

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday April 23, 2015**

**5:00 P.M.**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES** October 23 2014, November 13, 2014, March 26, 2015
- IV. CERTIFICATES OF APPROPRIATENESS**
  - STAFF APPROVALS**
  - A. COA-12-15 Greater Prospect Hill Historic District**  
317 South Euclid Owner Thomas Gallagher  
Request to remove siding and non-original windows, to reestablish old window dimensions based upon evidence.
  - B. COA-7-14 (Revision) Greater Prospect Hill Historic District**  
823 West 4th Street Petitioner BRI  
Addition of 3 stone columns to support limestone porch structure.
  - C. COA-13-15 Greater Prospect Hill Historic District**  
521 West Smith Owner: Doug Wissing  
Creation of a rear window in the kitchen and addition of height and detail to a front limestone border.
- COMMISSION REVIEW**
  - A. COA-11-15**  
1105 West 3rd Street Greater Prospect Hill Historic District  
Owner: Greg Anderson  
Request to demolish a church building that once housed the Gospel Tabernacle Church.
  - B. COA-14-15**  
804 South Hawthorne Owner: Sara Topolgus and Bryan Absher  
Representative Herndon Design  
Construction of an addition to a non-contributing house, removal of gables and change of roof line., adding craftsman details, new windows.
- V. DEMOLITION DELAY**
  - A. 606 East University Owner Rebecca Mahan (VIOLATION)**  
Request to enlarge a basement window in order to provide egress for a bedroom..
  - B. 812 West 8th Street Owner Robert Meadows**  
Creating a second floor rear addition and reshaping a roofline. Adding design details, new windows, openings, siding.
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
  - A. Awards and Preservation Month Plans May 2**
  - B. Design Guidelines Subcommittee Showers Buildings**

- VIII. COMMISSIONERS' COMMENTS
- IX. PUBLIC COMMENTS
- X. ANNOUNCEMENTS
- XI. ADJOURNMENT

Next meeting date is Thursday May 14, 2015 at 5:00 p.m. in the McCloskey Room

**Posted: April 9, 2015**

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# BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Thursday October 23, 2014

## Minutes

*-Recording was inadvertently deleted-*

### I. CALL TO ORDER

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

### II. ROLL CALL

#### Commissioners:

Doug Bruce  
Jeannine Butler  
Sam DeSollar  
Dave Harstad  
Marjorie Hudgins  
John Saunders  
Chris Sturbaum

#### Advisory:

Leslie Abshier  
Jeff Goldin  
Derek Richey

#### STAFF:

Lisa Abbott - HAND  
Nancy Hiestand - HAND  
Jacob Franklin - HAND  
Patty Mulvihill - LEGAL  
Nate Nickel - PLANNING & TRANSPORTATION  
Patrick Shay - PLANNING & TRANSPORTATION

#### Guest(s):

Darla Brown - Phi Gamma Delta  
Ken Selhrist - Phi Gamma Delta  
Matt Knoff - Phi Gamma Delta  
Tom Strobel - Phi Gamma Delta  
Peter Batliner - Phi Gamma Delta  
Pete King - Phi Gamma Delta  
Christine Mather - Phi Gamma Delta  
Dan Neubecker - Bledso Riggert-Gurrettaz  
Keith Romaine - 907 S. Madison  
Dan Young - 931 W. Howe  
Carol Young - 931 W. Howe  
Jason Banach - Indiana University

Shokrine Bearing - Indiana University  
Steve Wyatt - Bloomington Restorations, Inc.  
Lauren Slavin - Herald Times

**III. APPROVAL OF MINUTES June 12, 2014**

**Jeannine Butler** makes a motion to approve the minutes from June 12, 2014.  
**Marjorie Hudgins** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

**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.

**Nancy Hiestand** gives her presentation. Nancy notes that this property is a California bungalow located at the edge of the McDoel District and backs up to Industrial General Zoning, so its neighbors to the east are commercial/manufacturing facilities and businesses. Nancy further notes that several years ago, under Conversation District Guidelines, a rear addition was built. This new addition will be attached to the 2007 addition. See packet for a more detailed STAFF report.

Discussion is held, general consensus is that this is an acceptable project and will add to the property.

**Jeannine Butler** makes a motion to accept **COA-04-14 (REVISION)**, 907 South Madison McDoel Historic District, second floor porch, railing and roof addition.  
**Sam DeSollar** seconded. **Motion Carries 7/0/0 (yes/no/abstain).**

**Patty Mulvihill** presents the **Proposed Findings of Fact** for **COA-04-14 (REVISION)**, 907 South Madison McDoel Historic District, addition of an open second story porch.

1. The Commission finds that the property located at 907 South Madison Street is a California bungalow structure located in the McDoel District which contains a previous addition (2007) of 1,288 feet.
2. The Commission finds that the proposed 12x22' elevated porch is an appropriate addition to the structure at 907 South Madison Street and is consistent with both the McDoel District Guidelines and Title 8 of the Bloomington Municipal Code.
3. The Commission finds that the proposed elevated porch only adds an additional 264 square feet to the overall footprint of the structure located at 907 South Madison Street and that its design steps down along the existing grade of the property, which reduces and masks the overall masking of the porch.

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4. The Commission finds that the materials suggested for the proposed elevated porch at 907 South Madison Street are appropriate in that said materials include the following: stucco-like material; treated lumber; and metal roof.

**Marjorie Hudgins** makes a motion to accept the **Proposed Findings of Fact for COA-4-14 (REVISION)**, 907 South Madison McDoel Historic District, addition of an open second story porch. **Jeannine Butler** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

**B. COA-7-14 (REVISION)**

823 West 4th Street Owner: Bloomington Restorations, Inc.  
Removal of a rear addition, new rear design.

**Nancy Hiestand** gives her presentation. Nancy notes this property is located in the Greater Prospect Hill 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 Comprehensive Housing Development Organization funding. See packet for a more detailed STAFF report.

Discussion is held, general consensus is that this is an acceptable project and will add to the property.

**Marjorie Hudgins** makes a motion to accept **COA-7-14 (REVISION)**, remove existing addition and chimney at 823 West 4th Street. **Chris Strubaum** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

**Patty Mulvihill** presents the **Proposed Findings of Fact for COA-07-14 (REVISION)**, Remove existing addition and chimney at 823 West 4th Street.

1. The Commission finds that the structure located at 823 West 4th Street is located in the Greater Prospect Hill Historic District.
2. The commission finds that the proposed removal of a portion of the rear of the structure at 823 West 4th Street involves the removal of a later added addition to the structure, with said addition having much less fenestration than the remainder of the house and is not considered to be a significant feature of the house.
3. The Commission finds that removing the chimney at 823 West 4th Street will not detract from the overall historic characteristics and features of the structure and that the chimney in and of itself is not a character defining feature or element of the overall historic structure.
4. The Commission finds that the removal of an existing addition and the chimney at 823 West 4th Street is consistent with both the Greater

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Prospect Hill Historic District Design Guidelines and Title 8 of the  
Bloomington Municipal Code.

**Jeannine Butler** makes a motion to accept the **Proposed Findings of Fact for COA-7-14 (REVISION)**, Remove existing addition and chimney at 823 West 4th Street. **Marjorie Hudgins** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

**C. COA-35-14**

931 West Howe Owner Carol Young Greater Prospect Hill Historic District  
Request for construction of a detached garage.

**Nancy Hiestand** gives her presentation. Nancy notes the new design guidelines adopted by the Greater Prospect Hill District relegate new construction to the review of the full Commission. Nancy further states that the owners are applying for a new 24'x24' 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 be removing a 5'x5' non-contributing shed as part of this project. See packet for a more detailed STAFF report.

Discussion is held, general consensus is that this is an acceptable project and will add to the property.

**John Saunders** makes a motion to accept **COA-35-14**, request for construction of a detached garage at 931 West Howe Street. **Doug Bruce** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

**Patty Mulvihill** presents the **Proposed Findings of Fact for COA-35-14** ,  
request for construction of a detached garage at 931 West Howe Street.

1. The Commission finds that the construction of a free-standing garage in the rear of 931 West Howe Street is appropriate and consistent with both the Greater prospect Hill Design Guidelines and Title 8 of the Bloomington Municipal Code.
2. The Commission finds that the proposed garage at 931 West Howe Street is clearly secondary to the primary house on the lot as the primary house is approximately 1,300 square feet and the garage is proposed at only 576 square feet.
3. The Commission finds that the location of the garage on 931 West Howe Street towards the rear of the lot with access from an existing alley is appropriate and consistent with the historic nature of the Great Prospect Hill Historic District.
4. The Commission finds that the proposed materials for the garage at 931 West Howe Street are appropriate and consistent with the historic

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character of the Greater Prospect Hill Historic District, to wit: smooth-faced cement board; vinyl simple double-hung windows; and single light door.

**Marjorie Hudgins** makes a motion to accept the **Proposed Findings of Fact for COA-35-14** request for construction of a detached garage at 931 West Howe Street. **Chris Sturbaum** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

**D. COA-36-14**

508 W 3rd Street Owners Colin McGrath and Mesha Philley  
Request for a second story rear addition.

**Nancy Hiestand** gives her presentation. Nancy notes this property appears to be a T-Plan cottage rather than a gabled-ell. It has bell-cast pedimented gables with diamond vents. They 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. See packet for a more detailed STAFF report.

Discussion is held, general consensus is that this is an acceptable project and will add to the property.

**Dave Harstad** makes a motion to accept **COA-36-14** with contingencies of, simple double hung windows, no addition by the alley and the sky lights constructed away from the street. **Marjorie Hudgins** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

**Patty Mulvihill** presents the **Proposed Findings of Fact for COA-36-14**, request for exterior remodel and construction of an addition at 508 West 3rd Street.

1. The Commission finds that the structure located at 508 West 3rd Street is a T-Plan cottage with bell-cast pedimented gables with diamond vents located in the Prospect Hill Historic District.
2. The Commission finds that the proposed addition to 508 West 3rd Street is similar in size to the current structure, will be largely invisible from the street, and is consistent and appropriate with both the Prospect Hill Historic Design Guidelines and Title 8 of the Bloomington Municipal Code.
3. The Commission finds that the framing and window patterns on the proposed addition at 508 West 3rd Street is reminiscent of rear sleeping porches and is compatible with the Prospect Hill Historic District.
4. The Commission finds that the proposed materials for the addition are appropriate and consistent with both the Prospect Hill Historic District

Design Guidelines and title 8 of the Bloomington Municipal Code, to wit: smooth cased cement board.

5. The Commission finds that the windows and railing on the proposed addition at 508 West 3rd Street are appropriate and distinctive.

**Doug Bruce** makes a motion to accept the **Proposed Findings of Fact** for **COA-36-14**, request for exterior remodel and construction of an addition at 508 West 3rd Street. **Marjorie Hudgins** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

## V. DEMOLITION DELAY

A. Partial Demolition 809 West 9th Street Owner: Melissa Brummett  
Request to remove siding as a part of a rehabilitation.

**Nancy Hiestand** gives her presentation. Nancy notes this property is in the Near West Side National Register District. Nancy further notes that although not much 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. Nancy explains that the current owner of this house is participating in the owner occupied rehabilitation program and has obtained an additional loan amount in the form of a forgivable loan to do a partial restoration on the exterior. This money will be used to remove 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. See packet for a more detailed STAFF report.

Discussion is held, general consensus is that this is an acceptable project and will add to the property.

**Jeannine Butler** moves that today regarding the property located at 809 West 9th 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. **Marjorie Hudgins** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

## VI. NEW BUSINESS

A. FIJI New Construction Preliminary Review University Courts Historic District James Roach Planning

**James Roach** gives his presentation. It is noted that this is for a review only.

B. Old National Bank Redevelopment: Request for commission comment  
Patrick Shay Planning

**Patrick Shay** gives his presentation. It is noted that this is for a review only.

General consensus of the Commission is that the building is to tall.

C. Fairview Historic District Design Guidelines change Old National Bank

## **VII. OLD BUSINESS**

### **A. COA-31-14 Findings of Fact**

**Patty Mulvihill** presents the **Proposed Findings of Fact** for **COA-31-14**, request to remove and replace the windows at 1021 East Wylie Street.

1. The Commission finds that the property located at 1021 East Wylie Street is a Colonial Revival structure, circa 1925, and found in Elm Heights Historic District and classified as a notable structure.
2. The Commission finds that the property owners of 1021 East Wylie Street have petitioned the Commission for a certificate of appropriateness to replace all of the windows on the property for at least three reasons: some of the original windows are painted shut; are believed to be "not in good condition"; and contain lead paint, which concerns the property owners as they have two young children.
3. The Commission finds that the property owners have already ordered replacement windows for the property located at 1021 East Wylie Street which are expected to be delivered to the property owners in September 2014.
4. The Commission finds that the replacement windows ordered for 1021 East Wylie Street are Pella Architect Series windows with a thermal pane replacement sash made out of wood with clad exteriors. The windows have the appearance of being a replica of the original windows.
5. The Commission finds that the property owners have expressed "shock" at learning that their newly acquired property located in Elm Heights Historic District and they did not know they needed a certificate of appropriateness to replace the original windows on the property at 1021 East Wylie Street.
6. The Commission finds that the Energy Design Homes Inspection, Inc. performed a lead test evaluation on the windows located at 1021 East Wylie Street on May 19, 2014, and that said test revealed the presence of lead on the outside of the property's window frames and sills.
7. The Commission finds that the Elm Heights Historic District Design Subcommittee met on August 23, 2014, to review the request to replace the original windows at 1021 East Wylie Street, and notes that the Subcommittee recommended the requested certificate of appropriateness be denied because the Subcommittee believes the Elm Heights Historic District Design Guidelines require original windows to be repaired instead of replaced.

8. The Commission finds that one member of the Elm Heights Historic District Design Subcommittee was not present during the Subcommittee's meeting on August 23, 2014; but nevertheless reviewed the proposal and advised the Commission that he would like the Commission to issue the property owners of 1021 East Wylie Street a certificate of appropriateness to replace their existing windows for three reasons: he does not believe the replacement windows appear to be any visually different than the original windows; he believes replacing the windows will protect the family from the dangers of lead poisoning; and he believes the replacement windows will be more energy efficient.
9. The Commission finds that a second member of the Elm Heights Historic District Design Subcommittee who was present during the Subcommittee's meeting on August 23, 2014 and did vote to request denial of the property owners' request for a certificate of appropriateness also attended the Commission's meeting considering the request on August 28, 2014. As a result of attending the Commission should issue a certificate of appropriateness.
10. The Commission finds that in this case, issuing a certificate of appropriateness for replacement windows is appropriate for the following reasons: replacing the windows will not detract from the overall historic form, nature, or atmosphere of both the structure itself and the Elm Heights Historic District.
11. The Commission finds that the Bloomington Municipal Code Section 8.08.020(e)(3) allows the Commission to issue a certificate of appropriateness for the replacement of original windows if the Commission determines the replacement is compatible. These reproductions are only of the interior sash and not the surrounds, which will remain original.
12. The Commission finds that while the property owners lack of knowledge about 1021 East Wylie's Street location in the Elm Heights Historic District is not justification on its own to issue a certificate of appropriateness, this particular fact, combined with the quality and level of the replacement windows and the fact that the replacement windows will not interfere with or change the historic atmosphere of either the structure itself or the Elm Heights Historic District, allows the Commission to issue the certificate of appropriateness.
13. The Commission finds that issuance of a certificate of appropriateness is permissible, in part, because the original window sashes have been retained, on site, by the property owner.

All Commissioner's are in agreement of said proposed finding of facts and thereby all are in favor. Proposed Findings of Facts are passed with a total of 6/1/0 (yes/no/abstain).

**VIII. COMMISSIONERS' COMMENTS**  
**No commissioner(s) comments**

**IX. PUBLIC COMMENTS**

**No public comments**

**XI. ANNOUNCEMENTS**

**No announcements**

**XII. ADJOURNMENT**

**Meeting adjourned at 7:38 pm**

END OF MINUTES

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**Thursday November 13, 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  
Jeannine Butler  
Chris Cockerham - arrives at 5:07 pm  
Sam DeSollar - arrives at 5:01 pm  
Dave Harstad  
Marjorie Hudgins  
Marleen Newman - arrives at 5:02 pm  
John Saunders  
Chris Strubaum - arrives at 5:10 pm

**STAFF:**

Lisa Abbott - HAND  
Nancy Hiestand - HAND  
Jacob Franklin - HAND  
Patty Mulvihill - LEGAL  
Patrick Shay - PLANNING & TRANSPORTATION  
Nate Nickel - PLANNING & TRANSPORTATION

**Advisory:**

Leslie Abshier  
Duncan Campbell - arrives at 5:05 pm  
Jeff Goldin

**Guest(s):**

Darla Brown - Phi Gamma Delta (Attorney)  
Dan Neubecker - Phi Gamma Delta  
Raina Regan - Indiana Landmarks  
Brad Holmes - Salt Creek at The Depot  
Alyssa Hinnefeld - Salt Creek at The Depot  
Peter Batliner - Phi Gamma Delta  
Andrew Bruns - Phi Gamma Delta  
Pete King - Phi Gamma Delta  
Jason Banach - Indiana University Bloomington  
Lindsey Erdody - Herald Times

**III. APPROVAL OF MINUTES**

No minutes to approve

**IV. CERTIFICATE OF APPROPRIATENESS  
STAFF APPROVALS**

**A. COA-37-14**

1113 South Madison McDoel Historic District

Petitioner: Matthew Cole

Construction of a new two car garage on a lot with a non-contributing building

**Nancy Hiestand** gives her presentation. See packet for STAFF report.

**B. COA-38-14**

726 West Howe Greater Prospect Hill Historic District

Petitioner: Janis Richardson

Window replacement without resizing: DH Pella 450.

**Nancy Hiestand** gives her presentation. See packet for STAFF report.

**COMMISSION REVIEW**

**C. COA-39-14**

431 North Woodlawn University Courts Historic District

Petitioner: Zeta Chapter Phi Gamma Delta

Owner: Indiana University Trustees

New Construction of a fraternity building

**Nancy Hiestand** gives her presentation. Nancy states this is a request to build a large limestone institutional structure on 5 city lots in the University Courts Historic District. The petitioner is the Zeta Chapter of Phi Gamma Delta. The owner is Indiana University Trustees and the petitioner makes the request with the permission of the Indiana University Office of the Vice President for Capital Planning and Facilities. The removal of the existing houses on the site will be accomplished by the University Trustees, who are not subject to the City's Title 8 for historic preservation and protection for work done on property in their ownership. It is assumed that the University will be relaying the property into the petitioner's hands sometime during the next several months and that they wish the plans to be publicly discussed. Nancy further states that although not a part of this request, this report should not fail to include consideration of the University's commitment to moving the existing housing to locations within the Historic District, to other lots located on the historic brick streets, as has been publicly announced. The preservation of the existing housing, and the support of the University for its plan, makes this application a more acceptable solution to a protracted community discussion. Discussion is held regarding the materials to be used, height of the structure relative to other like structures and height from street

level.

**Question(s)/Comment(s):**

**Christine Matthew** (one of the Architects on this project) discusses the materials to be used on the wall on 8th St.

**Dan Neubecker** comments on the heights of the walls bordering the structure. Dan further states that during a neighborhood meeting the height of the walls were of great concern.

Discussion is held regarding the varying wall heights.

**Dave Harstad** asks **Dan Neubecker** that as a civil engineer, where does he start in relation to first floor finish floor. Dan states that the alleyway is the defining elevation starting point. Dan further states this helps them understand how best to drain water away from the building.

**Jeannine Butler** asks if the houses across the street will be affected by the water drainage. Dan states the water will be stored and a certain amount treated before it hits the storm drains.

Discussion is held on the size of the walls in relation to the scale of the building.

Discussion is held on the gables of the structure. **Christine Matthew** explains that the offset gable is tied into the structure.

**Sam DeSollar** comments that he shares the same concerns as **Nancy Hiestand** on the height of the building in relation to the surrounding structures. Sam states that some sort of rendering would be very helpful. **Sam DeSollar** asks **Christine Matthew** if the Commission will be able to see and or approve a sample of the metal paneling that will be used. **Christine Matthew** states that they are currently looking at a grey metal. Christine states they know what they want the structure to look like and are trying to find materials to realize the style and meet building criteria.

**Marjorie Hudgins** comments that she has concerns about the height of the building in relation to the buildings across the street. Marjorie invites **Christine Matthew** to comment. **Christine Matthew** answers that the relationship of the buildings first floor is that of adjacent buildings that have access to the alley. Christine further states that if the new building as lowered to street level it would not follow what has historically been there. Christine states that this building is in spirit with the university and they would like to make this a transition building from university fabric to neighborhood fabric.

**Jeannine Butler** concurs with **Marjorie Hudgins** and further states the

bungalows will be dwarfed by this new building.

**Chris Cockerham** comments that he would like to thank **Chris Sturbaum** and **Dave Harstad** and others from Indiana University for coming together and hearing the Commission's concerns which lead us to the current project. **Chris Cockerham** states that this building fits within Indiana University's Woodlawn corridor.

**Jeff Goldin** comments that he concurs with **Chris Cockerham**. Jeff further adds that with the set backs and green space the petitioners have allotted, the height will not be as bad as some may think.

**Chris Sturbaum** comments that he agrees with the set backs and understand they are building for 100-150 years. Chris further adds that buff stone is far better than variegated stone.

**Marleen Newman** asks **Christine Matthew** if the quarries do not have the buff stone. Christine answers that it is a geological issue and right now it is hard to come by, especially the quantity they need.

**Duncan Campbell** comments that he may be the only one stuck on this issue, but we are here because this building bullied its way into a residential neighborhood. Duncan adds that the district has been drawn to exclude institutional buildings and characterized the neighborhood residential, then argue that this current petition isn't much different than the ones that have been excluded. Duncan states that he has no issue with the building, just the location.

**Doug Bruce** comments that he agrees a little with **Duncan Campbell** but he differs in that Indiana University is going to save the homes that would otherwise be demolished and relocate them to another lot within University Courts.

**Sam DeSollar** agrees with **Chris Sturbaum** regarding the buff stone. Sam further comments that he agrees with **Duncan Campbell** regarding his concerns.

**Dave Harstad** comments that he hopes all the little details that make a building great are considered. Dave further comments that he is excited the homes will be moved and saved.

Discussion is held regarding the moving of the homes.

**Chris Sturbaum** makes a motion to accept **COA-39-14**, New Construction of a fraternity building located at 431 North Woodlawn University Courts Historic District. **Chris Cockerham** seconded. **Motion carries 7/1/1 (yes/no/abstain).**

**Patty Mulvihill** presents the **Proposed Findings of Fact** for **COA-39-14**, 431 North Woodlawn Avenue (New Construction).

1. The Commission finds that the historic University courts Subdivisions included fraternal organizations since 1906, with Sigma Chi fraternity actually predating construction of residential housing in the Subdivisions.
2. The Commission finds that while the current historic district, University courts, does not contain a significant number of large institutional properties, the history of this neighborhood and the proposed historic districts have certainly included such properties, to wit: Hutton College; former Delta Tau Delta fraternity, Collins Living Learning Center; and the Kappa Alpha Theta Sorority.
3. The Commission finds , in accordance with BMC Section 8.08.040, that the proposed new construction at 431 North Woodlawn Avenue, is visually compatible with the buildings, square and placed to which it will be visually related:

A. The height of the proposed fraternity at 431 North Woodlawn Avenue, 50 feet, is visually compatible with adjacent and nearby buildings.

- Kappa Alpha Theta (adjacent property) is 50+ feet in height;
- Smith (one property north) is 52 feet in height;
- Edmondson (one property north) is 65 feet in height;
- Cravens (two properties north) is 62 feet in height;
- Hutton (two properties south) is 38 feet in height.

B. The scale of the proposed fraternity at 431 North Woodlawn Avenue, 14,814 square feet , is visually compatible with adjacent and nearby building:

- Sigma Chi (approximately 2 blocks southwest) is 8,370 square feet;
- Hutton (two properties south) is 8,860 square feet;
- Kappa Alpha Theta (adjacent property) is 10,897 square feet;
- Smith (one property north) is 5,636 square feet;
- Edmondson (one property north) is 11,235 square feet;
- Cravens (two properties north) is 7,680 square feet; and
- University Lutheran Church (approximately 2 blocks southwest) is 5,337 square feet.

C. The architecture of the proposed fraternity at 431 North Woodlawn Avenue, particularly its use of multiple bays and differing setbacks, is visually compatible with adjacent and nearby buildings and makes it less monolithic than other institutional buildings in the area. The Commission specifically finds that the collegiate gothic architecture is consistent with campus institutional buildings and its specific design (the use of gables, recess bays, and contrasting stone usage) has mitigated the overall effect of the mass of the building.

D. The materials of the proposed fraternity at 431 North Woodlawn Avenue are visually compatible with adjacent and nearby buildings, particularly:

- Two textures of limestone on the exterior;
- Standing seam metal roofs on the bay window on the east facade;
- Fixed aluminum windows; and
- Composite slate roofing.

E. The dry laid style wall proposed for portions of the property at 431 North Woodlawn Avenue is visually compatible with adjacent and nearby properties as it is commonly found on the adjacent University campus and in several locations throughout the University Courts neighborhood.

**Doug Bruce** makes a motion to accept the **Proposed Findings of Fact** for **COA-39-14**, 431 North Woodlawn Avenue (New Construction).

**Chris Cockerham** seconded. **Motion carries 7/0/2 (yes/no/abstain).**

**D. COA-40-14**

301 North Morton Illinois Central Railroad Station  
Petitioner Brad Holms, Jerry and Alyssa Hinnefeld  
Owner CFC Inc.  
Sign Package Salt Creek Brewery

**Nancy Hiestand** gives her presentation. Nancy states that this is an outstanding property individually listed on the National Register of Historic Places in 1983. The property is located SE of City Hall (Showers Plant #1) and has been adapted as office space since its restoration and currently as a restaurant. COA-8-12 approved a wood hanging sign. The building will be under new management and be renamed the Salt Creek Brewery. The intent of the owners is to capitalize more on the history of the building. They believe that a new signage package will make the building (which is dark) more visible from a congested intersection. The petitioner worked with the Planning and Transportation Department to obtain an approvable sign.

General consensus of the Commission is that the signage looks good.

**Jeannine Butler** makes a motion to accept **COA-40-14**, Sign Package Salt Creek Brewery located at 301 North Morton Illinois Central Railroad Station. **Sam DeSollar** seconded. **Motion carries 8/0/0 (yes/no/abstain).**

**Patty Mulvihill** presents the **Proposed Findings of Fact** for **COA-40-14**, 301 North Morton Street (Installation of a Commercial Sign).

1. The Commission finds the commercial package placed on the property at 301 North Morton Street is representative of the sign packages displayed

on historic railroad stations and will serve to enhance the significance of the historic building and its original use.

2. The Commission finds that the commercial sign package at 301 north Morton Street is compatible with the historic nature of the structure upon which it rests.
3. The Commission finds that the commercial sign package at 301 North Morton Street utilizes appropriate textures, materials, colors and styling so that it is consistent with the provisions of Title 8 of the Bloomington Municipal Code.

**Marjorie Hudgins** makes a motion to accept the **Proposed Findings of Fact for COA-40-14, 301 North Morton Street (Installation of a Commercial Sign)**. **Jeannine Butler** seconded. **Motion carries 8/0/0 (yes/no/abstain)**.

## V. NEW BUSINESS

### A. Review of Plan Commission Cases:

ONB Property Redevelopment-Kirkwood Development- Patrick Shay

**Patrick Shay** gives his presentation. Discussion is held about parking, landscaping, variances and materials. Further discussion is held regarding the height of this project versus surrounding buildings.

### Question(s)/Comment(s):

**Chris Cockerham** comments that this group presented this plan to the First United Methodist Church. Chris states that their subcommittee has concerns about the height of the proposed building. Chris further states that the church has a playground that will be over shadowed with this proposal.

**Dave Harstad** comments on the materials that will be used and what it could look like beside a nice limestone church that is historic. Dave further comments he would like to see a rendering of the proposed building next to the church. **Chris Cockerham** agrees with Dave and feels the church would support this project more if they could see a rendering. The general concern is dwarfing the three churches and Von Lee that make up a unique landscape of Kirkwood Avenue.

**Raina Regan** comments that they are behind this project and share the concerns of height. The overall streetscape will change with a building that is so much larger than its surroundings.

**Sam DeSollar** comments on the quality of materials that may reflect light upon the church's playground.

**Patrick Shay** states that this project would not change the height requirements on Kirkwood.

**Chris Sturbaum** stresses the materials quality on a building that has a 360 view.

**B. Chris Strubaum** discusses the possibility of co-sponsoring a Nora Winter visit. General consensus is in favor.

**Dave Harstad** makes a motion to co-sponsor Nora Winters visit to Bloomington. **Chris Strubaum** seconded. **Motion carries 8/0/0 (yes/no/abstain).**

**Lisa Abbott** informs the Commission that funding and other details need to be discussed and worked out.

**VI. OLD BUSINESS**

**No old business**

**VII. COMMISSIONERS' COMMENTS**

**No commissioners' comments**

**VIII. PUBLIC COMMENTS**

**No public comments**

**IX. ANNOUNCEMENTS**

**No announcements**

**X. ADJOURNMENT**

**Meeting is adjourned at 6:40 pm.**

**End of minutes**

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**Thursday March 26, 2015**  
**Minutes**

**I. CALL TO ORDER**

Meeting is called to order by Chairman, John Saunders, at 5:05pm.

**II. ROLL CALL**

**Commissioners:**

Jeannine Butler  
Chris Cockerham  
Sam DeSollar  
Dave Harstad  
Marjorie Hudgins  
John Saunders

**Advisory:**

Leslie Abshier  
Duncan Campbell  
Jeff Goldin  
Derek Richey

**STAFF:**

Nancy Hiestand - HAND  
Lisa Abbott - HAND  
Jacob Franklin - HAND  
Patty Mulvihill - LEGAL  
Barbara McKinney - LEGAL  
Nate Nickel - PLANNING & TRANSPORTATION

**Guest(s):**

Sib Sheikh - Downtown Square, LLC  
Crystal Maddox - Downtown Square, LLC  
Adam Sweet - Downtown Square, LLC

**III. APPROVAL OF MINUTES September 5, 2014; September 11, 2014;  
February 26, 2015**

**Jeannie Butler** makes a motion to accept the minutes from September 5, 2014; September 11, 2014; and February 26, 2015. **Marjorie Hudgins** seconded. **Motion carries 6/0/0 (yes/no/abstain).**

#### IV. CERTIFICATES OF APPROPRIATENESS

##### Staff Approval

##### A. COA-10-15

607 West Allen McDoel Historic District

Owners Keith and Caroline Clay

Construction of a wood balustrade on the front porch and rear deck of an existing house.

**See STAFF report in packet.**

#### V. DEMOLITION DELAY

##### A. 108 West 6th Street (partial) Court House Square Survey Area

Owner: Sib Sheikh Representative: Doug Bruce

Request to enlarge retail windows and remove exterior first floor fabric from a building on the courthouse square.

**Please see the packet for multiple facade options.**

**Nancy Hiestand** gives her presentation. Nancy notes that according to the 1991 nomination, this property is a contributing part of the Courthouse Square National Register District. Nancy states that staff has spoken to several different owners of this building over the past 10 years and it has never been upgraded. Nancy adds that the current owner has proposed to restore the store front and remove the plexiglass panels in the upper level. It is noted that the original store front was made of iron.

Discussion is held on the amount of work to be completed and ADA compliance.

##### Question(s):

**Sib Sheikh** adds, there is so much potential with restoring the store front to its original character and that is what he is trying to achieve. Sib adds that he hopes this project will be the catalyst for other store fronts to want to take this step as well. Sib adds that there has been a lot of people stopping by the building and excited to see this project.

**Chris Cockerham** asks if they will be leaving the handicap ramp up and just recessing the entry doors. **Sib Sheikh** answers that they are going to remove the ramp, it is no longer required based on the lay out of the entry way.

**Dave Harstad** comments that this is a wonderful plan, he is glad to see the facade grants working and is very supportive. Dave further states that as thinking ahead to future he would like to see some cornices at some point.

**Jeannine Butler** comments that the window over a side was the same size as the other front windows. This is option V of the drawings.

**Leslie Abshier** commends **Sib Sheikh** for the motivation of work being restoration.

**Duncan Campbell** asks what the materials list will include. **Nancy Hiestand** answers that the framing is all wood.

Discussion is held on the types of materials used on other historical buildings around the square.

Further discussion is held on the design of the store front.

**Sam DeSollar** states that Option V has a more clean appearance and is in keeping with the original structure. Sam questions the use of fiber cement on commercial buildings.

**Nancy Hiestand** asks **Nate Nickel** if there are any restrictions on materials downtown.

**Nate Nickel** answers that for primary and secondary finishes there are. Nate further states that cement fiber board is not one of those materials.

**Derek Richey** commends **Sib Sheikh** on aspiring to do something above average.

**Jon Saunders** asks what type of signage they will be using. **Sib Sheikh** answers that it will depend on the limitations of the structure however it will be smaller than the previous signage.

**Sam DeSollar** asks if the surround for the ground floor bay is original or is that going to be new material. **Sib Sheikh** states that he wants to keep things original however with demolition there may need to be changes.

**Jeannine Butler** moves that today regarding the property located 108 West 6th 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. **Jeannine Butler** adds that **Nancy Hiestand** has the ability to review changes made pending demolition of the structure. **Dave Harstad** seconded. **Motion carries 6/0/0 (yes/no/abstain).**

## VI. NEW BUSINESS

**Nancy Hiestand** adds that the same project at 108 West 6th St. is to be

considered for a \$400.00 Consulting Grant for materials and design.

**Dave Harstad** makes a motion to award the \$400.00 Consulting Grant. **Jeannine Butler** seconded. **Motion Carries 6/0/0 (yes/no/abstain).**

**VII. OLD BUSINESS**

**A. Awards and Preservation Month Plans for May 2.**

**Nancy Hiestand** gives her presentation. Discussion is held on the people and places that the Commission would like to honor on May 2nd, 2015 during awards and presentation month.

**Dave Harstad** makes a motion to approve as presented. **Jeannine Butler** seconded. **Motion Carries 5/0/1 (yes/no/abstain)**

**B. Design Guidelines Subcommittee Showers Buildings**

Discussion is held on the progress made thus far. It is noted that more meetings are to come.

**VIII. COMMISSIONERS' COMMENTS**

No comments

**IX. PUBLIC COMMENTS**

No public comments

**X. ANNOUNCEMENTS**

No public comments

**XI. ADJOURNMENT**

Meeting is adjourned at 6:00 pm.

**End of minutes**

**STAFF APPROVAL**

**Summary**

Request to remove aluminum siding and repaint the underlying clapboard. Request to re-establish the size of the original windows and place new vinyl clad double hung windows in the openings.

**COA-12-15**

**317 South Euclid  
Greater Prospect Hill Historic District  
Owner: Tom Gallagher**

**186 C 317 House; Carpenter Builder/ Gabled-ell, c.1900**

**Zoning RC**



This is a typical gabled-ell in the Greater Prospect Hill Historic District that has been heavily remodelled over the years. The new owner wishes to remove the aluminum siding and replacement windows and recreate the size of the original window openings with new double hung vinyl clad windows.

This will be a staged rehabilitation and the owner may file for a new wood railing design in the future. At this time, the owner anticipates only re-painting the existing wood siding that will be uncovered. If there is extensive damage they will consider cement board replacement siding.

These plans were reviewed and endorsed by the Greater Prospect Hill 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. Prospect Park 2<sup>ND</sup> Lot 5
2. A description of the nature of the proposed modifications or new construction:  
REMOVE ALUMINUM SIDING + Paint/Repair  
WOOD LAP SIDING UNDERNEATH  
INSTALL NEW WINDOWS
3. A description of the materials used.  
- VINYL CLAD WINDOWS w/ Wood grain look  
- Siding - to be determined upon  
Removal - IF WOOD LAP JUST NEEDS  
MINOR REPAIR, THEN WOOD WILL BE USED.  
- IF WOOD IS IN EXTENSIVE DISREPAIR,  
Cement Board will be considered.  
- POSSIBLE NEW RAILING CONFIGURATION - IF SO  
I WILL RUN IT BY POWERS THAT BE
- ✓ 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.



**Staff Approval**

**Summary:**

**Revision of plans to rehabilitate and restore a house, including buoying the support of the limestone front porch with three additional limestone columns.**

**COA-07-14 (revision 2)**

**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. BRI has begun rehabilitation of 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, but it has become a historic feature of the home. Most of the exterior work is being done on the rear of the house, with the reconstruction of an addition and that work proceeds as planned.



**EXISTING CONDITIONS**

With removal of the ribbon of aluminum storm windows, the structural stability of the porch was reassessed.

**REVISED REQUEST:**

This project had an initial hearing in April of 2014 and then a revision in August. That revision reduced the scope of the project and treated issues with the rear addition. This request is in response to problems with

stabilizing the front porch. As seen in the photograph, the porch is offset from the principal gable of the house and has a large span. Three addition columns are proposed on the front porch. They are 1' wide and extend from the balustrade to the tie beam. Two

will frame the entrance and one will be at equal distance from the western edge of the porch providing symmetry and focus to the entrance.

These plans were reviewed and endorsed by the Greater Prospect Hill Subcommittee.



3

1" stone columns with caps  
-to match existing stone columns

823 W. Fourth St  
Bloomington Restorations Inc.

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STAFF APPROVAL

Summary

Request to add a larger rear widow to the kitchen and addition of height and design elements to an existing stone border.

COA-13-15

**521 West Smith**  
**Greater Prospect Hill Historic District**  
**Owner: Doug Wissing**

64 C 521 House; Vernacular/Double-pen, c.1907

Zoning RC



This is a restored double pen with a rear addition located at the intersection of Smith and an open public alley to the west. The house has a low border of limestone block in the front of the house along Smith. The double pen form is the fourth most prevalent historic form in the district. The house is located very close to the improved right of way. The owner wishes to further delineate the street from the yard by building up an existing stone border (see next page) The stone border is salvaged limestone and of indeterminate age. The project proposes adding limestone block with toothed capstones. The final height of the wall should be between 12 and 15"

Also proposed is a new window on the rear of the house, in an area that sits on a concrete

block foundation. The new window will be double hung form placed upon the far east side of the south elevation. The project would be a modification to a later addition to the building, only visible from the alley.





Existing

example of toothed capstone.



Staff contacted the Greater Prospect Hill Design subcommittee and they endorsed the project.

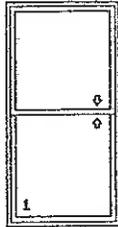




**BENDER LUMBER COMPANY**

**Quotation:** Phone: 812-339-9737 611 WEST 11TH STREET  
 Fax: 1-812-323-3666 BLOOMINGTON, IN 47404  
**Quote Name:** DOUG WISSING / 521 W. SMITH **Quote #:** SQGZL001093\_1  
**User Name:** Ben Farmer

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1		1	EA	Quaker Unit		\$369.76



\*\* Viewed From Exterior \*\*

**Series:** Brighton

**Exact Size:** 28 X 54 1/2 **Rough Opening:** 28 3/4 X 55

**Color:** White, **Paint Type:** 2604, **Interior Finish:** Natural Finish,  
**Glass:** EnergyBasic (Dual Silver), Argon Filled,  
**Hardware:** Gold, **Sash:** Sweep Lock,  
**Jamb Liner:** Beige,  
**Screen:** Full Screen, **Material:** Better View (TM), **Ship:** Screen With Product,  
**Install Acc:** Extruded Nail Fin - Jambs Only, **Depth:** 4 9/16" **Jamb Depth,**

**Unit:** 1-Double Hung w/ Plough **Exact Size:** 28 X 54 1/2, **NOT Egress,**  
**NFRC - U-Factor:** 0.31 **SHGC:** 0.29 **VT:** 0.49 **CR:** 60  
**Rating:** R-50

**Overall Rating:** DP-50

All Prices in USD	<b>Quote Subtotal</b>		\$369.76
	<b>Tax</b>	0.000 %	\$0.00
	<b>Total Quote Value</b>		\$369.76

**Quote Grand Total** \$369.76  
 (may be subject to sales tax)

\*Individual units greater than gateway size may have a reduced rating per Quaker Window Products simulation of AAMA 2502-07 Comparative Analysis Procedure for Window and Door Products  
 \*Overall Design Pressure of mulls/assemblies may be less than the computed values of individual units per Quaker Window Products simulation of AAMA 450-10 Voluntary Performance Rating Method for Mulls Fenestration Assemblies  
 \*Thermal ratings based on NFRC test size

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Summary

Request to demolish a contributing building in the Greater Prospect Hill Historic District.

COA-11-15

**1105 West 3rd Street  
Greater Prospect Hill Historic District  
Owner: Greg Anderson**

WEST 3RD STREET (south side) C 1105 Church; c. 1947  
**Zoning CG**



This is a request for demolition of a church structure located at the western edge of the Greater Prospect Hill Historic District. The building is on the northwest corner of 3rd and Walker Street.

Staff was first contacted about a possible demolition petition in November 2014. A special meeting was planned and a Commission site inspection took place on February 2nd, 2015. Several members of the Commission attended: Dave Harstad, Jeff Goldin, John Saunders, Chris Sturbaum, Jeannine Butler, and Chris Cockerham. Also in attendance were John West and the Petitioner, Greg Anderson. Richard Lewis represented the PHNA.



**HISTORY**

The building was built in 1939-40 as the Gospel Tabernacle Church. The church was a member of the Pentecostal Diocese. The pastor associated with the construction was Ray Faulkner who was credited with founding it at this site. Thereafter the pastors were Oscar Hughes 1948-1965;

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Robert Johnson 196?--1973; and Benninghoff 1973-.

In 1981, under Rev. Charles Benninghoff, the church moved to 515 South Curry Pike and was renamed the First United Pentecostal Church of Highland Village. The maiden name of Rev. Johnson wife was Maggie Helms.



Bobby Helms and his family provided music for services at this church according to Dr. Larry Allen, who wrote a book about growing up in McDoel. Helms is the author of (*Jingle Bell Rock, Fraulein* and *My Special Angel*).

An article in the Bloomington Telephone dated 9/10/38 noted that the Pentecostal Church at 417 E 16th "the church on the hill" was 30 years old in 1938 and may have been the first church of that denomination in Bloomington. The Pentecostals formed nationally around 1901-1906 as a division of the Methodist Church in reaction to its supposedly worldliness. The Pentecostals were part of the "holiness movement."

### **Architecture**

This is a substantial limestone block building with a gabled front and rear parapets and corner piers. It is topped by a barrel vault roof. The central entry has a marquee-style canopy with clad columns. There are blocked windows on either side of the entrance and sidelights of glass block. The sides of the building are punctuated by multi-light slag glass steel windows separated by limestone piers. The foundation is topped by a limestone drip course with rock-faced limestone below. There are three-light fixed metal windows in the basement. Part of the foundation is exposed as the grade falls to the south. The building has two levels. The sanctuary level contains a large room and entry hall. There is little interior detailing. The lower level has a series of smaller rooms along a long wide hall on the east side. There are four exterior entrances, each of which is accessed by limestone steps.

### **Request:**

The owner has requested demolition of this building. There is no additional information on the application. The owner met with members of the Commission and with the Prospect Hill Neighborhood Association on April 6, 2015. The underlying zoning is Commercial General (CG). The owner has placed the property for sale and the location of the church building is inconvenient for its redevelopment. The owner has not submitted any proposal, but future construction on the site would require a Certificate of Appropriateness. The Legal Department has verified that removing one parcel from the district would require a vote to rescind the district by 60% of all owners in the district.

The following criteria addresses demolitions in the Greater Prospect Hill Historic District and were also used in the Conservation District preceding it.

### III. GUIDELINES FOR DEMOLITION

*The following Demolition Guidelines were copied directly from the 2008 Prospect Hill Conservation District Guidelines that were approved by over 51% of the neighbors who voted. They have not been modified in any way.*

#### STANDARDS FOR DEMOLITION

A Certificate of Appropriateness must be issued by the Bloomington Historic Preservation Commission before a demolition permit is issued by other agencies of the City and work is begun on the demolition of any building in the Prospect Hill Conservation District. This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition.

#### SUBJECT TO REVIEW AND APPROVAL:

- 1. Demolition of primary structures within the boundaries of the Greater Prospect Hill Historic District.**
- 2. Demolition of contributing accessory buildings within the boundaries of the Greater Prospect Hill Historic District.**

The following guidelines relate to the above actions and they are enforceable by the BHPC.

Definition: **Demolition** shall be defined as the complete or substantial removal of any historic structure which is located within a historic district. This specifically excludes partial demolition as defined by Title 8 "Historic Preservation and Protection" ([https://bloomington.in.gov/code/level2/TIT8HIPRPR\\_CH8.12DEPUSA.html](https://bloomington.in.gov/code/level2/TIT8HIPRPR_CH8.12DEPUSA.html)).

#### CRITERIA FOR DEMOLITION

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The HPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.

*The building is dilapidated but not unsafe. Staff noted several broken windows and points of entry on the building that could be problematic. The building is not secure.*

2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.

*The church is a good illustration of a modest congregation who could afford a limestone church building because of the local industry. Although not elaborate, it is solid and distinctive. The unusual quality of this structure is that it is modestly scaled to the neighborhood yet it was a limestone structure. The architectural details enumerated above, the plainness and straight lines of the piers and sheer undecorated walls are emblematic of the pentecostals avoidance of worldly temptations like dancing, cards and movies..*

3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.

*No proposal has been submitted although, residential construction was mentioned, and as such, the Commission can not determine if demolition is necessary to allow development that will be of greater significance to the preservation of the District.*

4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.

*The space is very generic and the structure is solid. As such it is a good candidate for reuse. It doesn't have a particularly ecumenical appearance. The existence of the church does not, in and of itself, prevent residential construction, it simply limits it.*

*Furthermore, there has been no documentation of any kind to suggest that this property cannot be put to any reasonably economically beneficial use without approval of demolition.*

5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

NA

Staff received a message from Margaret Fette, chairman of the GPHDG subcommittee, which is attached. The subcommittee does not support demolition.

Staff recommends denial, the criteria for demolition have not been met.

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. North East Corner of 3rd and Walker

2. A description of the nature of the proposed modifications or new construction:  
Demolition of the existing building.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. A description of the materials used.  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.



Nancy Hiestand <hiestann@bloomington.in.gov>

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**1105 West 3rd**

1 message

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**margaret fette** <margaretfette@att.net>

Wed, Apr 8, 2015 at 3:45 PM

Reply-To: margaret fette <margaretfette@att.net>

To: Nancy Hiestand <hiestann@bloomington.in.gov>

Cc: Patrick Joseph Murray <pmurray@indiana.edu>, Jeff Goldin <jeff@goldinappraisal.com>, Douglas Wissing <douglaswissing@gmail.com>, John Vitello <jvitello@bhhsin.com>, Darcie Fawcett <dwinkle@co.monroe.in.us>, Leslie Abshier <labshier@bgcbloomington.org>, "Richard M. Lewis" <rmelewis@iu.edu>

Dear Nancy,

After meeting with the petitioner Greg Anderson at the Prospect Hill Neighborhood Meeting, the GPHHD design review committee subsequently discussed Mr. Anderson's proposal to demolish the limestone church at 3rd and Walker.

The committee recommends to the HPC that the church not be demolished, as it is an historic limestone structure in solid condition that is a contributing structure in the GPHHD.

Recognizing the need for adaptive re-use of the church, the subcommittee recommends that the developer be given design latitude to creatively return the building to a neighborhood-enhancing use.

The subcommittee also recommends that if Mr. Anderson wishes, he be given latitude to subdivide the lot so the church is on its own separate lot.

Please feel free to contact us if there are any questions or clarification is needed.

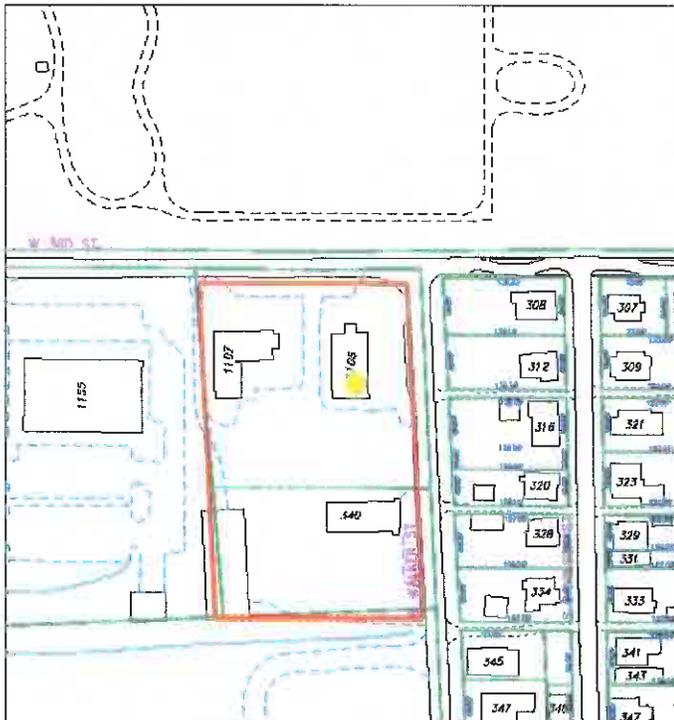
Margaret Fette  
Owner of The Tailored Fit  
512 W 4th St  
Bloomington, IN 47404  
812-323-2665  
Monday-Thursday 2-6  
Or by Appointment

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1105 West 3rd Street

Parcel owned by Greg Anderson larger than this single address. Other properties are not located within the Greater Prospect Hill Historic District.



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Summary

Request to remodel demolish a non-contributing building in the Elm Heights Historic District.

COA-14-15

**804 South Hawthorne  
Representative Herndon Design  
Elm Heights Historic District  
Owner:**

**176. 269 NC 804 House; Modified, c 1920**



This house is located at the corner of Hawthorne and Wylie in the Elm Heights Historic District. The lot is very restricted and has no back yard and the small side yard also contains the driveway further restricting its use. The owners decided they wanted to create a large comfortable porch in order to be able to enjoy the outdoors. The sprawl of the additions makes the house read like a ranch from the street. In fact the earliest part of it could date from the 1930s.

**EXISTING**

The existing house has been remodeled with two additions, new windows and vinyl siding. Very few features of the original house



remain. The chimney on the north side of the house appears to be original. In general the house has very little integrity of materials, shape or features. It is likely that the additions, put on in the 60s or 70s were built with vinyl siding rather than clapboard.

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## **REQUEST**

The plan is upgrade the house by bringing it to a more consistent style.

The vinyl siding will be replaced with cement board, the existing vinyl windows will be replaced with three over one wood windows (cladded). The garage doors will be replaced with carriage style doors and a new pedestrian exterior entry. The irregular roof line, created by the multiple additions, will be changed to a simple gable parallel to the street.

The proposed porch will have a craftsman style shed roof structure with exposed rafter tails. It will rest on a stucco foundation with battered columns on stucco plinths and a decorative arts and crafts style balustrade. The positions and groupings of windows will be changed beneath the porch roof. Complete plans follow.

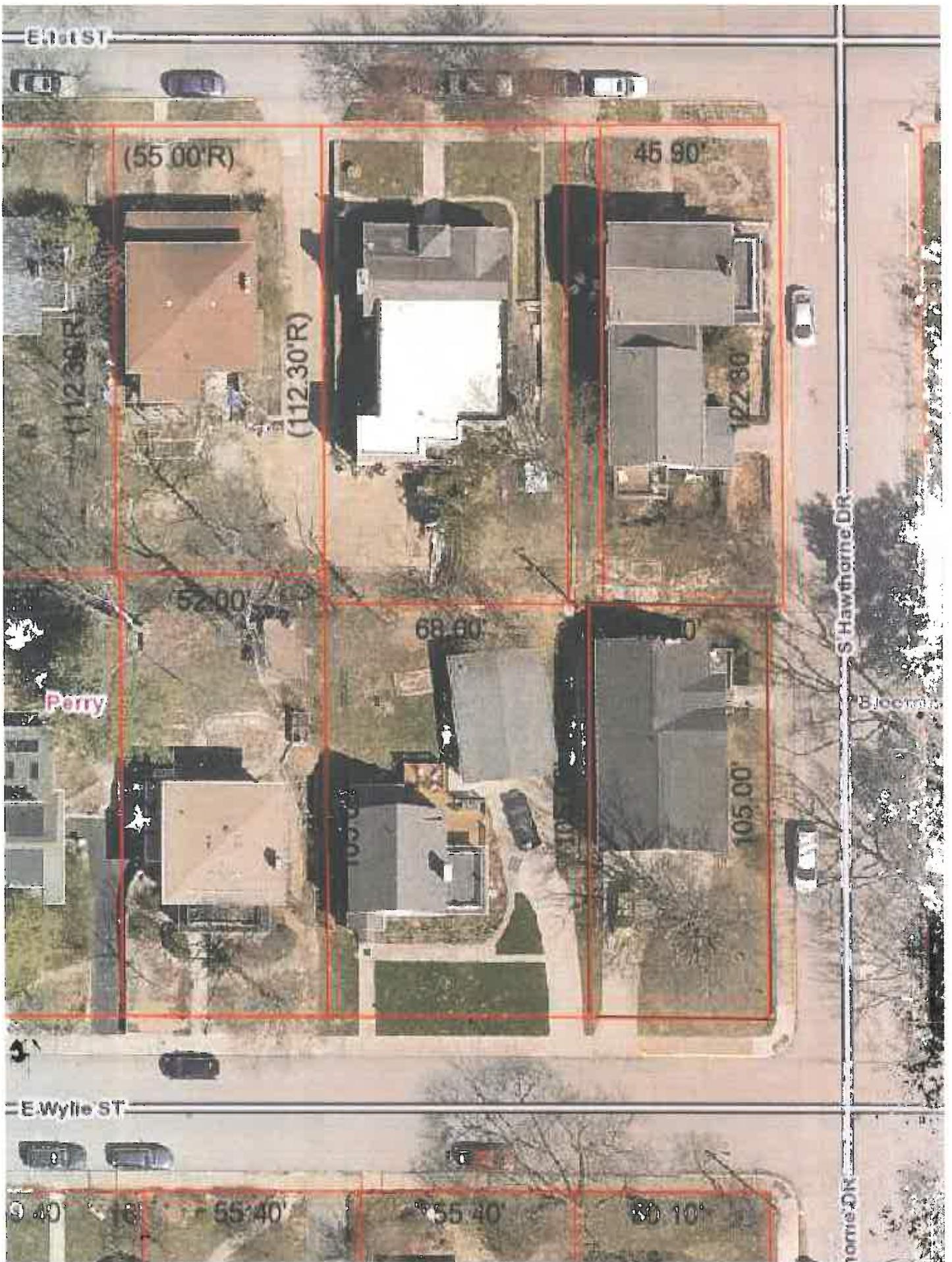
The Elm Heights Guidelines have a separate section devoted to non-contributing buildings. The intent was to prevent out of scale and inappropriate additions and loss of tree coverage that will impact the district.

## **Non-Contributing Buildings**

These buildings are not held to the same standards as buildings of historic value. They do require a Certificate of Appropriateness (COA) for additions, new construction, and the removal of trees, in other words, major changes that may affect the general setting and historic value of the district. Minor changes to the exterior of the house are not reviewed. If you have a question, please contact staff. You may determine the classification of your property by going on the BHPC website, <http://bloomington.in.gov/bhpc> and looking up your property by address.

Staff took this case in quite late, and is waiting for the Elm Heights Design Guidelines Subcommittee to get a chance to comment. Since the porch could be deemed an "addition" this case goes to the full commission for resolution.

Staff notes that the redesign solves many building problems caused by the ill considered earlier additions and the new facade will fit seamlessly into the neighborhood in terms of its scale and overall design. Staff will report the findings of the subcommittee at the hearing.



E. Wylie ST

(55.00'R)

45.90'

(112.30'R)

(112.30'R)

122.80'

52.00'

68.60'

105.00'

Perry

Block 10

E. Wylie ST

S Hawthorne DR

Torre DR

9.40'

55.40'

55.40'

80.10'

45



LOOKING WEST FROM HAWTHORNE STREET

46

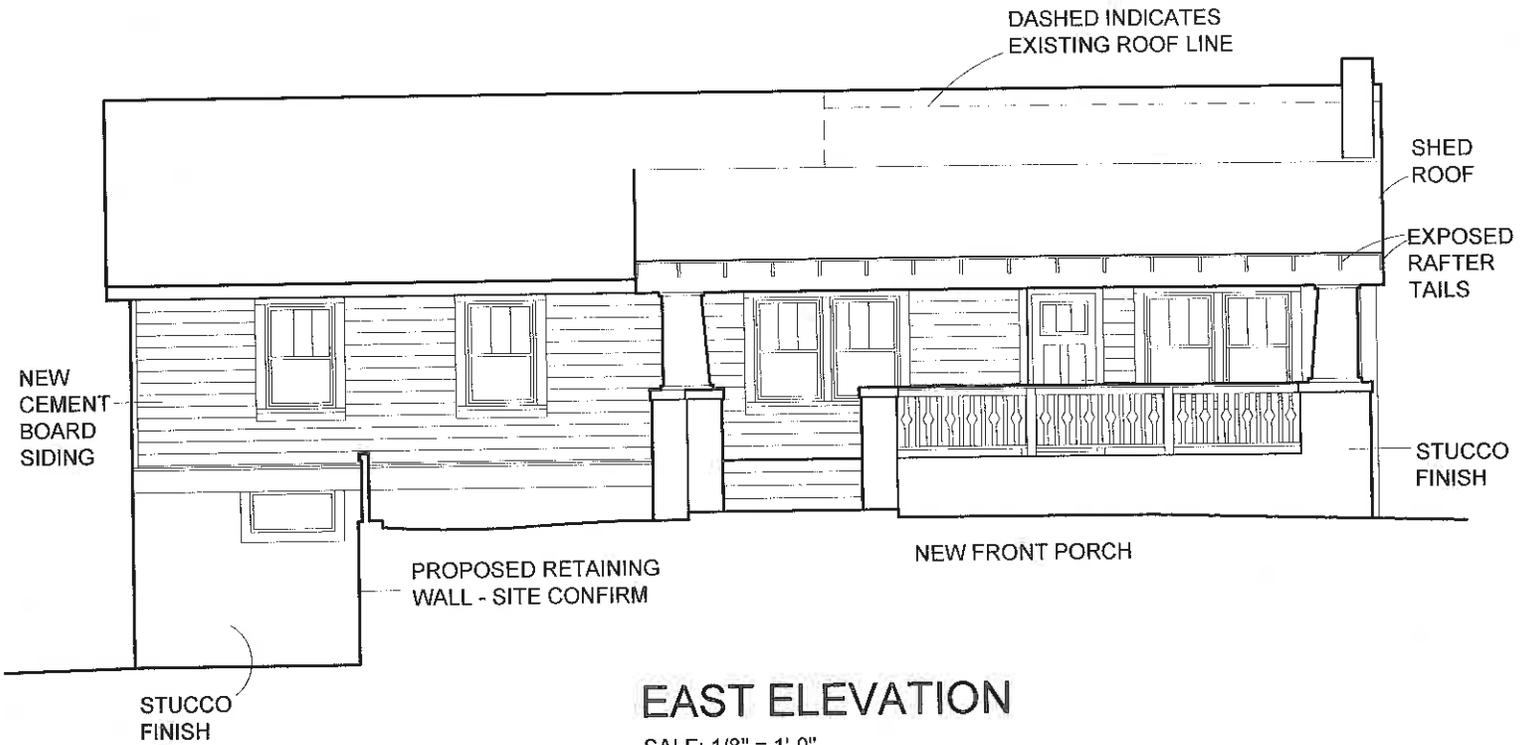
804 S. HAWTHORNE STREET



LOOKING NORTH FROM WYLIE STREET

804 S. HAWTHORNE STREET

47



### EAST ELEVATION

SCALE: 1/8" = 1'-0"

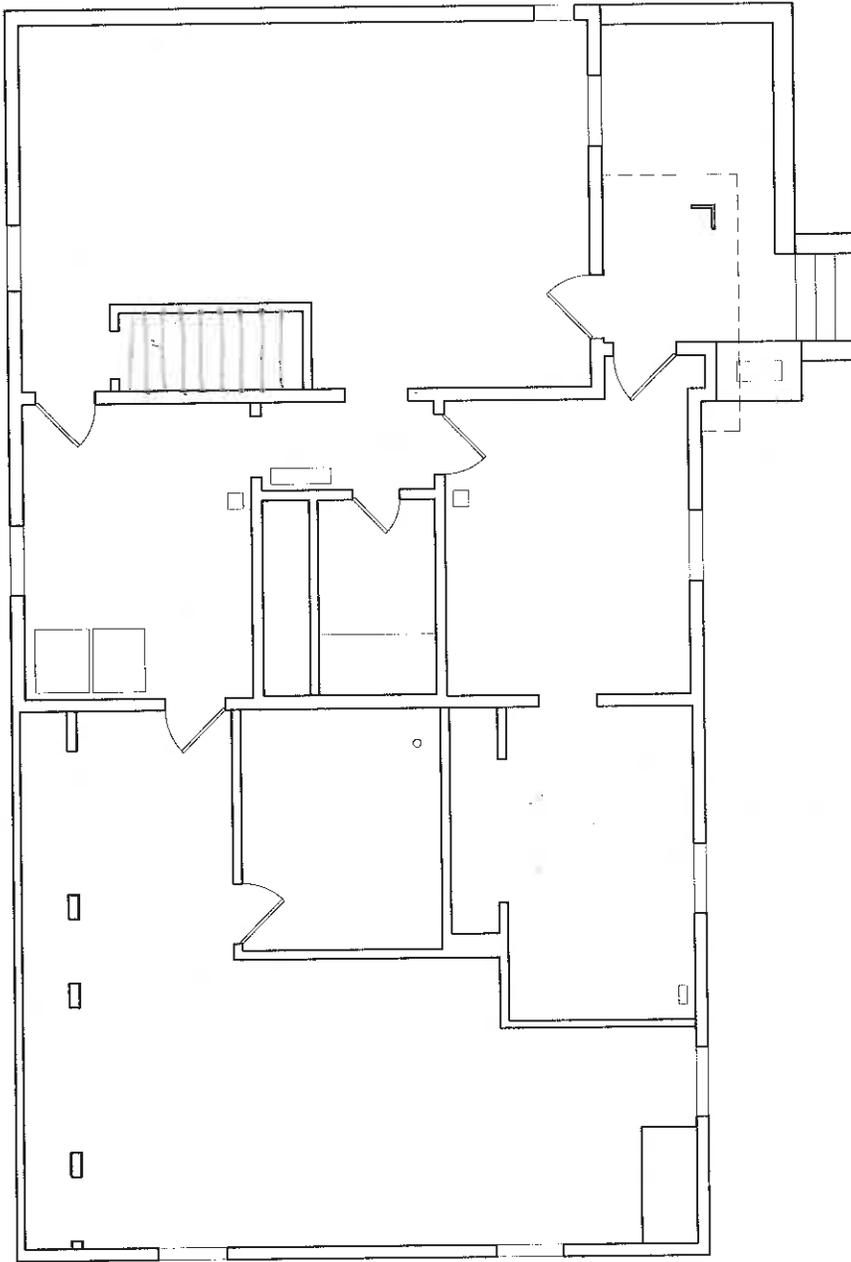


### SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

804 S HAWTHORNE STREET

*4/8*

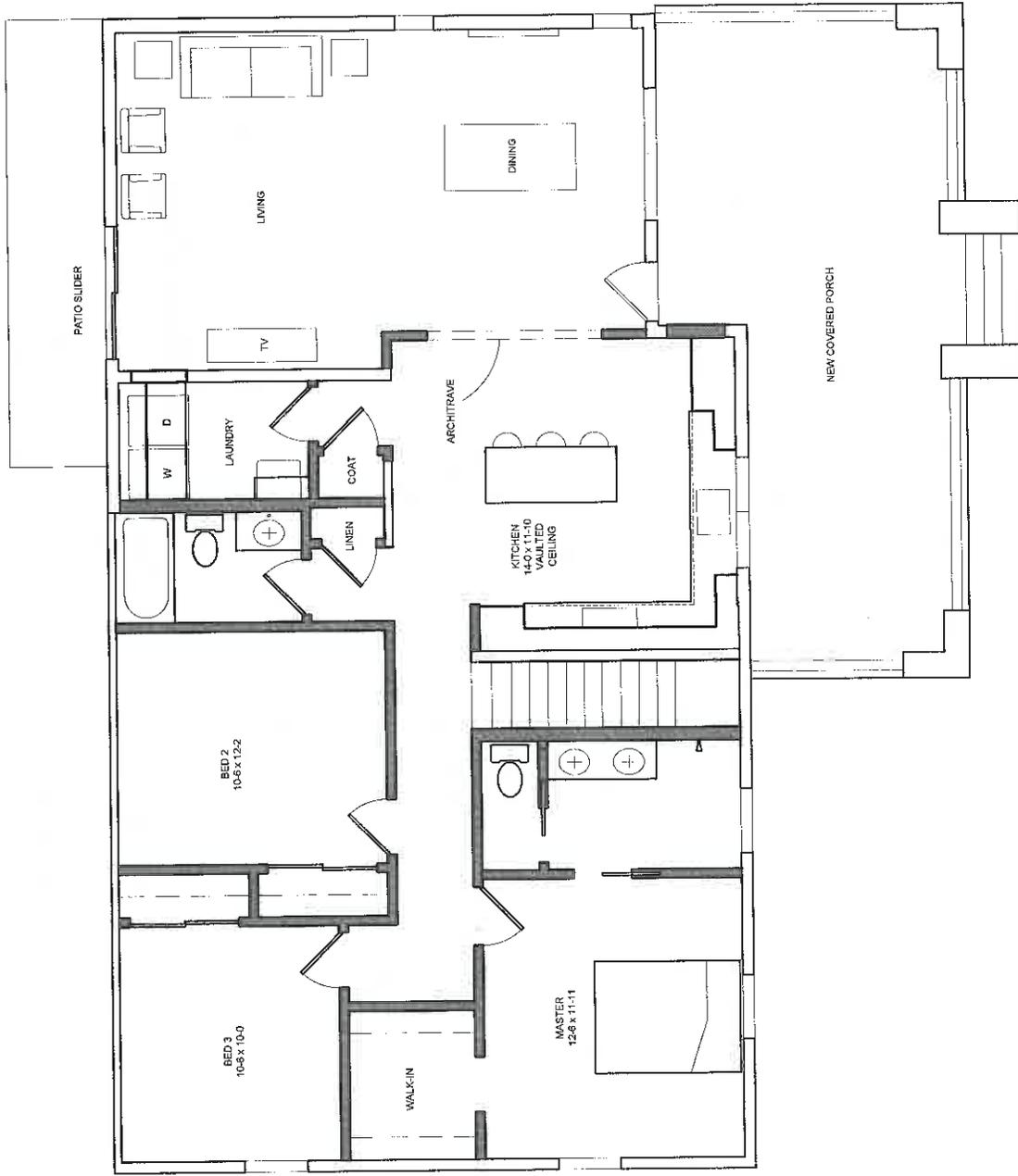


# EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

804 S. HAWTHORNE STREET

49



NORTH

# FLOOR PLAN

SALE: 1/8" = 1'-0"

804 S. HAWTHORNE STREET

50

## Summary

**Removal of a portion of the foundation wall in order to create an egress window**

**Partial Demolition VIOLATION**

**4-16-15**

**606 E University  
East Second Street Survey area  
Owner: Rebecca Mahan**

105-055-74081    C    606    House; Four-square, c.1930



The house is an oddly designed four square variant with a single window on the second floor. The porch has been enclosed. This block of East University is in the East Second Street Survey district. Properties farther to the east are in the East University Bungalow and Elm Heights Survey Districts.

Work was ongoing when the city discovered that there was no building permit listed for the work on this property. The house is being converted into a rental. The owner remodeled a room in the basement in order to make it into a larger bedroom. The house currently has three bedrooms and the owner will have to sign a letter of commitment assuring that she knows that she can only rent to three individuals.

The owner's daughter, who is in school, occupies the house, but the family is filing for a rental occupancy permit.



The only exterior change is a foundation level window enlargement required to permit adequate egress to the basement level bedroom. The foundation is limestone block. The window modification is on the east side of

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the house and is visible from University Street.



Staff recommends that the framing be painted to match the existing trim, but the modification has a minor impact on the property.



Example of an existing foundation window,

The owner will not be issued a rental occupancy permit until the commitment is signed and the (retroactive) permit is released through Demolition Delay.

## Summary

### Partial Demolition

4-16-15

812 West 8th Street  
Near West Side National Register District  
Owner: Robert Meadows

105-055-64033 C

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



This house is a contributing building in the Near West Side National Register District. The larger part of the Near West Side has never been designated. Only ten houses on 7th and Fairview are protected by local designation.

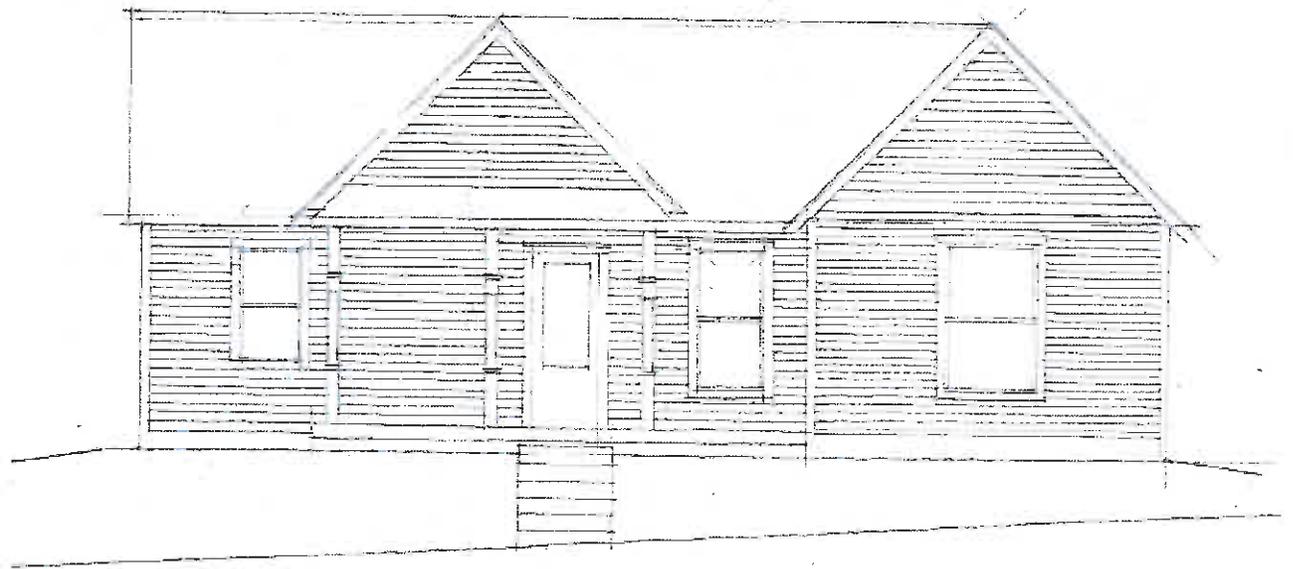
### EXISTING CONDITIONS

The house easily meets age requirements, but has been severely modified over the years both in general form (massing) and details. The house is vinyl sided and virtually all of the windows are replacements. Some major elements like the pedimented gable above the porch appear to be added. The



lot is deep, although the existing house is located on the far west side of the lot only a few feet from the open alley. This plan requires a side setback variance and will be scheduled for the Hearing Officer after it is presented to the neighborhood next week. An opinion should be

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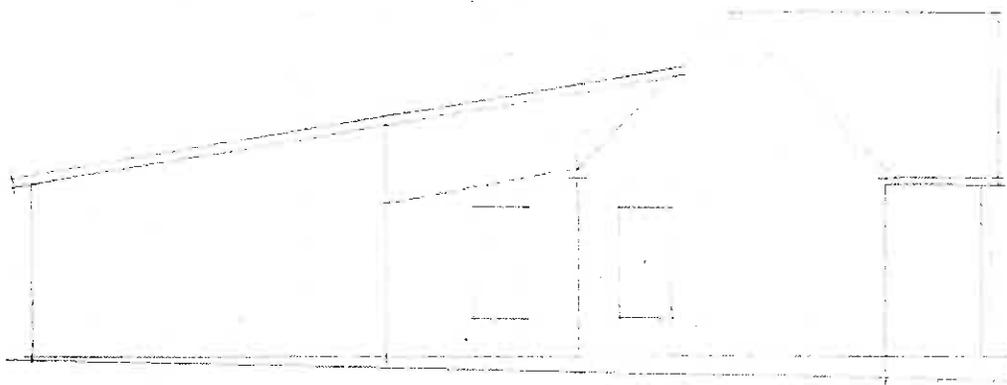


812 W 8TH  
SOUTH SIDE  
EXISTING

available by the Commission meeting.

The vinyl siding and new windows further reduce the significance of this structure. The slab front porch is not original and the existing columns do not match.

The original form might have been a gabled -ell but there is evidence of a bearing wall on



812 W 8TH  
WEST SIDE  
EXISTING

the west side of the front gable that goes through the house. The addition on the north side of the house lacks a foundation entirely.

## **PROPOSED**

The owner has developed drawings of both existing and proposed facades for all four sides. The footprint of the building will not be dramatically increased. The expansion of space will occur in the redesigned rear area that uses Queen Anne style massing and gables to reduce the appearance of height.

### **South Elevation (8th Street)**

The front elevation shows a change in roof shape (hip) that will accommodate the second floor bedroom to be added, but both front gables will remain as they are currently. Cement board siding will be used to divide the house both horizontally and vertically. The gables will be trimmed with cement board shingling and the soffits will be further shaped with cove work. The windows have been replaced with a uniform size more consistent with the era of the house. The trim for the porch will resemble Queen Anne style carpentry decoration.

### **West Elevation (alley)**

This side will be most impacted by the plans for a second floor bedroom. The owner has added a gable along the alley which will be framed-in like the front gables. The roof system, which currently covers several additions in a single shed roof will be made higher and peaked above the height of the main east west gable. This shape will look similar to a pyramidal cottage from the street, so it should not introduce any anomalous shapes. The windows will be regularized in shape and framing. The horizontal emphasis will be carried by drip boards, and 4 belt courses. This should further reduce the appearance of height on the addition. The addition will be cut back from the existing wall face on the alley side. But this is only seen clearly in the floor plans.

### **East Elevation**

This elevation faces and neighbor and has more contemporary design: a chimney and a patio door. The framing will be plainer

### **North Elevation**

This is the true rear of the house facing a deep backyard. It shows the mass of the addition providing space on the second floor and shows the small addition of square footage most clearly. Patio doors will be placed on the existing gabled end.

## **Staff Comments**

This is a redesign of a house that has been called 'contributing' but has few original features and a confused floor plan. Preservationists are divided as to whether this intense a redesign based upon elements of the Queen Anne style is appropriate. The house as it exists today has many structural problems, more of which will be uncovered when work begins.

The Commission may expect more of these cases on the west side where many properties were remodeled, lost integrity and have been poorly maintained for decades. There is no question that this design is an enhancement to the neighborhood, is very natural and

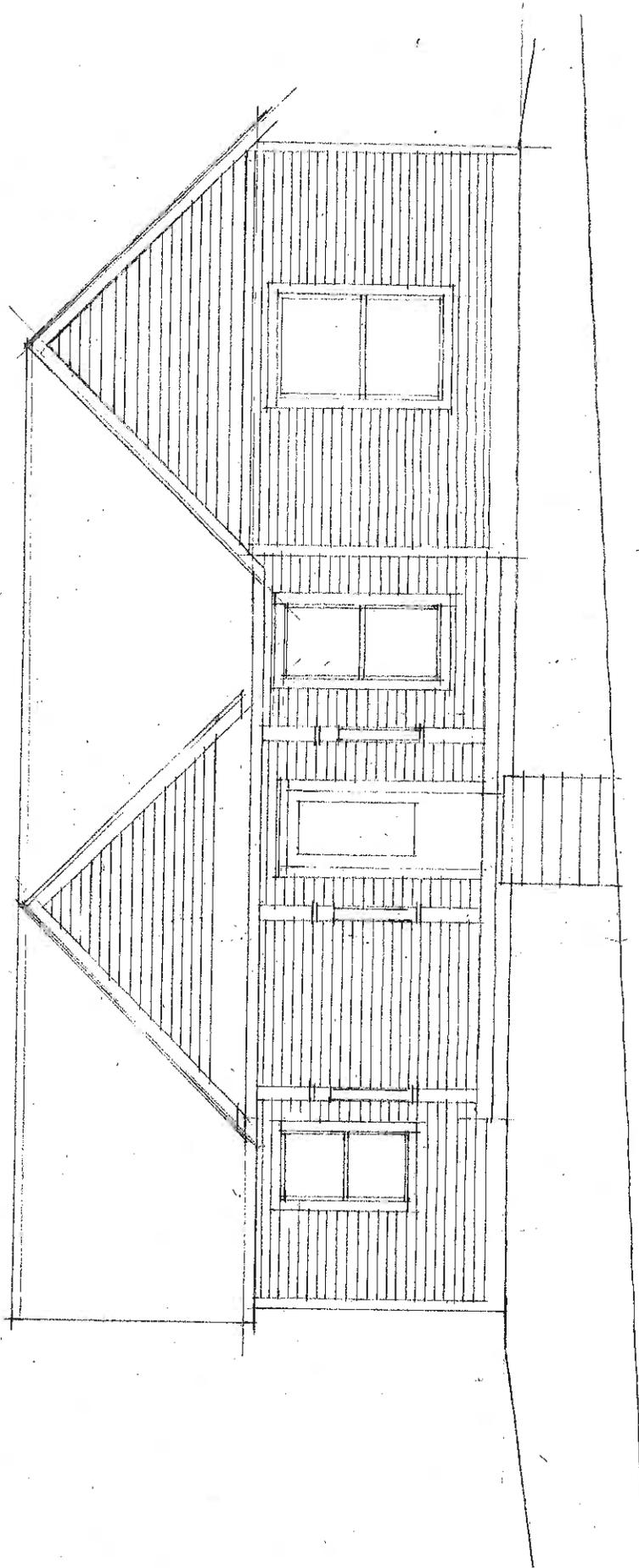
expresses the kind of vernacular quality of the architecture for which the west side is known.

In the case of the house on Maple and 9th, which should be compared because of its similarity and proximity, the existing property had a great deal of integrity and was started without a building permit. That project is now an asset to the neighborhood and spurred the interest of the next door neighbor in restoring her exterior. The house at 804 W 8th begins with little integrity.

This area never initiated consideration of a full historic district, where another kind of review might be appropriate. The question is what kind of approach is reasonable under demolition delay.

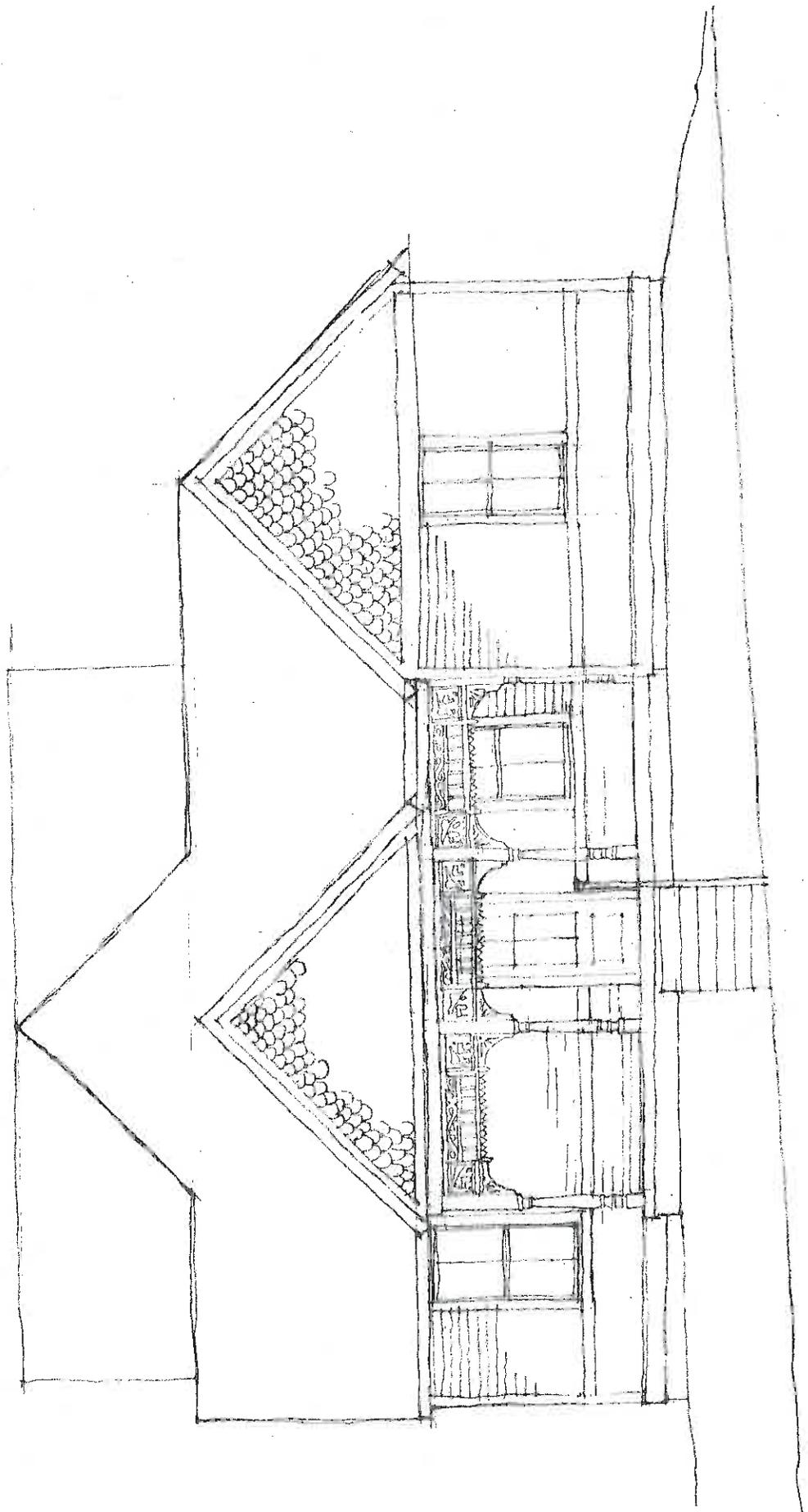
Sanborns do not cover this area until 1947, so there is little evidence of how the house originally looked. Staff will find time next week to look at the history of the residents of the house.



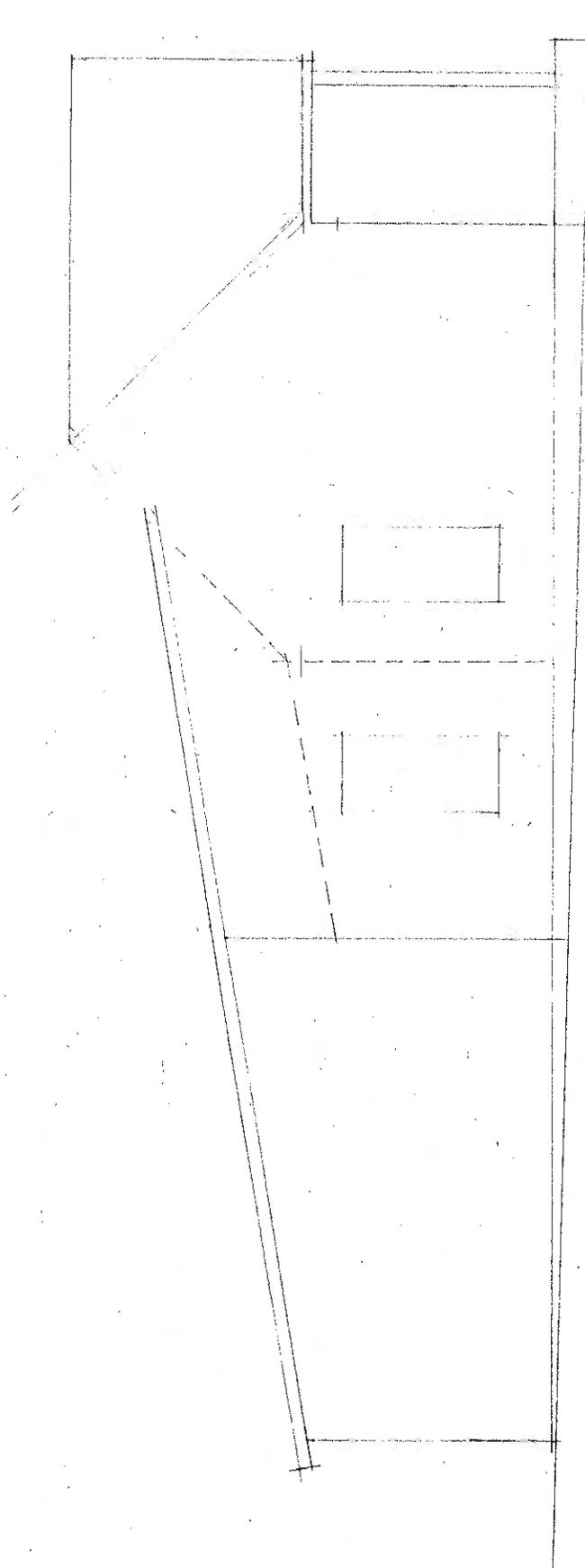


812 W 8TH  
SOUTH ELEVATION  
EXISTING

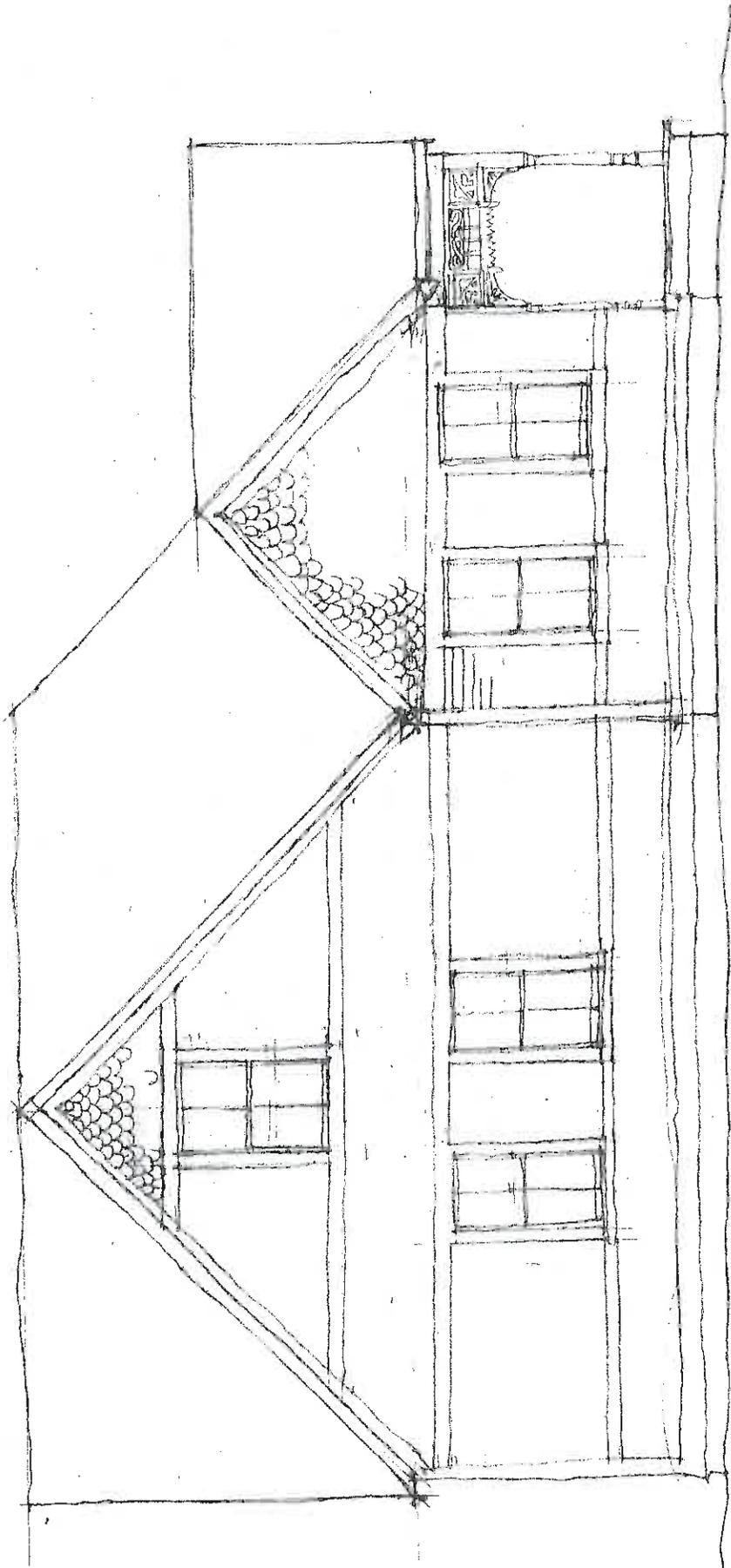
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812 W 8TH  
SOUTH ELEVATION  
PROPOSED

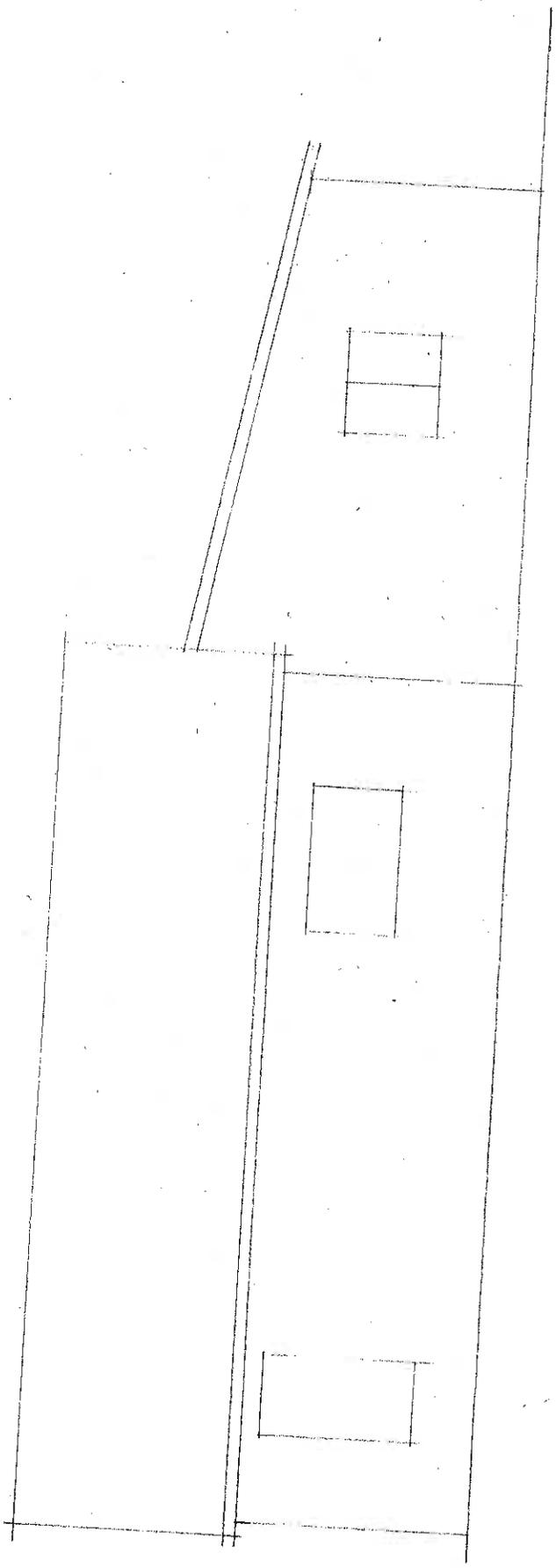


812 W 8TH  
WEST ELEVATION  
EXISTING



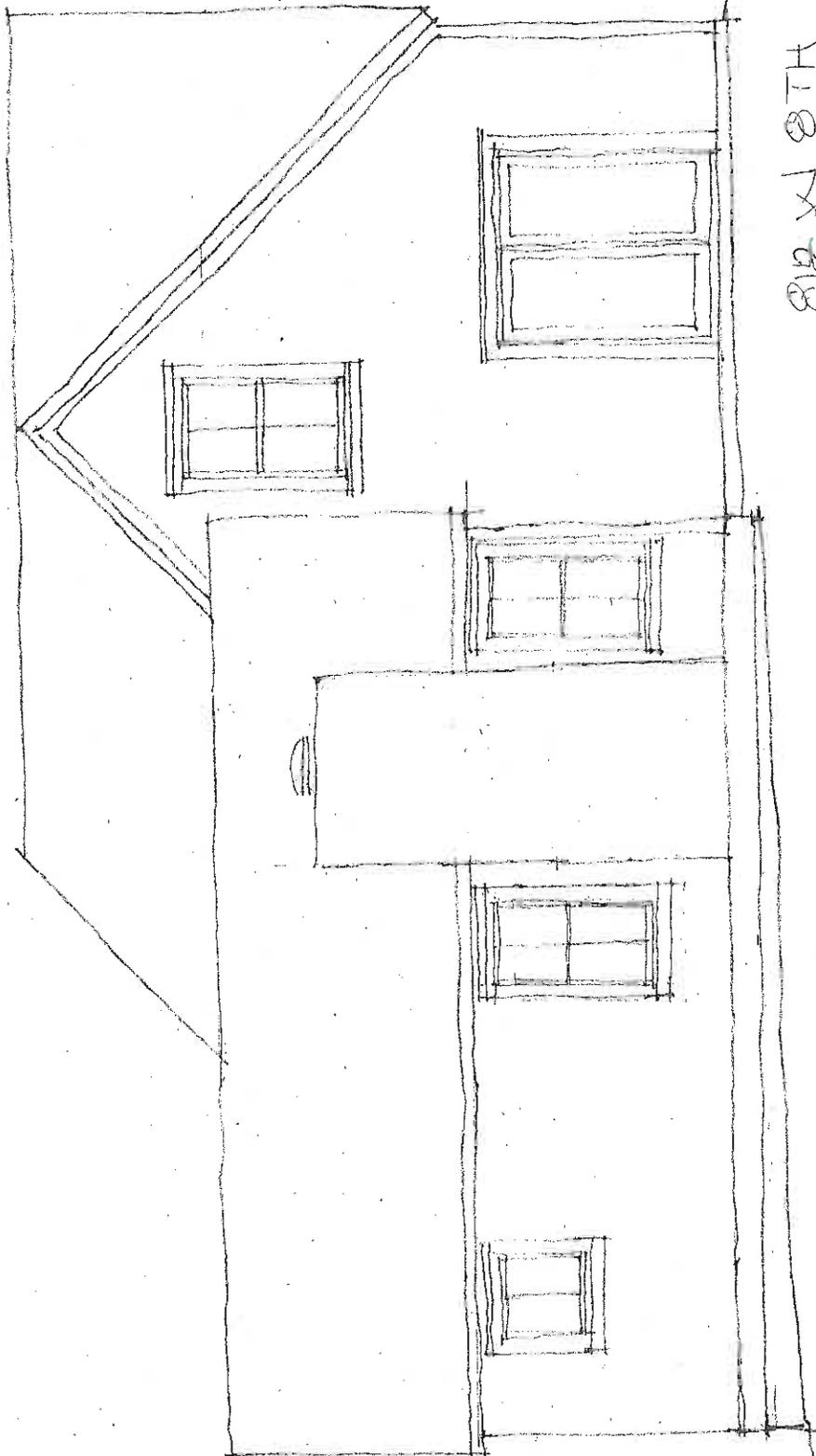
812 W 8TH  
WEST ELEVATION  
PROPOSED

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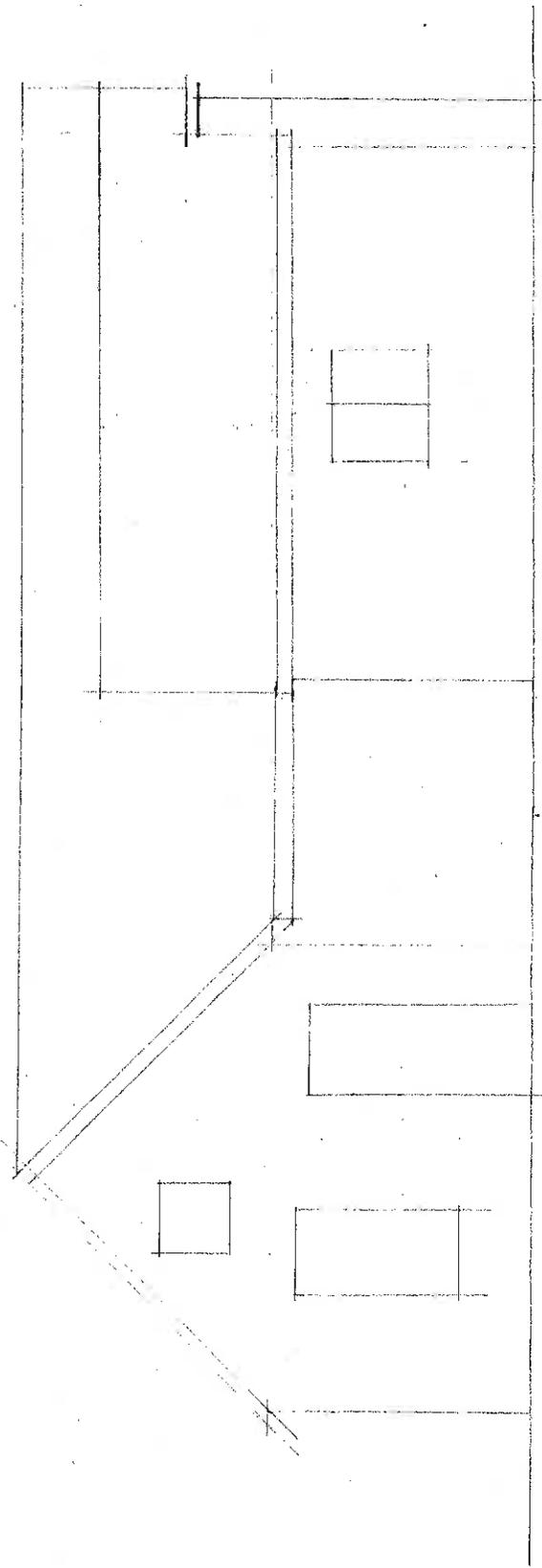


EAST ELEVATION  
EXISTING

62

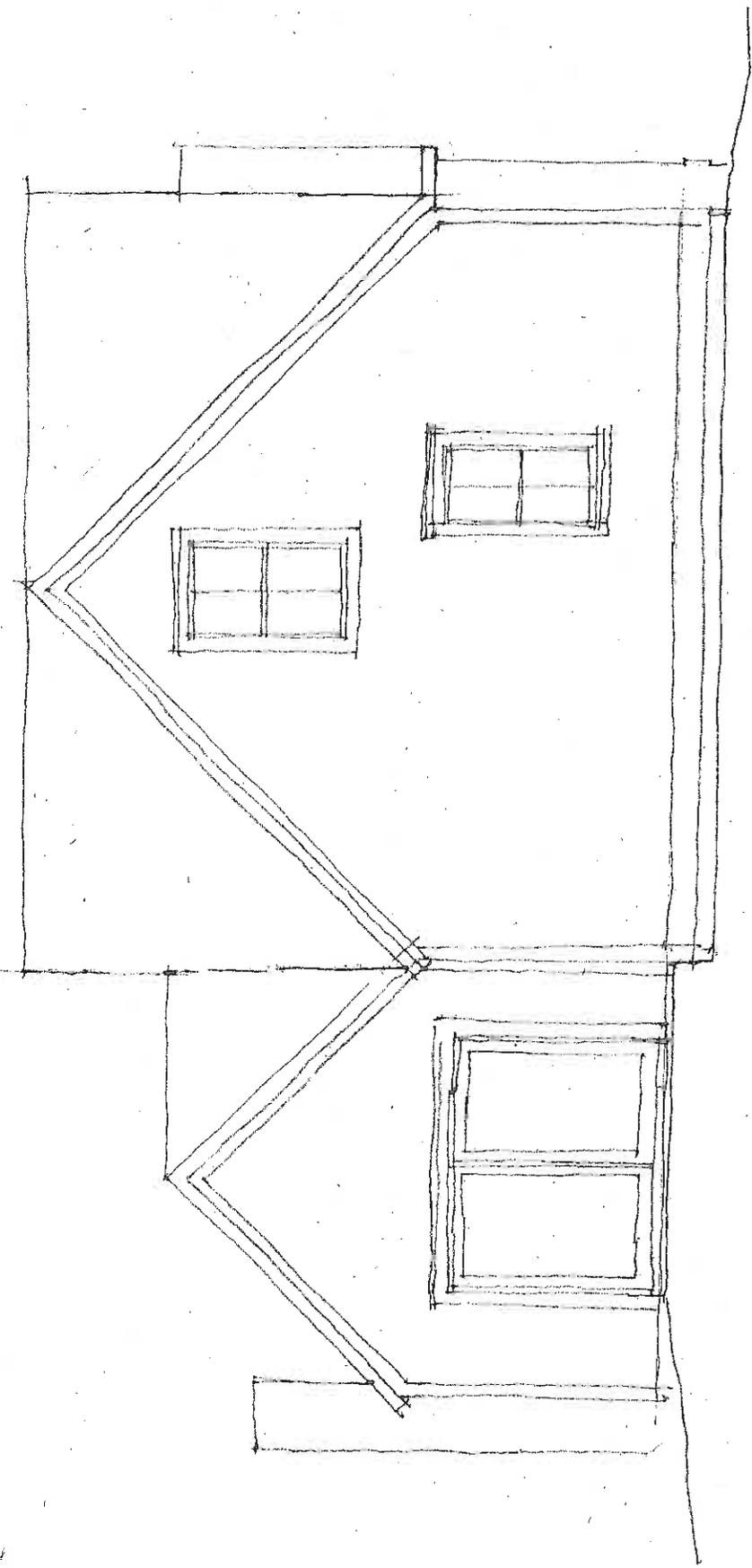


812 W 8TH  
EAST ELEVATION  
PROPOSED



NORTH ELEVATION  
EXISTING  
REAR

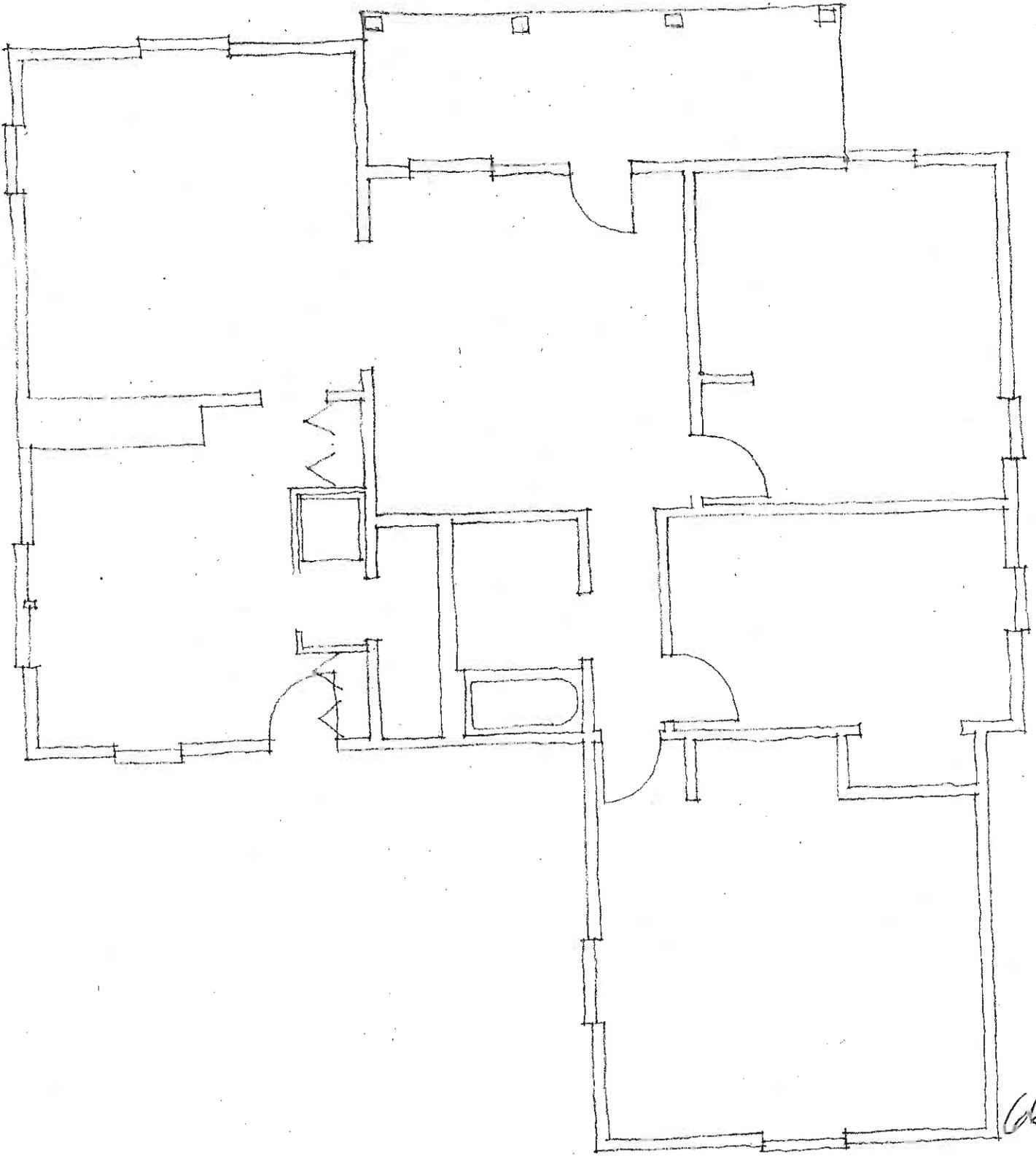
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8/2 W 8TH  
NORTH ELEVATION REAR  
PROPOSED

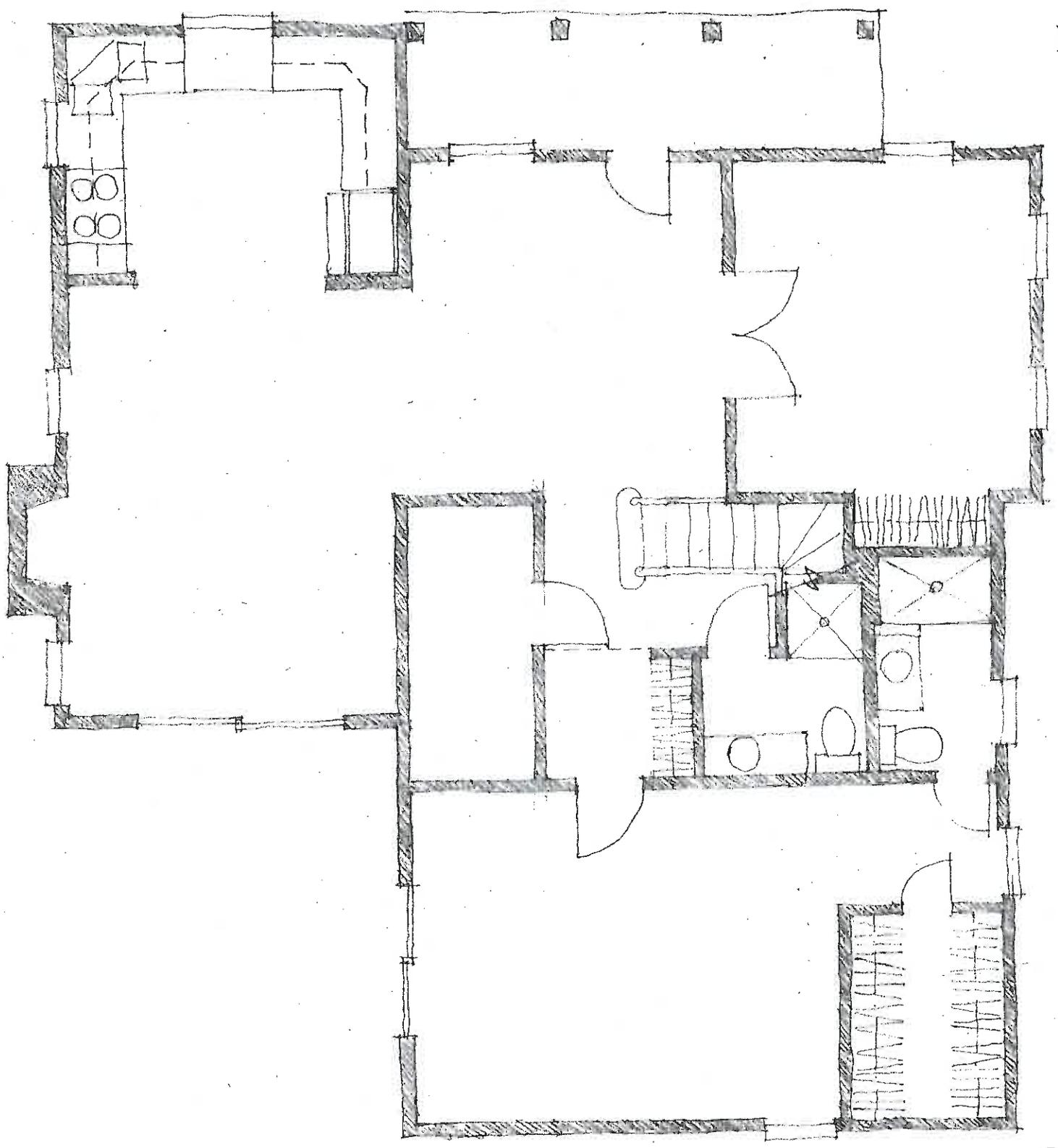
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1ST FLOOR  
EXISTING



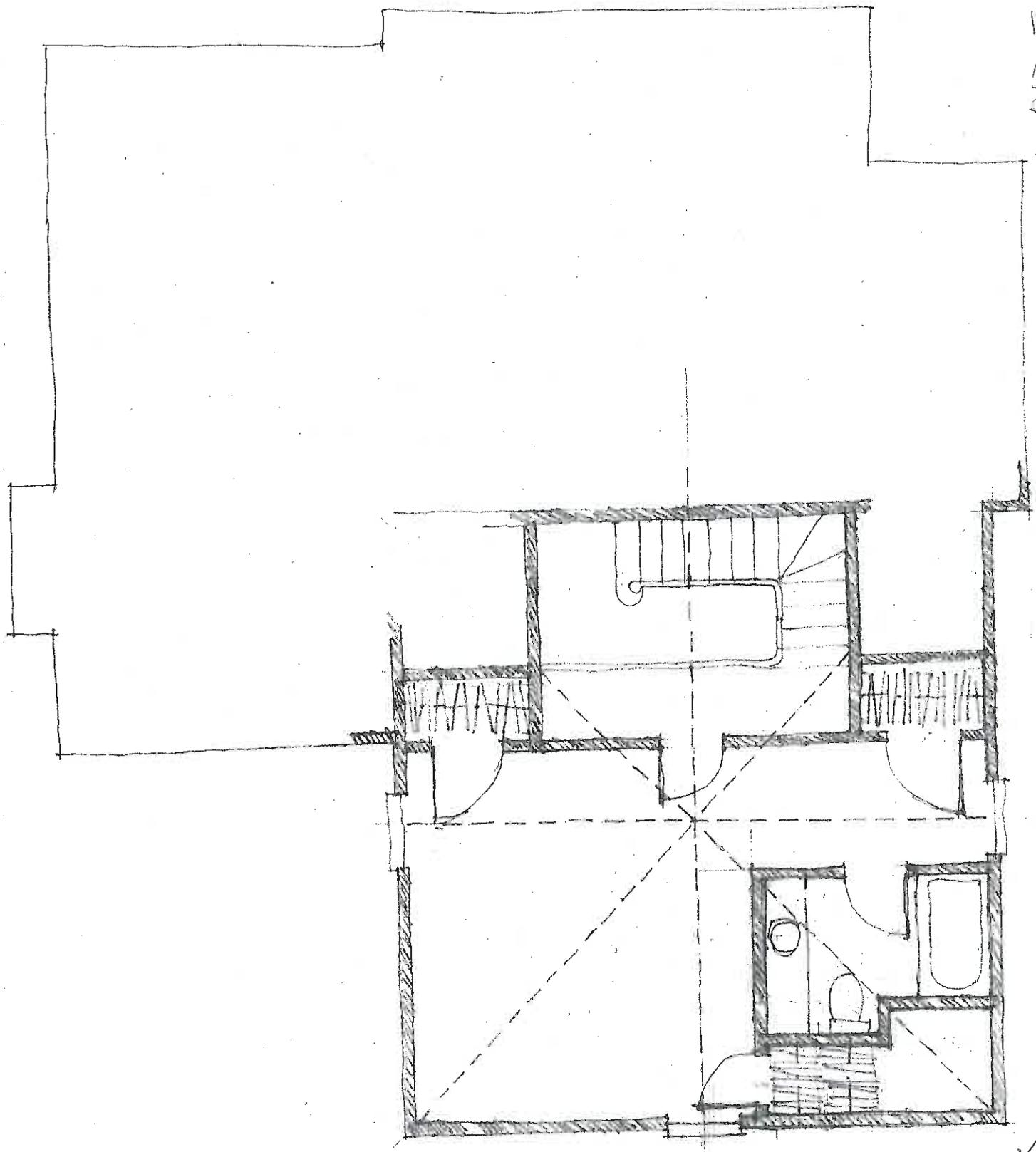
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1ST FLOOR  
PROPOSED



REV. 1

2ND FLOOR  
PROPOSED



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