuse of other nearby historic structures: Johnson Creamery, Smallwood Pike, the Hirons Building (Showroom) Frosted Foods Building and many others.

g. Exemplifies the built environment in an era of history characterized by distinctive architectural style.

These buildings are examples of the red brick industrial architecture which characterized town in the early twentieth century. They are the type of resource that is lost unless there is an effort to recognize its value and potential for reuse. It is rare to have a group of historic industrial buildings that are thematically linked. Industrial architecture is still endangered on a national scale and has only been recognized as a resource in the last 25 years.

Adaptation and Rehabilitation is still considered an optional effort by many. But as a collection, the preservation of these buildings becomes a signature city accomplishment.

General summary

The collection of buildings associated with the Showers Brother's Furniture Factory is illustrated best by Plant # 1 where City Hall is now located. The plant was rebuilt on its

current site in 1884 but the existing building dates from 1910 and 1923. Fire has destroyed much of the construction associated with the Showers Brother's site. A fire in 1966 destroyed Plant #3, which contained the mill room, cabinet shop, dry kilns and a warehouse. This was a two story brick building with the same saw toothed roof profile as Plant #1 and was located north west of it. An additional three hundred feet of building attached to the north side of Plant #1 was also destroyed by fire. Plant # 1 is subdivided in ownership, among two public and one private owner. The tax credit on Plant #1 was completed in 1995. The Showers showroom and research laboratory is located at 555 North Morton and was also restored with tax credits. The tax credits insure that the restoration on both buildings was done under the guidance of the National Park Service to the specifications of the Secretary of the Interior. The Showers showroom and research laboratory located at 555 North Morton is not part of this application.

After purchasing land from Indiana University north of City Hall, The Economic and Sustainable Development Department created a 12 acre technology park whose boundaries include these historic buildings. In their master plan, they have called for the adaptive use of three of these historic buildings. (Jul 2013 Master Plan and Redevelopment) Comments from this document follow:

The Bloomington Certified Technology Park (CTP) encompasses 65 acres in the northern quadrant of downtown and is home to technology companies, vacated Indiana University facilities/buildings, City and County offices as well as other downtown professional offices. The City purchased 12 acres from Indiana University in 2011 which is shown as Core Properties on the exhibit to the right. The Tech Park is adjacent to many cultural attractions, downtown restaurants, core neighborhoods and downtown housing. The B-Line Trail, the City's multi-use urban trail, runs through the area further linking the CTP to other areas of Bloomington's historic, vibrant downtown.

In this document the city identifies 8 guiding principals including:

Historic Preservation and Adaptive Reuse

Include the preservation and adaptive reuse of the contributing historic structures of the Tech Park conserving the cultural and historic industrial fabric of Bloomington for future generations

Proposed revisions to the UDO suggest that Planning staff and the Planning Director will be involved in review of site plans including historic structures, and that review by the historic commission is assumed in some cases (p.64)

f. The Showers Technology Park District has physical characteristics and historic structures that are particular to this area and should be promoted and protected to support the history and aesthetics of being uniquely Bloomington.

f. The historic structures that lie within the STPO are relevant to the history of the Showers Brothers Furniture Company and provide a defining character of the area. Prominent historic structures are: The Showers Brothers Administration, Kiln, and Dimension Mill Buildings. The Review Process for projects within the Showers Technology Park Overlay will follow the process as described in the City of Bloomington Unified Development Ordinance. This will include Development, Site Plan and Building Review. It is recommended that if these guidelines are adopted into the UDO, the City should also consider delegating certain types of projects to staff-level review to ensure as much predictability in the process as possible. Given that there are historic structures within the District, it will occasionally prompt review by the

Historic Preservation Commission for those structures as well as any additions or structures built adjacent to them.

Unique Characteristics and Opportunities

The core of the CTP is defined by the historical buildings remaining from the Showers Brothers Furniture Company. These should be offered for private development so that Historic Tax Credits can be utilized as an incentive.

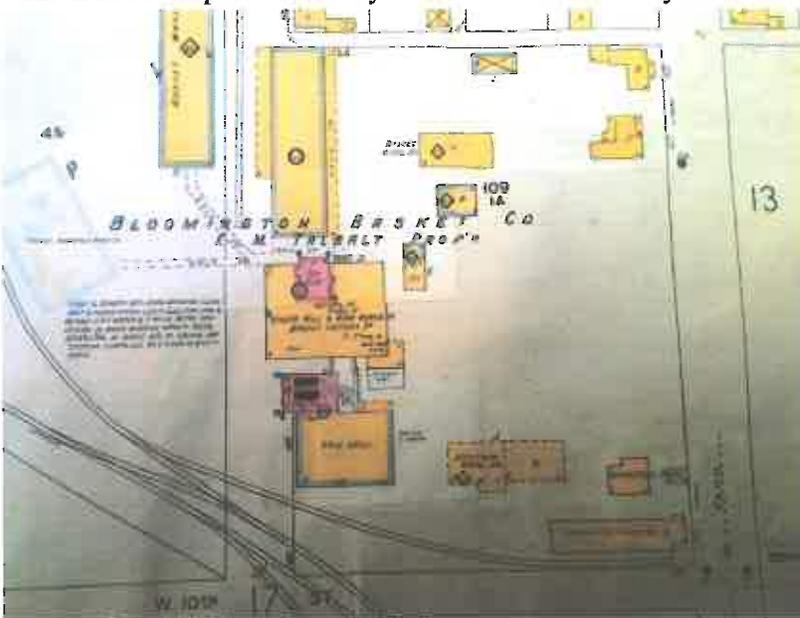
The city purchased the land in the Tech Park in order to better mold the uses and design of an area targeted for economic development purposes. It acknowledged the limits of market driven land choices downtown, which has produced a large residential apartment blocks with- up until now -little diversity.

AREA HISTORY

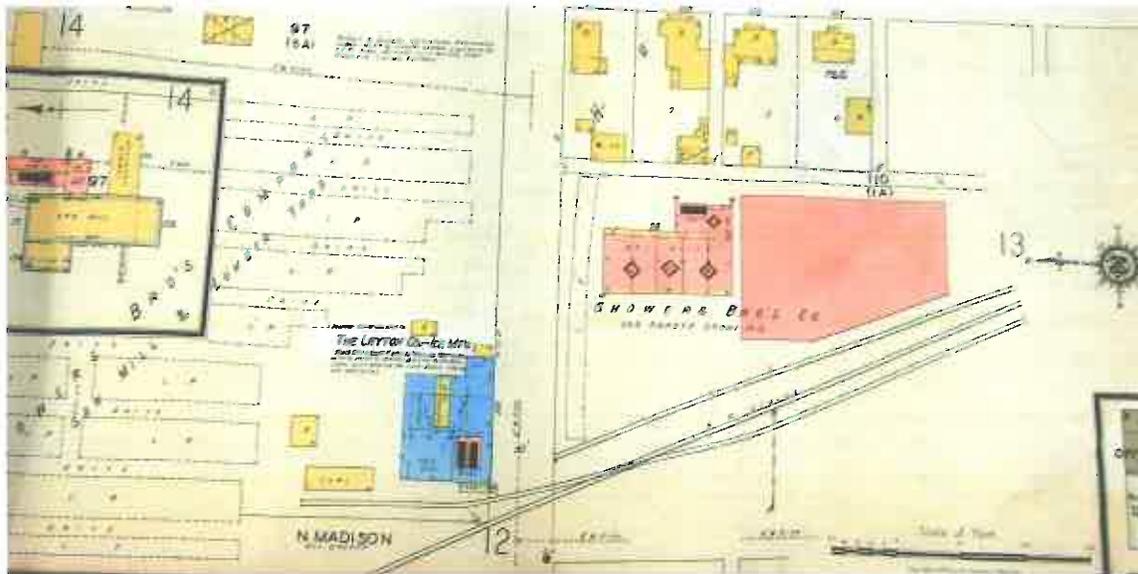
The Showers tract is located just beyond the original city plat (8th Street to Third Street, Indiana Avenue to Jackson). including Jackson and 10th with alleys running south and west, were developed and used through 1947. The first railroad in Bloomington connected north and south through this site as early as 1853. The first Showers building on the site was started in September of 1884 after the factory fire on the east side which destroyed the Showers Plant at 9th and Grant. The structures built in the 1880s on West 8th Street are no longer standing.

Evidence suggests much more of this area was used residentially before 1907. There were 7 small houses on the tract in 1907, most lining the south side of 11th Street and the west side of Rogers. Houses lined Morton Street on either side.

The area developed industrially in the late 19th and early twentieth century. The Indianapolis (also called Bloomington) Basket Factory was located at the intersection of Jackson and 10th Street. This factory was situated north of the Monon Railroad (CSX) tracks cutting through the southwest side of the parcel. As late as 1947, North Jackson Street still stubbed into the factory site. The factory was built around 1907 and was torn down in 1961. The middle of the tract was utilized by the basket company's warehouses, the sawmill, veneer and wood works



was located closer to the Railroad. The northwest corner of the Rogers and Tenth street intersection was the site of a small washing machine manufacturing company in 1907. Storage of raw lumber took place on the north side of 11th Street just west of College.



Also on the site between 7th and 11th Streets were the Nurre Glass Company, which made mirrors for Showers as well as glass tile for construction. The Seward & Company Ironworks was located east of Rogers on 8th Street. This was the longest surviving company in Indiana upon its closure in 1984. The Johnson Creamery complex was constructed over time starting in 1913.

EXISTING SHOWERS FURNITURE FACTORY BUILDINGS

All of these buildings are included on the National Register and as such, their qualification for inclusion in a local historic district is already established. All of the buildings are aligned with the north south alley off of 10th Street.

Staff will include short summaries of each of the four buildings proposed for designation in the Tech Park. They are marked with blue dots on this contemporary aerial:

1. Plant #1 Showers Brother Furniture Factory Building

This building, now shared by City Government, County Government and CFC was built in 1910 and expanded in 1925. The northern section of this building was lost to fire in 1966 after the loss of Plant#3 a huge complex that was northwest of the current building. It is most recognizable for its clerestory windows with the glass facing north. Also characteristic are its brick piers, corbels and double hung multi-light windows. It bends along the path of an old rail way siding.

2. Planing Mill 1915 (sometimes called Dimensional Mill)

This building is similar in design to Plant #1 and its saw toothed roof with clerestories are oriented in the same planes. The building is constructed of multi-wythe brick bearing walls. The form of the building conforms to the railroad sidings that once skirted the



west side of the building.

west side of the building. The walls on this elevation have pilasters and the cornices corbelled. Each elevation of the building is unique. The east side has a parapet wall which partially masks the saw toothed roof line. It has no window openings but several loading doors. The north side has both windows and doors and reveals the clerestory windows system. It is obscured by the proximity of the kiln building. The west side is shaped around the old railroad track and also accommodates a changing grade that elevates on the south elevation to a story and a half with two levels of windows. There is a crawl space beneath the south side of the building. The pattern of pilasters and corbelling is repeated in the brick patterning on this side and the saw tooth roof is a visible design feature. Many of the openings on the west side have been closed.

3. Administration Building 1916

The architect of this building is J.L. Nichols, one of Bloomington's earliest native architects. Work started in August of the same year that the Showroom (across 10th) was built. The Sunday Star (8-27-16) described it as "...built of Oriental brick and occupies ground space of 60x114 feet. It is three stories high, counting the basement and is entirely fireproof. The cost was \$30,000." It contains an assembly hall which seats 900 people. It was called at this time "The prettiest building in Bloomington." The building is divided in to three vertical sections, a high water table articulated with alternating brick courses and limestone caps, a mid-section with steel casement windows and a cornice above a partial limestone frieze with several high parapets masking a bow truss roof. Brick pilasters are topped and anchored by limestone details. A limestone course caps the water table.



4. Dry Kilns Building

The Kiln Building is located north of the Planing Mill and is a rectangular brick multi-story building (approx. 107' x 50'). The interior of the building is divided into five bays accessed by replacement docking doors. The west side of the building contained the loading facilities and large paired doors once lined this elevation. Other than the west side, there are few openings. The east side of the building runs along the alley at a one story level showing the massive brick pilasters and blank recessed brick walls topped by a corbelled brick cornice. The reuse of this building will involve creating appropriate openings to bring light into the building, which is closed on two sides.



Staff Recommends Approval and requests further discussion on the need for interim protection.

APRIL 1927
BLOOMINGTON
IND.

Planing Mill

Plant #3
(removed)

Admin Bldg

Plant #2
(removed)

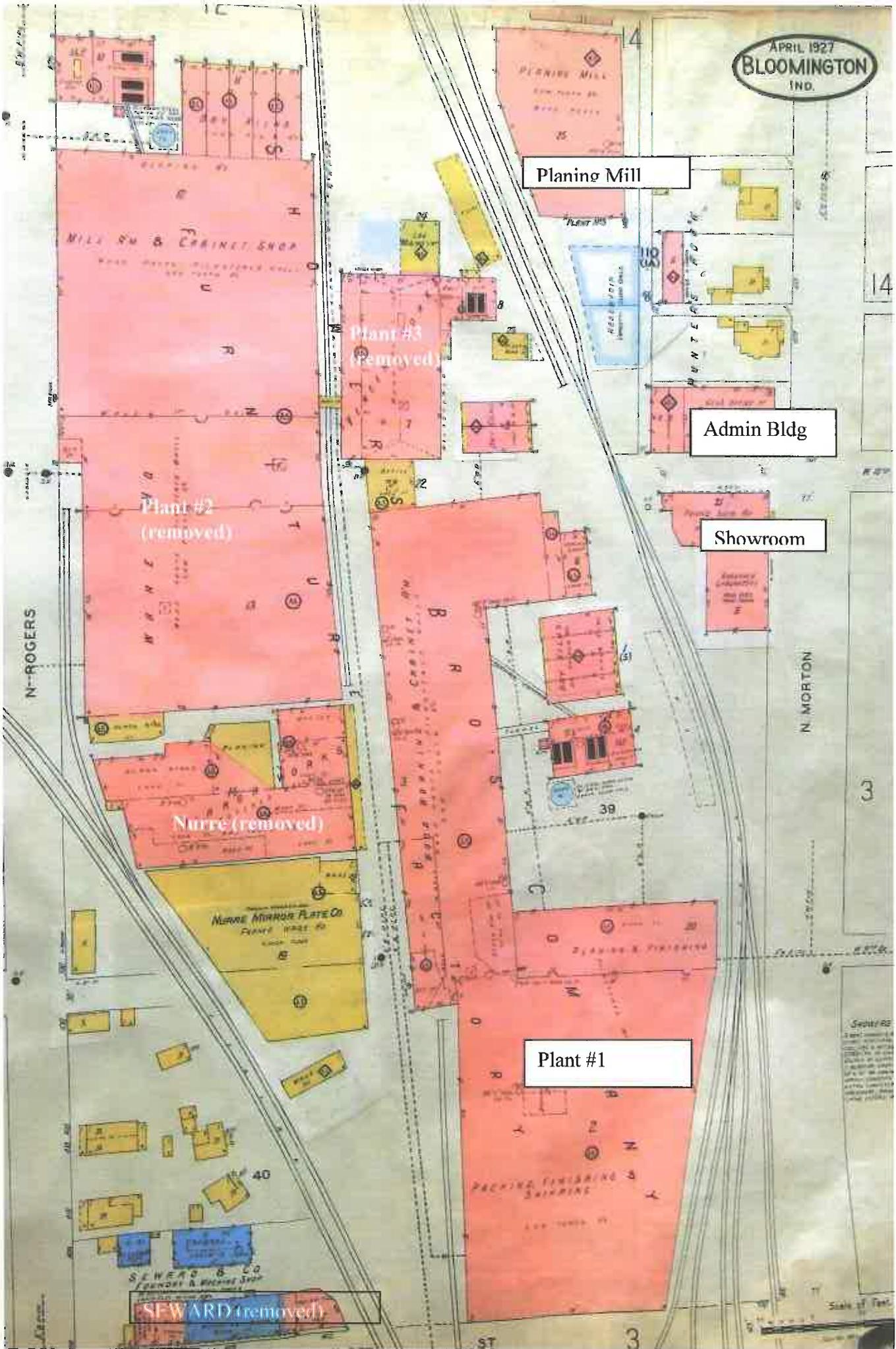
Showroom

Nirre (removed)

NIRRE MIRROR PLATE CO
PLANT #4

Plant #1

SEWARD (removed)





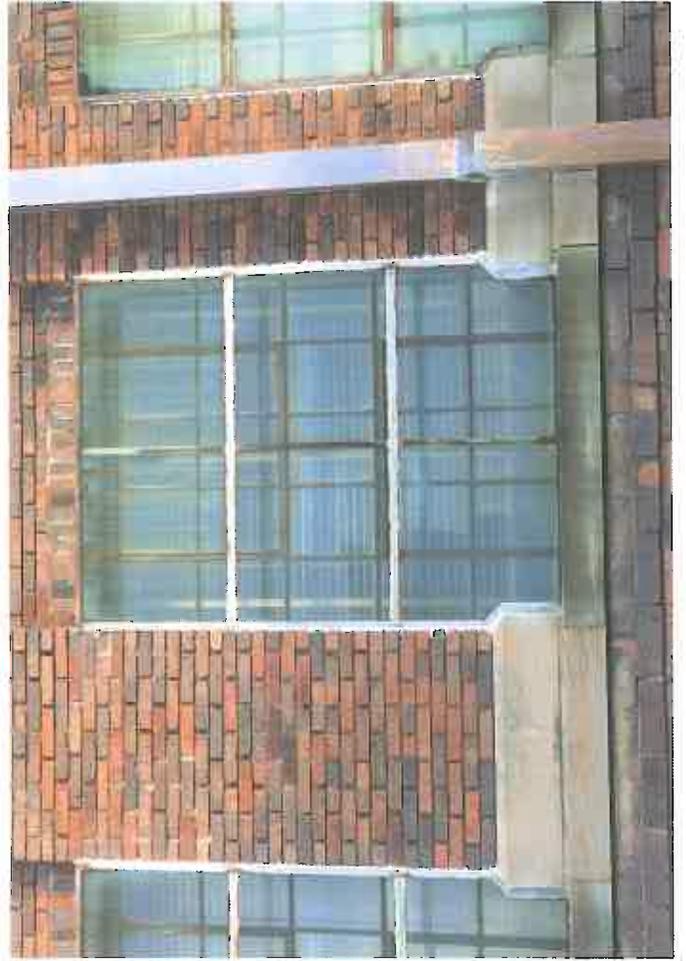


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29

STAFF APPROVAL

Summary

Request for window enlargement on the rear of an existing addition.

COA-07-15

**914 East University
Elm Heights Historic District
Owner: Aviiva Tavel
Representative: Aaron McDaniel**

Zoning RC

110 C 914 House; Colonial Revival/ Four-square, c.1935



This is a brick two story colonial revival home. The house has undergone remodeling in the past, including the wrought iron supports on the portico and the replacement of multilight windows with double hung.

The house faces University and the driveway is on the west side for the house. This location is the only public view of the rear addition, although there is a platted unimproved alley to the rear.

The stub of the improvements is behind 920 East University.



The contractor approached the Monroe County Building Department and was told he didn't need a permit, so the need for a COA was overlooked. Work was started and referred to me as a violation. The work is taking place on the rear of the house. There is a platted and unimproved alley behind the house. The work will be readily visible only from a perspective along the driveway.

The rear addition will not increase the footprint of the house. The existing roof over the addition is from the 50s and will be retained. A bump out bay window will face the rear and should not be visible. The features being removed (three fixed pane windows) are not from the era of construction. A side double hung window will be proportional to existing and will be visible on the west side. The siding will be cement board with a 6 inch reveal, and will include corner boards, frieze and water table. The builder has already put half round gutters on the rear and sheathed it with plywood. Plans seem to bring the addition into better design compatibility with the house. An existing rear door (invisible) will be retained in a new frame. Drawings show the plans. The door will be on the opposing side.

This is technically not an addition since the footprint is not increased. The thing that is changing is the fenestration on the addition. The door trim will be changed but the door is remaining on the east side of the addition (invisible). The contractor intends to restore the trim to the era of construction. He will use double hung Pella Architect series windows that are aluminum clad. He will restore the typical corner, frieze and water table trim. The side casings on the window will be 4 inches.

from the Elm Heights Historic District Guidelines:

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

Because of its relative invisibility and the proportionality of the window selected, staff supports this exterior remodel. Staff sees this as an improvement to the fenestration that was existing. This is a remodel of a non-original feature. There may have been a mudroom at this location, but that design was covered by later work.

Staff is prepared to recommend approval and awaits the response of the design subcommittee.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. _____

2. A description of the nature of the proposed modifications or new construction:

Replacement of windows.
Replacement of trims.
Repair of insect damage.

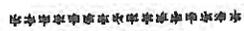
3. A description of the materials used.

6" Fiber cement siding
4" Boral corner trims
8" Boral water table and drip cap
6" Boral Frieze board
4" Boral window side casings and aprons
Pella Architect series aluminum-clad windows.

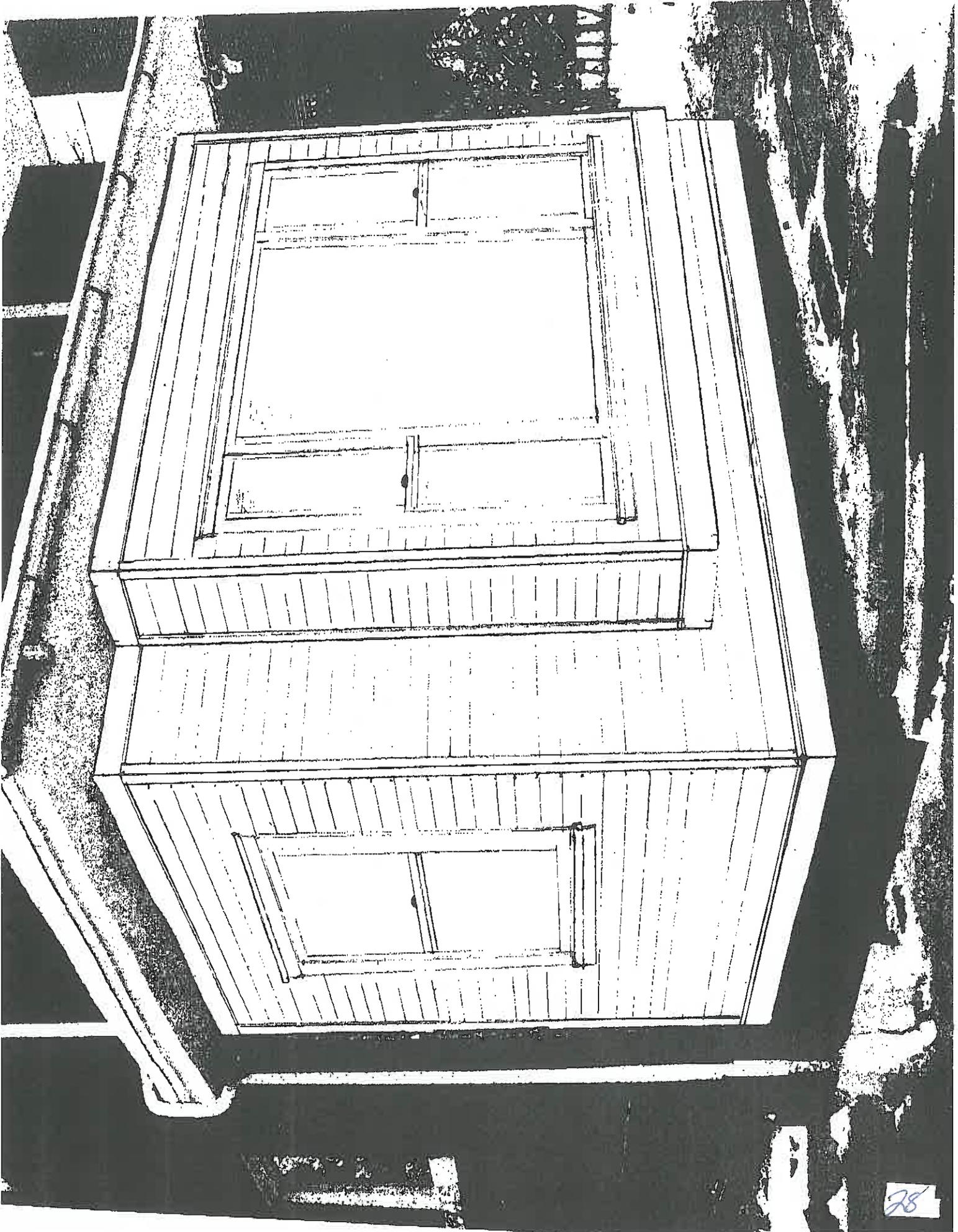
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.



If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



DEMOLITION DELAY

Summary

**Removal rear walls and partial roof in order to construct a rear addition
Partial Demolition
2-13-15**

**632 North College
Illinois Central and North College Survey District
Owner ERL II LLC
Representative: Zach Bode**

**Zoning DC
105-055-60013 C 632 House; Free Classic, 1910**

This house was first listed on the Bloomington survey in 1986. In the earliest survey - conducted in 1977 - several homes were identified along this corridor. Two of have been demolished since 1986. The west side of the street was misaddressed in that document. Staff has attached two Sanborn maps showing the residential aspects of the area in 1907 and 1913 and 1927. There was quite a bit of rebuilding after the turn of the century. This early area became, if anything, more affluent and several architecturally distinguished home were built in the 1920s including two bungalows on the west side of the street and a Mission style home built between 1913 and 1927 that is now part of the survey district.



Modern history shows a trend towards replacement with higher density construction, modern apartment blocks and some negotiated preservation as represented by the townhomes built behind 639 and 645 North College across the street from the current site. In any case, the possibility that these homes will revert to lower density rather than higher or commercial uses is slim, because of current zoning and being located on a high traffic artery.



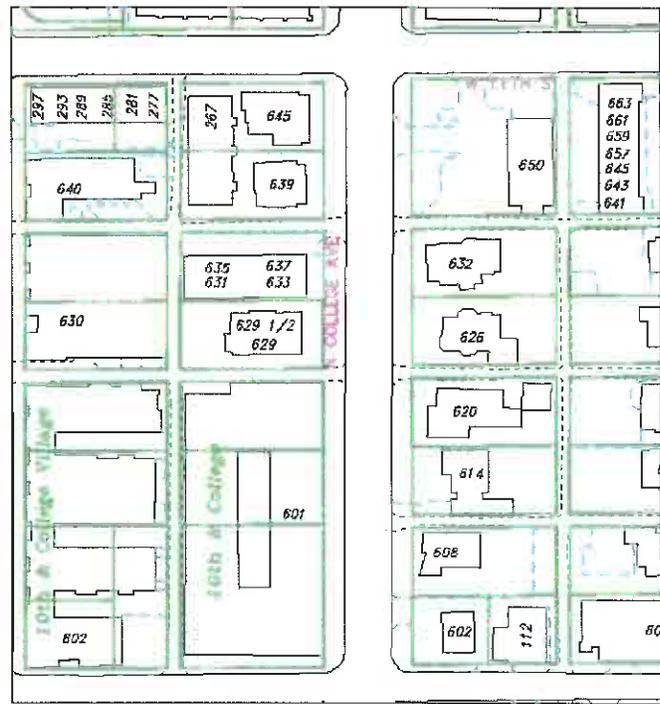
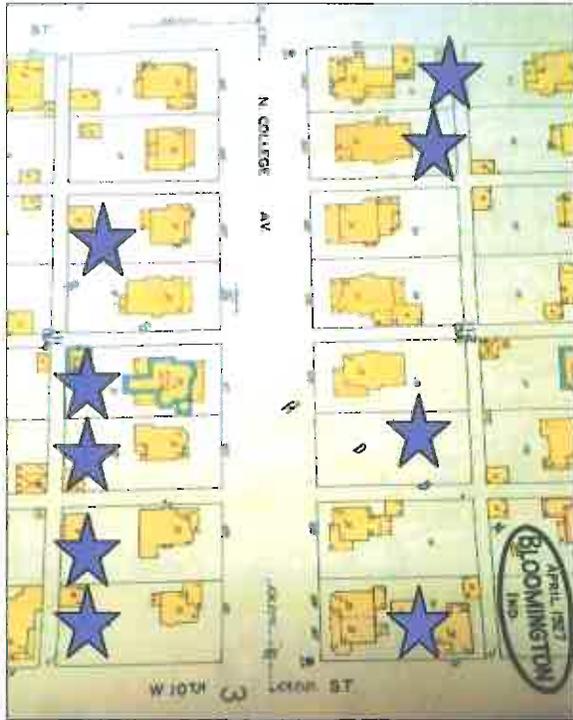


1907

1913

Staff has included a series of historic maps and modern ones, showing the trends over the last 120 years. There has been considerable replacement over time. There are seven residences left in the area that reflect the era of significance of the Illinois Central survey district (1880-1930). The house at 332 is clearly standing at the earliest time of documentation by Sanborn maps. One can clearly see that the front part of the house, with its rear rounded bays were original to the property and that several things have gone behind these bays at the rear which was a one story addition, shaped like a gable with a salt box slope on the north side. The windows on the addition also indicate a later era. A further shed roof allows two entries at the rear. The door on the north side of the addition currently accesses the basement level and is the only access from the house to the basement. The house is generally in fair condition with a few eccentric details, like the permanent bar on the front porch, the parged porch foundation. Paint choices on the porch are odd for a residential structure. Additionally, aerials from 2010 reveal the disorganized nature of the parking off the alley behind the house.

The house shows both Free Classic and Italianate characteristics. The hipped flat principal roof looks earlier than the porch would indicate. The vertical boxy shape of the structure has more in common with Italianate than Queen Anne. The battered porch foundation is similar to the c. 1860 Greek Revival house across the street; however that was not thought to be an original detail.



Existing

The house appears to have been improved after the turn of the century to make it look more like a classical revival style house. Staff believes that the addition roof doesn't really refer to the era of construction and may date from a later remodel. Several rear additions appear to have been built and remodeled over the years and the addition is placed awkwardly behind the octagonal bay on the north side of the house. The proposal being made currently is to remove the back single story portion of a house that clearly appears to have been redone several times during the house's history. The proposal is to add 4893 square feet on two levels. Several factors affect the relative visibility of these proposals. Automobile traffic is directed one way south on College towards the square so the south side of the building will only be visible to pedestrians. The house is located beneath the grade of the existing commercial structure on the corner. There is a retaining wall separating the commercial lots to the north. The commercial building at the corner of 11th and College is located east on the lot so it, in itself does not obscure the new construction. In the more recent past, this house has seen decline as a rental property and general lack of maintenance including some defacing modifications like the bar on the front porch.

There are currently 3 units :

- 1 (1 bdrm)
- 1 (2 bdrm)
- 1 (5 bdrm)

History (research from Derek Richey)

The first residents were Jefferson Patterson Kemp (1860-1928) and wife Lizzie T (Elizabeth Turner Barbee Kemp 1866-1935), who are both buried in Valhalla. Jefferson was a former inventor, telegraph operator, and is listed as a broker of loans and notes in the 1916-1918 directory.

In 1886 The national Report of Commissioner of Patents, Jefferson P Kemp and Leroy B Lowman are listed as co-inventors of the "Nut Lock". Jefferson's business office was located at 122 1/2 N Walnut Street, on the east side of the square. During WW1 Jefferson was hired by the US Army to train soldiers on how to use a radio.

Research from 2002: College Avenue in this block once boasted many homes of prominent Bloomington citizens including William Graham, auto dealer and developer, W.T. Bowles Drug store owner and hotel owner. Many of these homes were built in the second decade of the twentieth century.

Proposal

The new owner proposes to upgrade the exterior by replacing a series of coverings including insul-brick and vinyl with cement board. They have not committed to the reveal yet, and this should be based upon the original siding. They will add 6 inch trim to the windows and resurface the parged porch foundation with brick veneer to resemble what was there before. The columns, both square and Tuscan will be repainted. An existing full light door will be reconditioned.

A total of 4893 square feet on two levels will be added to the house, including the reworking of space now used for other purposes in the addition. It includes 9 parking space on the first level.

Level 1 2 units

1 (2) bdrm

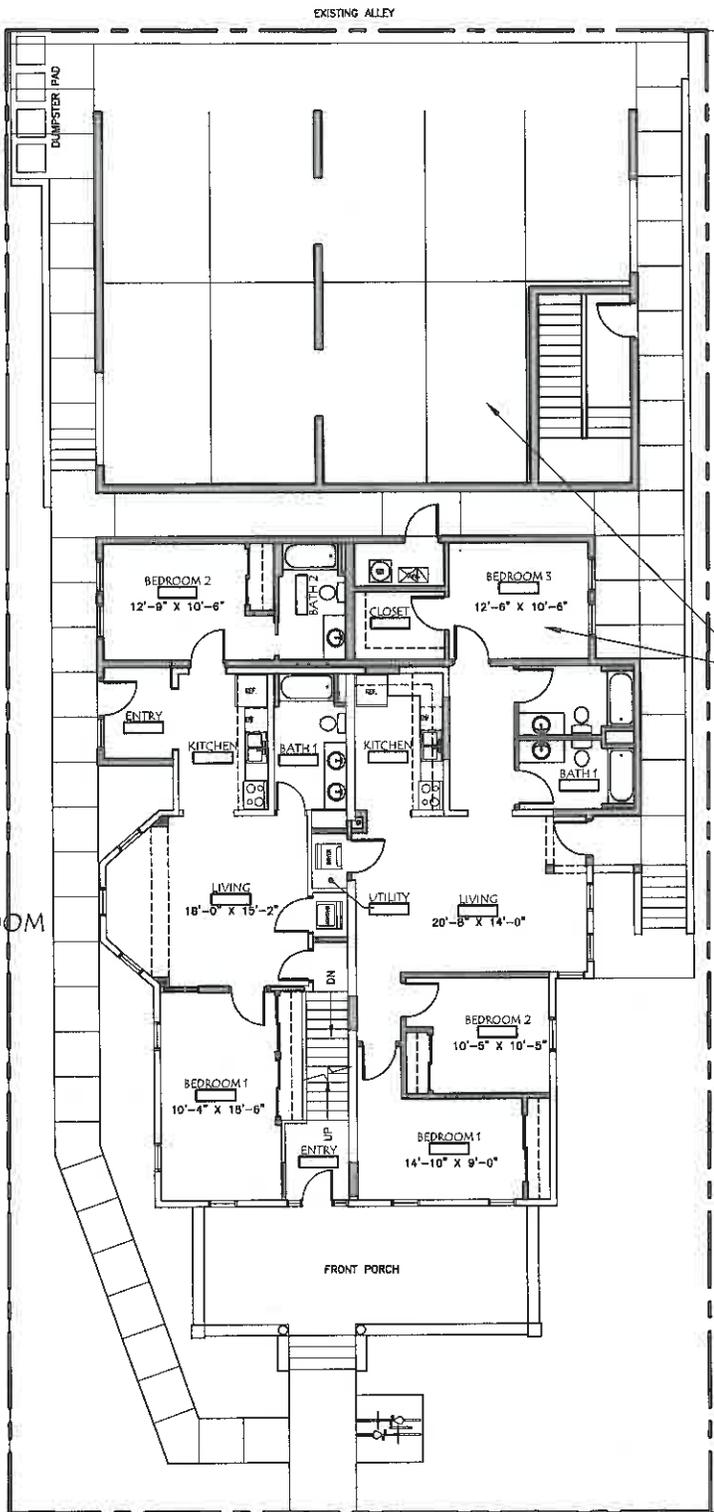
1 (3) bdrm

Level 2 2 units

1 (3 bdrm)

1 (5 bdrm)

The character defining details of the historic property will be retained and long needed maintenance will occur. According to the drawings, the addition is massive and at least as large as the principal structure. The complex hipped roof system does help the design and breaks up the massing. Staff awaits information on width of the siding reveal and height of the addition.



632 N. COLLEGE

2 BED X 1 = 2 BEDS = 1.0 DUE'S
 3 BED X 1 = 3 BEDS = 1.0 DUE'S
 4 BED X 1 = 4 BEDS = 1.5 DUES'S
 5 BED X 1 = 5 BEDS = 2.0 DUE'S

4 UNITS - 14 BEDS = 5.5 DUE'S
 (6.27 DUE'S ALLOWED)

9 PARKING SPACES PROVIDED
 (2 SPACE REQUIRED)

2 STORY ADDITION

LEVEL 1 - 2455 S.F.
 LEVEL 2 - 2438 S.F.
 TOTAL - 4893 S.F.

UNIT 1
 2 BEDROOM
 2 BATH
 1088 S.F.

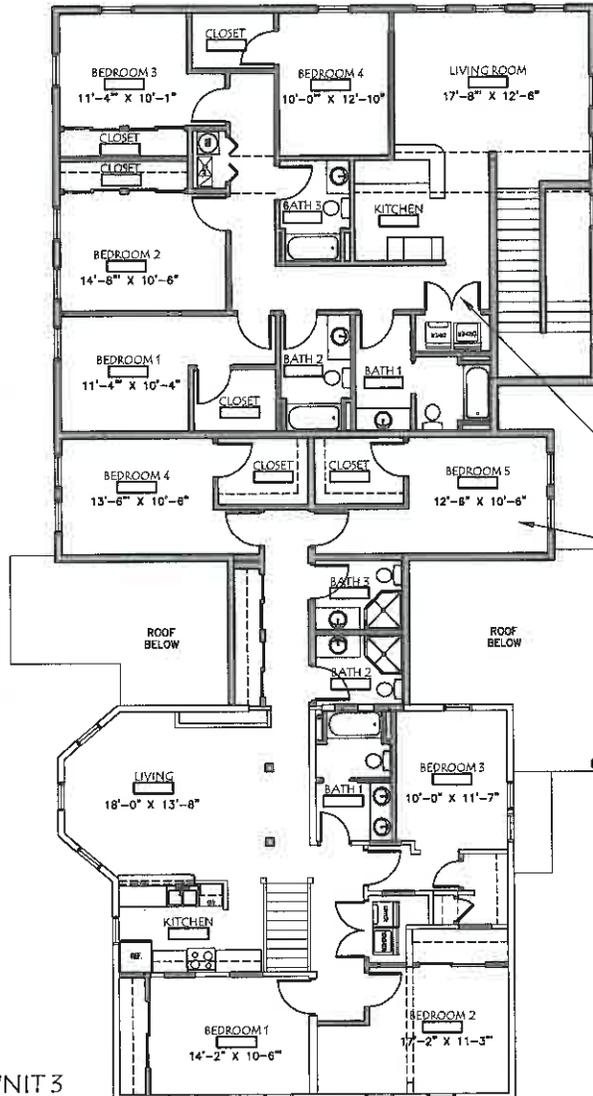
UNIT 2
 3 BEDROOM
 2 BATH
 1291 S.F.

 1 LEVEL 1 PROPOSED LAYOUT
 A1 3/32" = 1'-0"

 <small>311 332 1200 email: 311 372 1209 fax: 8624 Altonville Road, Suite 332 Indianapolis, IN 46250</small>	632 N. COLLEGE AVE BLOOMINGTON, INDIANA	PROJECT NO. 15014	SHEET DESCRIPTION LEVEL 1 PROPOSED LAYOUT	SHEET NUMBER A1
		DATE 2-13-15		

UNIT 4
4 BEDROOM
3 BATH

1998 S.F.



632 N. COLLEGE

2 BED X 1 = 2 BEDS = 1.0 DUE'S
 3 BED X 1 = 3 BEDS = 1.0 DUE'S
 4 BED X 1 = 4 BEDS = 1.5 DUE'S
 5 BED X 1 = 5 BEDS = 2.0 DUE'S

4 UNITS - 14 BEDS = 5.5 DUE'S
 (6.27 DUE'S ALLOWED)

9 PARKING SPACES PROVIDED
 (2 SPACE REQUIRED)

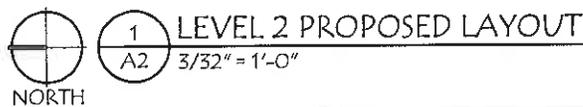
2 STORY ADDITION

LEVEL 1 - 2455 S.F.
 LEVEL 2 - 2438 S.F.
 TOTAL - 4893 S.F.

UNIT 3

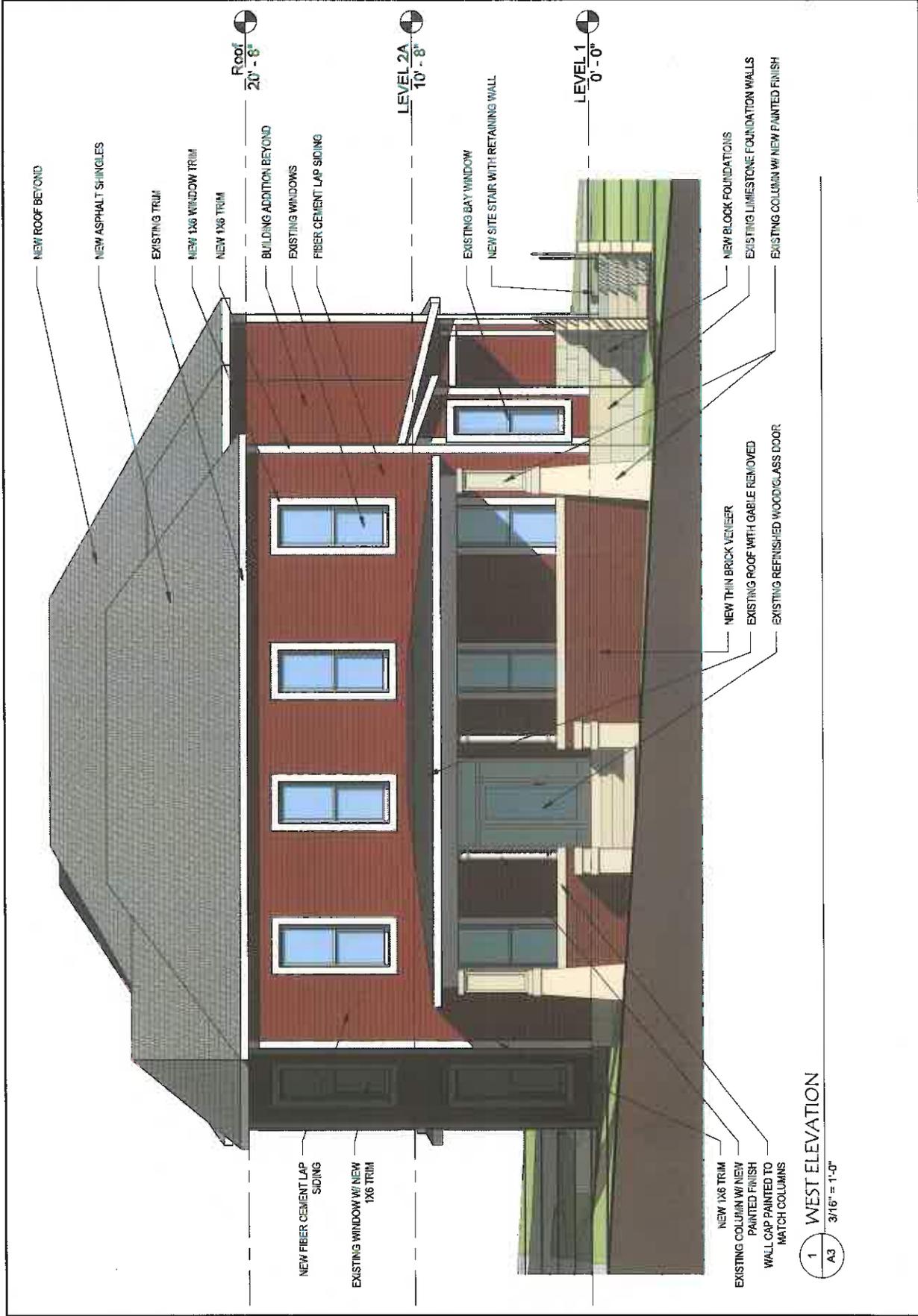
5 BEDROOM
3 BATH

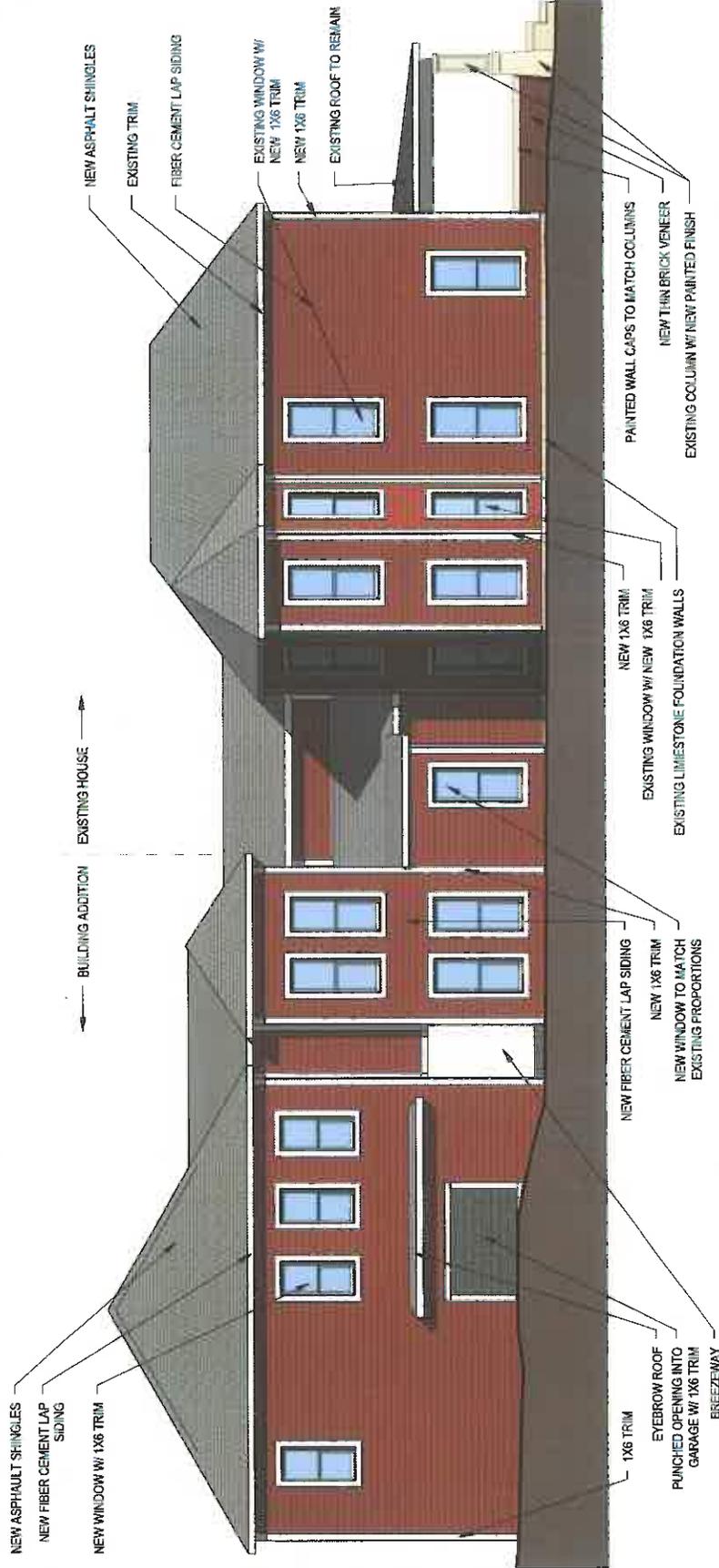
2037 S.F.



<p>STUDIO THREE DESIGN</p>	632 N. COLLEGE AVE BLOOMINGTON, INDIANA	PROJECT NO. 15014	SHEET DESCRIPTION LEVEL 2 PROPOSED LAYOUT	SHEET NUMBER A2
		DATE 2-13-15		

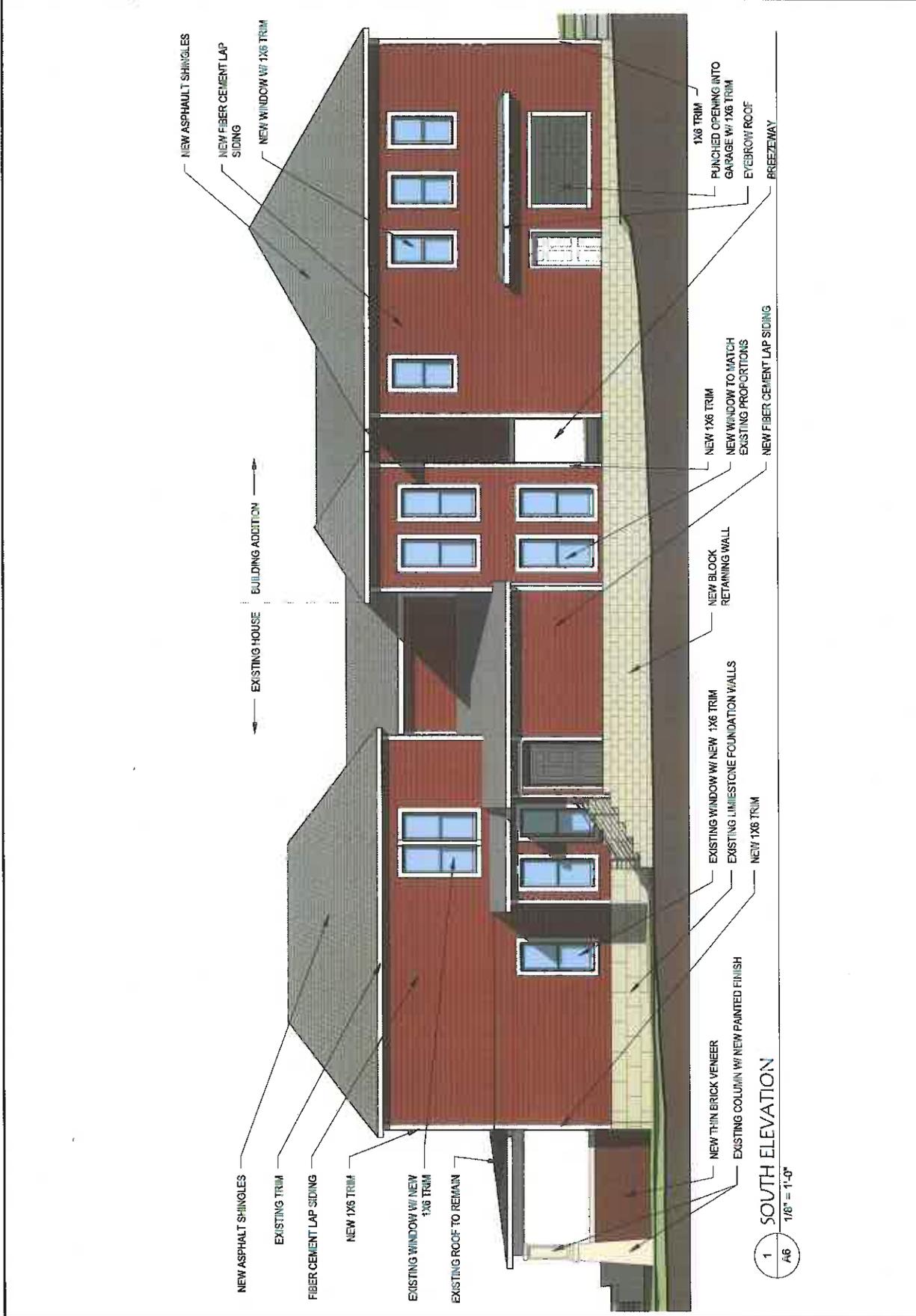
39

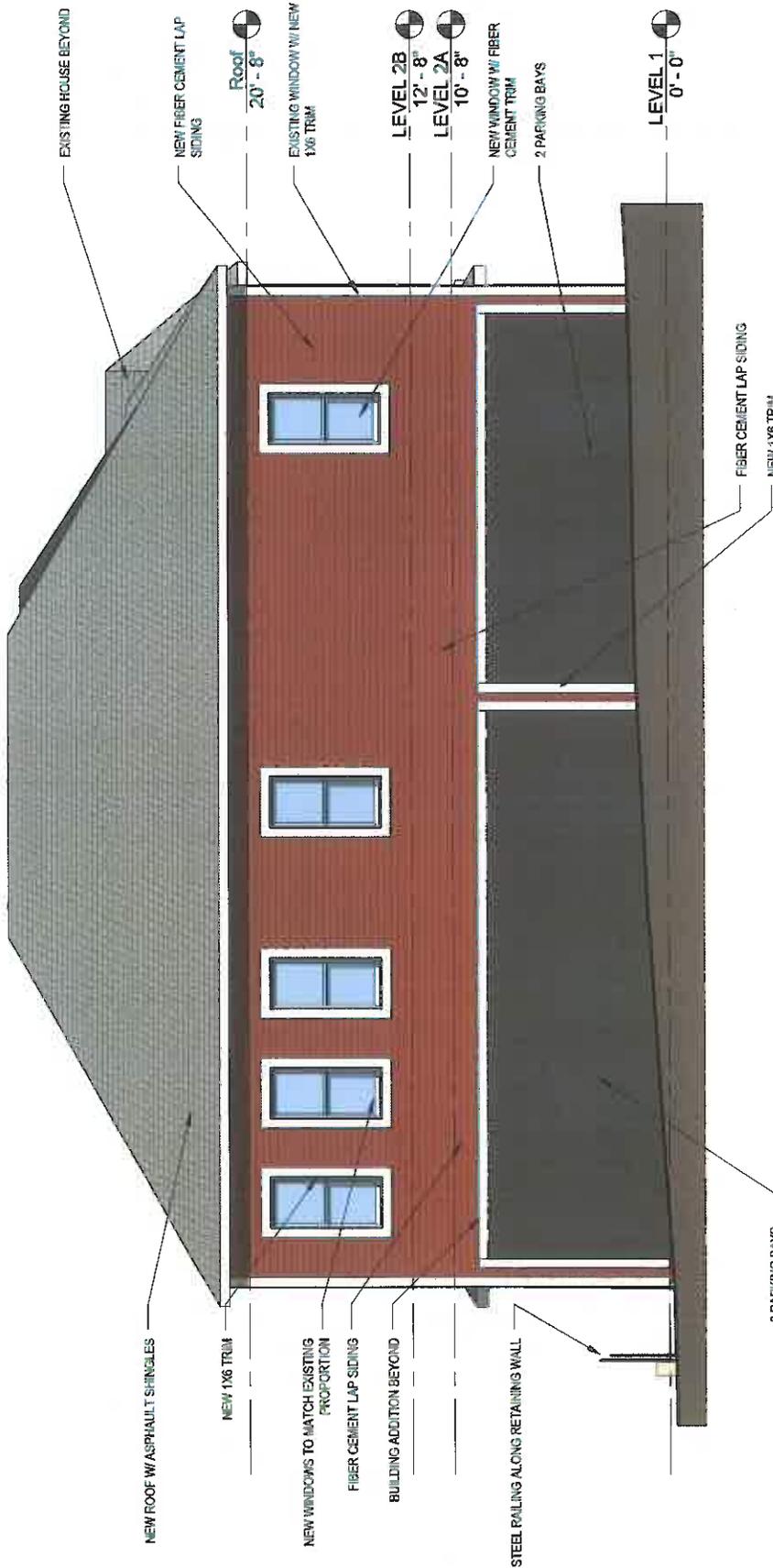




1 NORTH ELEVATION
A4 1/8" = 1'-0"

236





1 EAST ELEVATION
A5 3/16" = 1'-0"

38







dl

DEMOLITION DELAY

Summary

Installation of a basement casement window to create adequate egress in the basement and removal of a chimney

Partial Demolition

2-12-15

512 E University

East Second Street Survey District

Owner: Jon Torok and Erin Cooperman

Representative: Loren Wood

Zoning RC

105-055-74077 C

512 House; Arts and Crafts/ California Bungalow, c.1920



This is a brick bungalow in the East Second Street Survey District, but also included in the Elm Heights Neighborhood. The area was discussed as a conservation district a few years ago.

The proposal is to enlarge an existing typical basement window into an egress window. The style will be changed to a casement. The location is the east side of the house, about 10 feet back from the front porch. Since the buildings are very close, it should be almost invisible from the street. The chimney to be removed is not located in either photograph. It is a furnace exhaust and not a character

defining bungalow feature. See photographs



WINDOW
WELL



43