BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday June 11, 2015
5:00 P.M.
AMENDED AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES February, 12 2015

IV. CONSENT AGENDA

A. Demolition Delay
812 West 8th Street Near West Side National Register District
Owner Robert Meadows (cont. from April 23)
Creating a second floor rear addition and reshaping a roofline. Adding design details, new windows, openings, siding.

V. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA-20-15 McDoel Historic District
715 West Wylie Street Owners: Jeffrey and Donna Powell
Installation of a new fiberglass door and opening on the rear of a property leading to a deck.

B. COA-22-15
804 South Woodlawn Elm Heights Historic District
Owner: Lisa Germano
Request to remove two mature trees, one damaged, the other required to be removed for foundation work (waterproofing)

Commission Review

A. COA-21-15
521 West Smith Greater Prospect Hill Historic District
Owner: Doug Wissing
Request for a rear dormer

VI. DEMOLITION DELAY

A. 108 West 6th Street (partial) Court House Square Survey Area (revision)
Owner: Sib Sheikh Representative: Doug Bruce
Request to enlarge retail windows and remove exterior first floor fabric from a building on the courthouse square.

B. 900 West 6th Street (partial) Near West Side National Register District
Owners: Robert Himmel and Caren Stoll
Request for a dormer addition and a rear addition

C. 301 E 10th Street Cottage Grove Survey Area
Owner Tariq Khan VIOLATION
Request to remove walls and siding in order to insulate the building during extensive rehab.

VII. NEW BUSINESS

VIII. OLD BUSINESS

A. Awards

B. Design Guidelines Update

C. Courthouse Square information session June 22, 4;30 PM Hooker Room

IX. COMMISSIONERS' COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

Next meeting date is Thursday June 25, 2015 at 5:00 p.m. in the McCloskey Room

Posted: June 5, 2015

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Thursday February 12, 2015
Minutes

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners:
Jeannine Butler
Chris Cockerham
Sam DeSollar
Dave Harstad
Marleen Newman
John Saunders
Chris Sturbaum - Arrives at 5:15pm

Advisory:
Jeff Goldin
Derek Richey

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

Guest(s):
Doug Wissing - 520 W. Howe St.
Etina Korrub - Cedarview
Suzanne O'Connell - Cedarview
Zach Bode - Studio 3 Designs

III. APPROVAL OF MINUTES

June 12, 2014, July 10 2014, August 14, 2014, January 8, 2015, January 22, 2015

Jeannine Butler makes a motion to accept the minutes from June 12, 2014, July 10 2014, August 14, 2014, January 8, 2015, January 22, 2015. **Chris Cockerham** seconded. **Motion carries 6/0/0 (yes/no/abstain).**

IV. ELECTIONS

Discussion is held. Nominations for President, Vice-President and Treasurer is raised.

Report of the nominating committee is given. The committee nominate John Saunders as President, Chris Cockerham as Vice-President and Sam DeSollar as Treasurer.

Jeannine Butler makes a motion to nominate John Saunders as President, Chris Cockerham as Vice-President and Sam DeSollar as Treasurer. **John Saunders** seconded. **Motion carries 6/0/0 (yes/no/abstain).**

V. CERTIFICATE OF APPROPRIATENESS

STAFF APPROVALS

A. COA-6-15
1106 South Rogers Street
McDoel Historic District
Owner: Patricia Suits
Request to construct a concrete ramp along the north side of the house and a rear porch for accessibility. Widening of a rear door.

Nancy Hiestand gives her presentation. Please see the packet for further information.

FULL COMMISSION REVIEW

A. COA-1-15
520 West Howe
Greater Prospect Hill Historic District
Petitioner: Doug Wissing
Request for a rear addition

Nancy Hiestand gives her presentation. Discussion is held regarding the materials and design of the addition. The owner wishes to create useable space in the attic. Nancy notes this only adds 546 square feet to the second story.

Discussion is held. General consensus is to approve this COA.

Question(s):

John Saunders asks if **Doug Wissing** will leave the existing overhang from the shed roof. **Doug Wissing** states there is about a foot, foot and a half.

Comment(s):

Jeff Goldin comments that this design is in line with the design guidelines that

were created.

Chris Sturbaum comments that he respects the subcommittee review.

Dave Harstad comments that he appreciates the plans being so thorough.

Jeannine Butler makes a motion to approve **COA-1-15** for 520 West Howe Street. Addition of dormer and additional habitable space in the attic at the rear of the house. **Chris Cockerham** seconded. Motion carries 6/0/0

Patty Mulvihill submits her Proposed Findings of Fact for **COA-1-15** for 520 West Howe Street. Addition of dormer and additional habitable space in the attic at the rear of the house.

1. The Commission finds that the creation of a new rear-facing gable and bridge to the existing rear gable on the structure at 520 West Howe Street will not impact the traditional appearance of the gabled-ell form along Howe street.
2. The Commission finds that proposed construction at 520 West Howe Street will not be serious to the historic character of the actual structure or to the Greater prospect Hill Historic District.
3. The Commission finds that the proposed materials for the construction at 520 West Howe Street, specifically cement board siding and vinyl clad windows, are consistent with the Design Guidelines for the Greater Prospect Hill Historic District and do not impact the historic character of the overall structure of the District.
4. The Commission finds that the construction at 520 West Howe Street is consistent with title 8 of the Bloomington Municipal code.

Jeannine Butler makes a motion to accept the Proposed Findings of Fact for **COA-1-15** for 520 West Howe Street. Addition of dormer and additional habitable space in the attic at the rear of the house. **John Saunders** seconded. **Motion carries 6/0/0 (yes/no/abstain)**.

V. NEW BUSINESS

A. Preliminary Review 632 North College -Addition Studio 3 Design for ERL II LLC

Nancy Hiestand gives her presentation. discussion is held on the design and materials that are to be used. It is noted that no action can take place due to improper public noticing by the petitioner.

Further discussion is held.

B. Morton Street Parking Garage - Planner **Patrick Shay**

Patrick Shay gives his presentation. It is noted this is for information only and no vote is required. Patrick notes that there is an adjacent historic building and this is why it is before the Commission. Discussion is held on the use of the current parking lot by the Monroe County Sheriff's Office, Courts and Correctional Officers. Patrick notes that other employees use a shuttle service to transport them to County offices from where they park at the Convention Center. It is noted that the County will have other uses for the structure such as a secured area for work release and in case of emergency the facility will be able to keep those that are incarcerated. Patrick notes this is going back to the Plan Commission for further discussion. See the packet for drawings.

Question(s)/Comment(s):

Dave Harstad asks if a County function, justice function needs to be reviewed by the Plan Commission. **Patrick Shay** states they it does, only the IU Board of Trustees is exempt as they are a state agency.

Marleen Newman comments that she thinks the scale and location will make this structure the focal point of the area. Marleen states that it is a mistake to have a blank wall facing City Hall. Marleen further states that this breaks the retail chain that the city has been trying to maintain for years, on Morton Street. Marleen states she is opposed to this.

Jeannine Butler comments the scale is outright outlandish. Jeannine states that she is aware of Smallwood and this is right down the street. Jeannine asks if the work release center will add height to this project. **Patrick Shay** states that it is a little more difficult with the access off 8th street. The parking isn't really usable in that area. **Patrick Shay** states the work release will not add too much height.

Derek Richey comments that we all know what parking garages look like. Derek states that Nore Winters taught us that parking garages do not have to look like parking garages. Derek adds that this should be kept in mind.

Patrick Shay comments that you see that progression is seen with what the City has built with parking garages. Patrick adds that Nore Winters is from Boulder, Colorado which has great examples of making a parking garage not look like a parking garage. Patrick adds that the size of the lot and the county budget are constraints on this project.

Dave Harstad asks who will be using the parking garage. **Patrick Shay** states that it will service the Charlotte T. Zietlow Justice Building, the Health Department, Curry Building and Courthouse. Patrick states that they are trying to accommodate most or all of their needs in this location. Patrick states that came up in the Plan Commission where others could use the garage on the weekends or after hours.

Jeff Goldin asks how secure is the parking garage going to be. Patrick Shay answers that it is just the front bottom part of the parking garage which will be secure to be ready for work release.

Nancy Hiestand asks if there has been a global study of the current parking garages and if they are at capacity. **Patrick Shay** says they will be looking at those numbers. Nancy states that it would be good to share this information and see if eight stories is necessary., Patrick states that will be part of the conversation.

Dave Harstad states the impact on this is pretty minimal and it is appropriate to comment on scale and materials. Dave states spandrel glass is problematic when dealing with a store front.

Chris Sturbaum states that we are balancing a lot of interests.

Nancy Hiestand states that there are so many public entities impacting our environment visually. It is difficult to plan because of the so many exceptional situations.

Marleen Newman asks if there was a way for the garage to get the two blank wall, the containment centers off of the street and put them above so there is some kind of retail. **Patrick Shay** answers that the County does not want to be in the retail business at all. Marleen states that the design now absolutely kills the street, from a planning, urban design and commercial perspective.

Sam DeSollar asks about the floor level of the garage relative to someone walking down the street. **Patrick Shay** states that it will not be that dramatic. Sam further adds that the idea of it not being accessible either visibly or physically and is programmed now for something may or may not last through the life of the building is really short sighted. Sam further states that the idea of putting a program like that so close to the public and Farmer's Market makes him a bit leery. Sam adds that the garage will have a huge presence as it will be 20' higher than Smallwood.

Derek Richey reiterates **Sam Desollar's** points. Derek further asks how committed are we to long term that the Charlotte T. Zietlow Justice Center will be there for 10, 15 or 20 years, and then what will happen with the garage. It is there, it is a monstrosity and it is not going to serve any purpose, but you have to look at it.

Further discussion is held on the parking garage and if it could be located elsewhere.

VI. OLD BUSINESS

A. Awards and Preservation Month Plans May 2

Nancy Hiestand states the Historical Cake Contest will be May 2, 2015 in the Atrium and initially the dedication of the clock which is being repaired. Nancy adds that we are looking for a lecturer for the Preservation Month in May. Nancy adds that we are planning to go to Council for awards. Discussion is held on how to gather nominees for awards for Preservation Month.

B. Designation of Tech Park structures- update

Nancy Hiestand gives her presentation. Discussion is held.

VII. COMMISSIONERS' COMMENTS

No Commissioner's Comments

VIII. PUBLIC COMMENTS

No Public Comments

IX. ANNOUNCEMENTS

No Announcements

X. ADJOURNMENT

Meeting is adjourned at 6:30 pm.

END OF MINUTES

CONSENT AGENDA

Summary

This petition for a large addition and rehabilitation was fully reviewed at the April 23rd meeting. The Commission was unable to vote at that time because of a notice flaw.

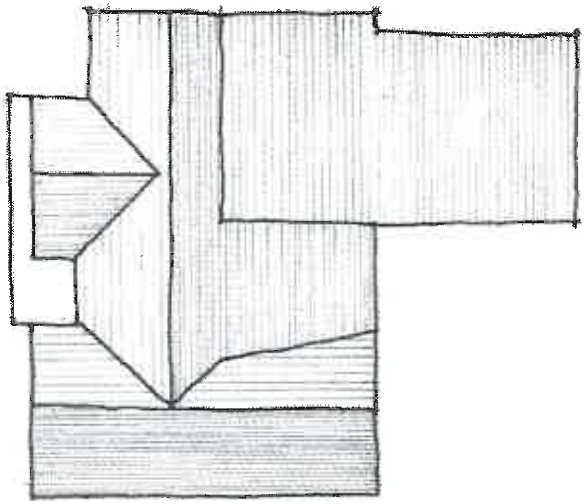
Partial Demolition
4-16-15

812 West 8th Street
Owner Robert Meadows (cont. from April 23)

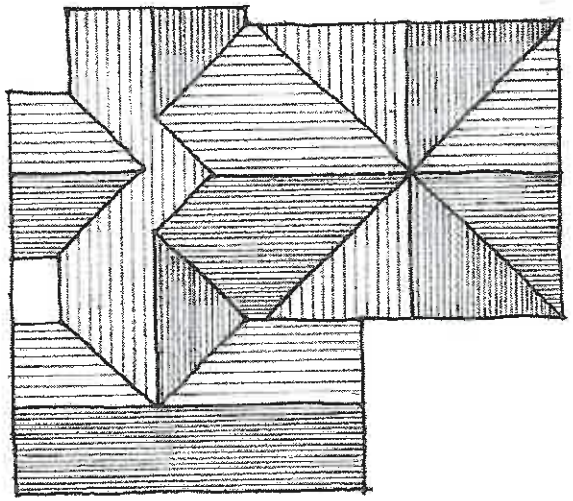
105-055-64033 C **812** **House;** Carpenter-Builder/ Gabled-ell, c.1909 NR
RC Zoning

A complete report was made in April. After the discussion the commission agreed that the project should be released but an action would be delayed because of a noticing error. This is a contributing house in the Near West Side National Register District which is being modified with a rear addition and several window and surface modifications. Although the house is old enough to meet historic criteria, it has been modified over the years and has tenuous integrity. The house is badly in need of structural repairs. The front facade will remain the same in silhouette. The addition will be on the west alley-side and include two stories. Plans presented at the April meeting.

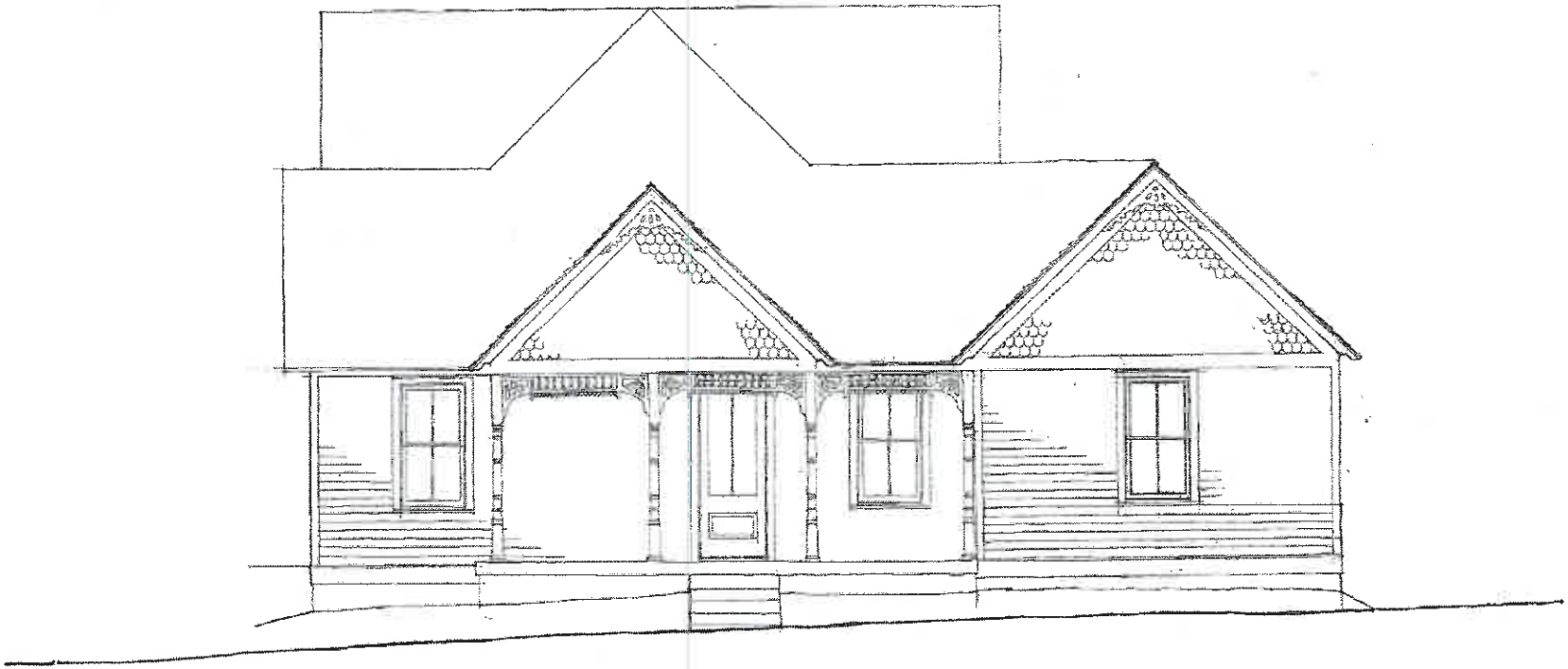
Staff has attached the plans that were discussed since the plans were upgraded between the packet and the presentation at the hearing. This will be the official design provided for the variance and building permit application.



EXISTING ROOF LINE



PROPOSED ROOF LINE



PROPOSED SOUTH ELEVATION

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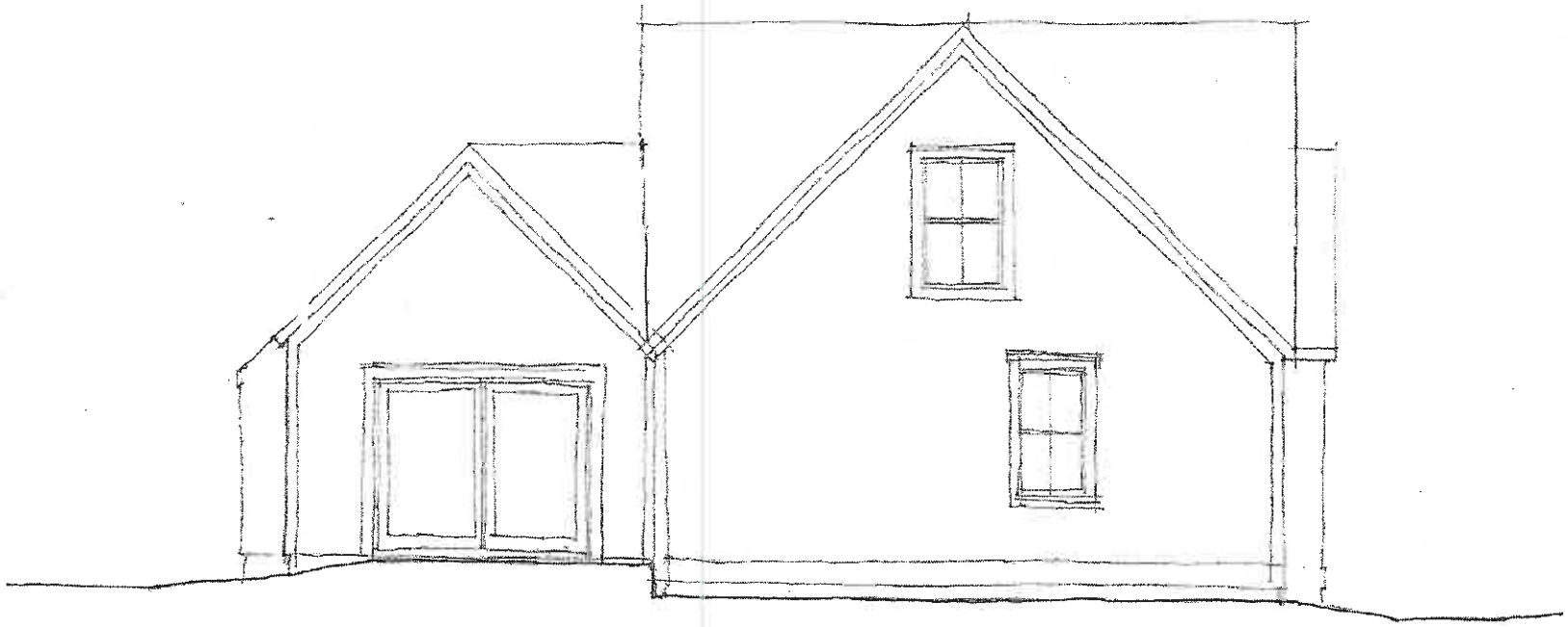
PROPOSED WEST ELEVATION

12



PROPOSED NORTH ELEVATION

3

PROPOSED EAST ELEVATION

STAFF APPROVAL

Summary

Request to open a door that will lead to a deck in the rear of the house.

COA-20-15

715 West Wylie
McDoel Historic District
Owner Jeffrey and Donna Powell

RC Zoning

017 C 715 House; Arts and Crafts/ Gable Front Bungalow, c.1929 BHD

This is a simple gabled bungalow that has been modified with siding and a replacement porch. The windows are original, three over one. The house is located on a lot that faces Wylie and has a rear platted alley that is unimproved. The portion of the house on which the opening will be made, is a later addition to the house that faces the alley.

The door will be a simple two light fberglass door that will lead to the deck. The McDoel subcommittee has no problem with a staff level approval.

STAFF APPROVAL

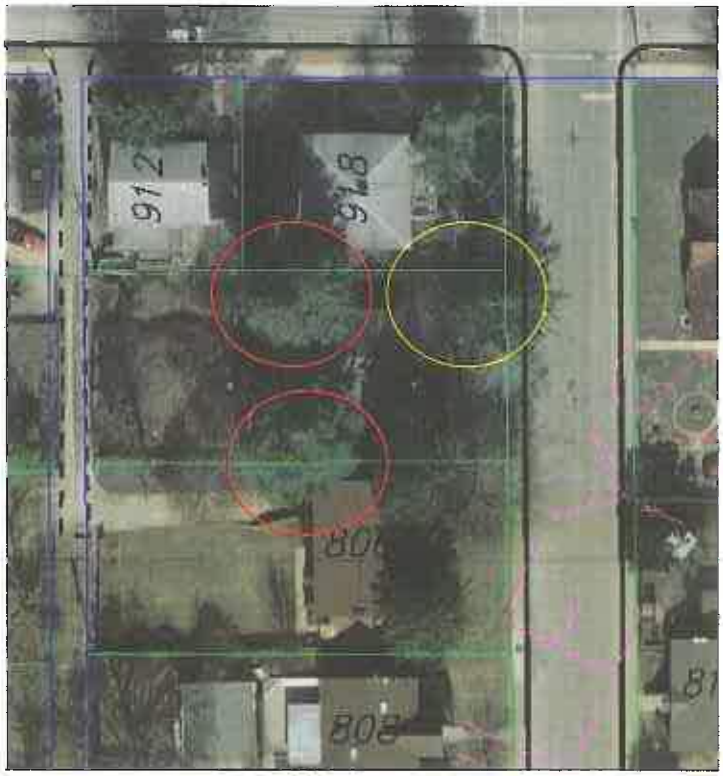
Summary
Request to remove two large spruce trees.

COA-22-15

804 South Woodlawn
Elm Heights Historic District
Owner: Lisa Germano

105-055-740156. 245 C 804 **House;** Colonial Revival, c.1920

Zoning RC



This house at this location is undergoing substantial improvements, and this request represents the first phase. There are three large evergreens on the lot. The front tree, a spruce is dying and may be removed without a COA (idnetified with yellow circle). The other two are located at the north and south sides of the house and have different issues. All three trees are very mature and have reached a height in excess of 50 feet tall, dwarfing this small brick Tudor. See the photgraphs beloow that show the house in 2001 and in 2015

The tree located on the north side of the house is within 5 feet of the foundation, where work will take place to improve drainage and waterproof as part of the overall work plan. Digging will necessitate cutting roots on the side facing the house. The damaged tree will threaten both the owner and neighbors to the north.

The tree on the south side is similarly large and has a split trunk. It is listing seriously towards the house and poses a threat, both because of the trunk and its age. Staff visited the site and took photographs.

By our rulles and procedures, staff has the right to approve tree removal, In this case, Elm Heights does review the removal of mature trees, if they are not diseased or dead. Staff relayed this petition and information to the Elm Heights Subcommittee. I have heard from several members in support. I await more responses before issuing the COA. A status report will be made at the meeting.

FRONT

SOUTH SIDE

NORTH SIDE TREE

Summary
Request to add a large rear dormer.

COA-21-15

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. This is the second petition on this site in the last year. The first added a window to the rear and built up a wall in front of the property on Smith.

The house has a characteristic cat slide roof to the rear addition which gives it a faux salt box look. This side elevation, is perhaps the only elevation where the additino looks like a part of the house. The dormer will be drawn off the principal gable and be inset on either side. The foot print of the house is quite small, approximately 1100 square feet. The dormer will add a bedroom, closet and bath, which will be the third bedroom and second bath.

Existing: The original clapboard on the house has been retained with original trim. The new structure will be sided with fiber cement that matches the original reveal. The work will take place on the rear of the property which contains few original details. The parts of the house with the most integrity face north, west and east.

Proposed:
An addition in the form of a shed roof dormer enclosing an

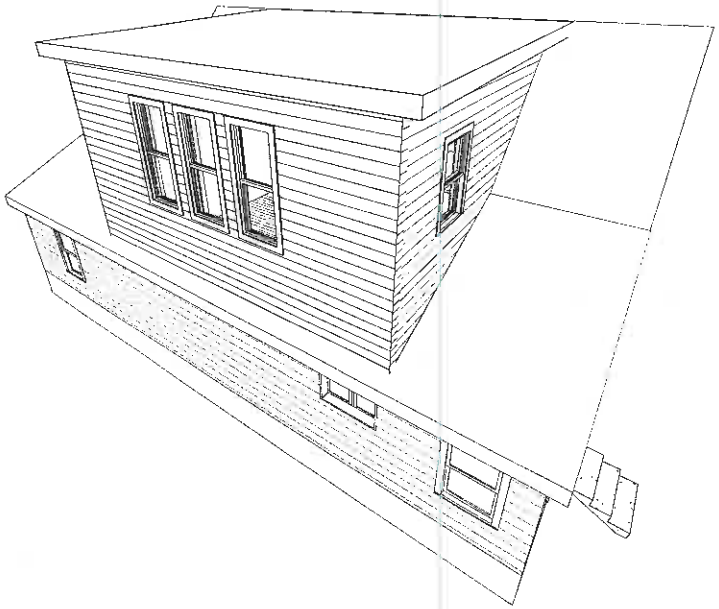
area of about 400 square feet will be added off the gable. It will have a single double hung window on either end and a group of three double hung windows across the rear (south side). The windows will be wood aluminum clad Quaker brand windows.

The petitioner recently received an approval for a dormer addition at 520 West Howe Street on a gabled-ell form house. The petitioner conveyed several photographs of existing dormers in the GPHHD to staff which are attached. Most of them were constructed before design guidelines were adopted. Admittedly many don't provide examples of good design, but they highlight the difficulty of creating useable space on small houses without ruining the fundamental form of the house.

There are a couple of ways to review these addition proposals, first by placement relative to the public way and second by compatibility of design. In the first case, this proposal is well located on the rear of a house which provides little visual access to the new structure except along the alley. The second aspect is the proportion and design. On a double pen form, it is easy to overwhelm the structure. Staff does have some concern about the horizontal nature of the roof (lack of incline) - which from the west side- may look awkward. This may be required for adequate interior head room. But the appearance might be assisted by window sizing or placement. The addition is well set back from the limits of the roof. A similarly designed dormer, with an almost horizontal roof, looks better because the windows are larger within the wall. Exposed rafter tails would not be appropriate on this dormer, where they might provide some relief on another style of house. The design of the existing first floor addition, in terms of the articulation of the roof, eaves and windows, also doesn't help the rear elevation.

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

EXISTING 521 W SMITH



1 VIEW FROM BACK

Sheet List	
Sheet Number	Sheet Name
A1.0	COVER SHEET
A2.0	First Floor Plan
A3.0	Second Floor Plan
A4.0	Exterior Elevations
A5.0	Exterior Elevations
A6.0	Section 1
A7.0	Section 2
A8.0	Perspectives
D1.0	First Floor Demo Plan

DORMER PROJ

521 Smith St.

No.	Description	Date

COVER SHEET

Project number	Project Number	A1.0
Date	5.18.15	
Drawn by	Author	
Checked by	Checker	Scale

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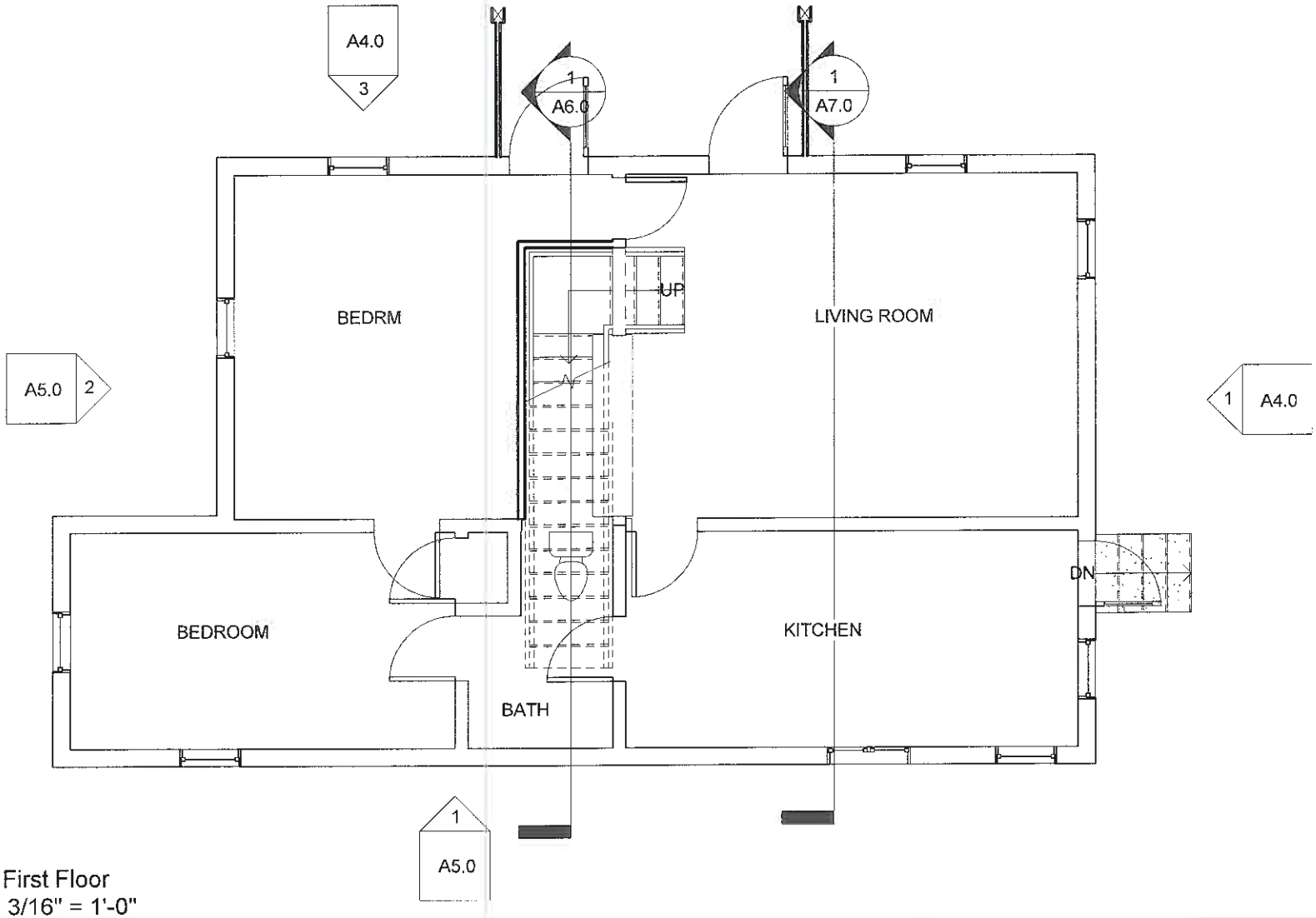

1 First Floor
3/16" = 1'-0"

DORMER PROJ

521 Smith St.

No.	Description	Date

First Floor Plan

Project number	Project Number	A2.0
Date	5.18.15	
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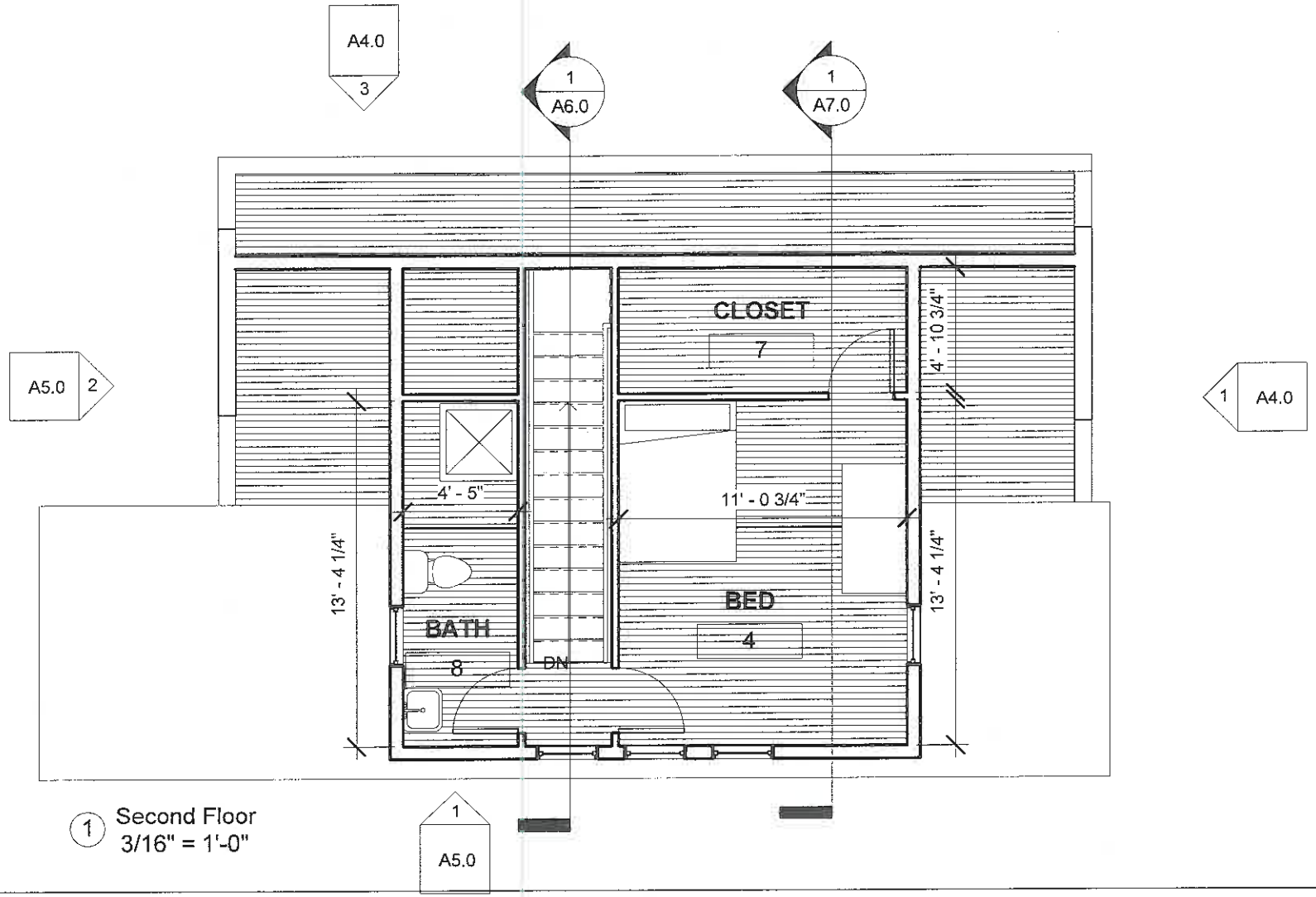

1 Second Floor
3/16" = 1'-0"

DORMER PROJ

521 Smith St.

No.	Description	Date

Second Floor Plan

Project number	Project Number	A3.0
Date	5.18.15	
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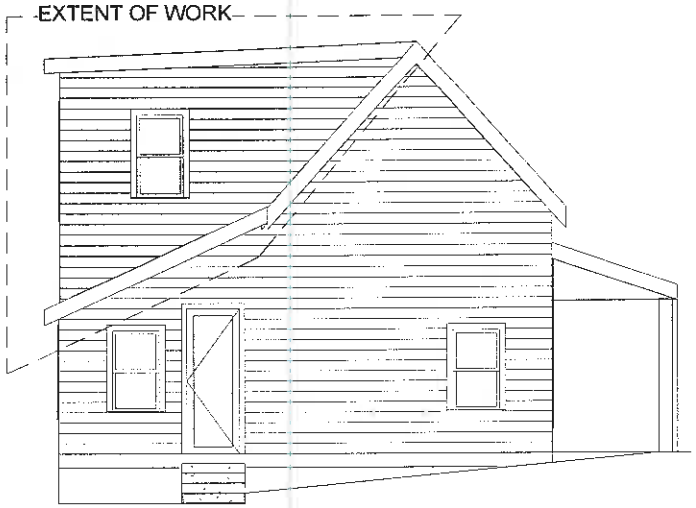
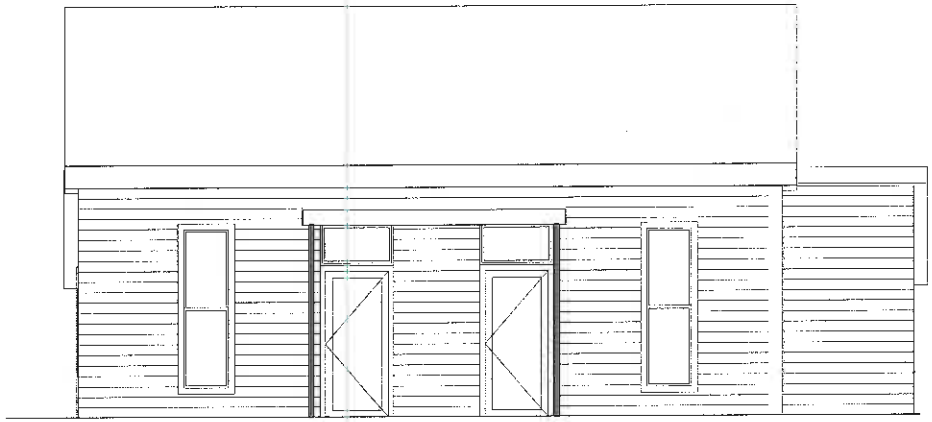


1 East Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"

DORMER PROJ

521 Smith St.

No.	Description	Date

Exterior Elevations

Project number	Project Number	A4.0
Date	5.18.15	
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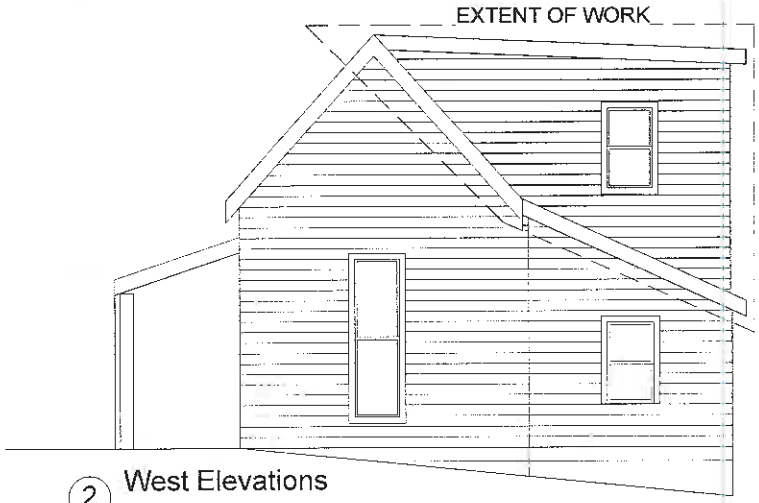
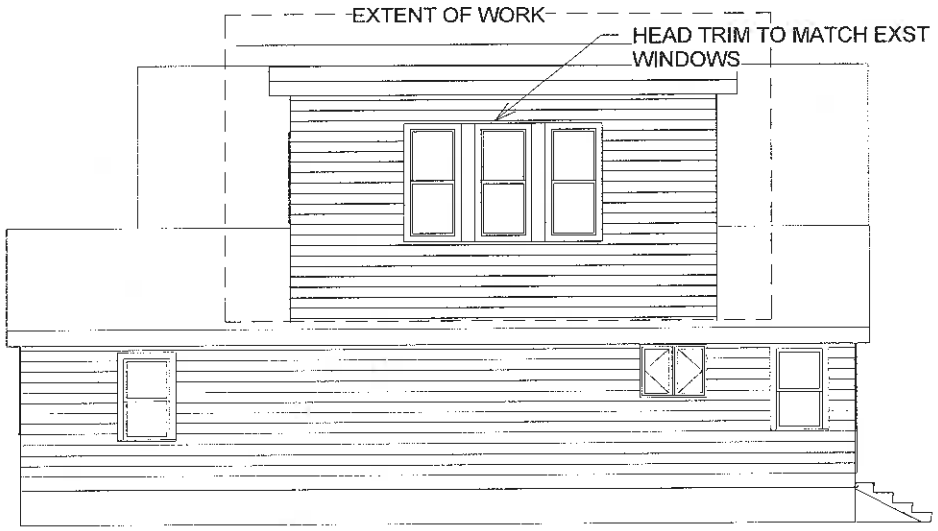


2 West Elevations
1/8" = 1'-0"



1 South Elevations
1/8" = 1'-0"

DORMER PROJ

521 Smith St.

No.	Description	Date

Exterior Elevations

Project number	Project Number	A5.0
Date	5.18.15	
Drawn by	Author	
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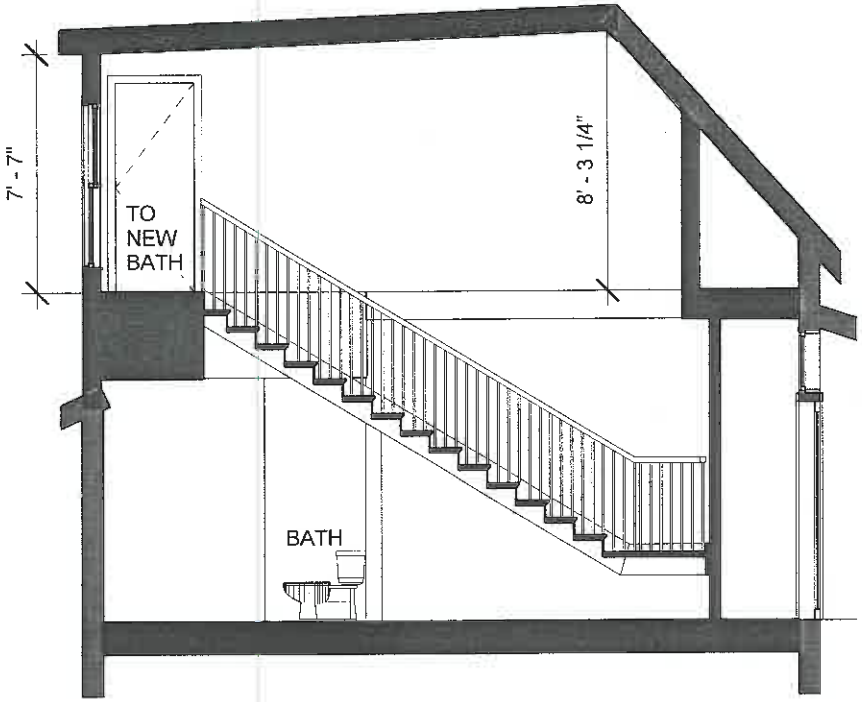
27



1 Section 1
3/16" = 1'-0"

DORMER PROJ

521 Smith St.

No.	Description	Date

Section 1

Project number	Project Number	A6.0
Date	5.18.15	
Drawn by	Author	
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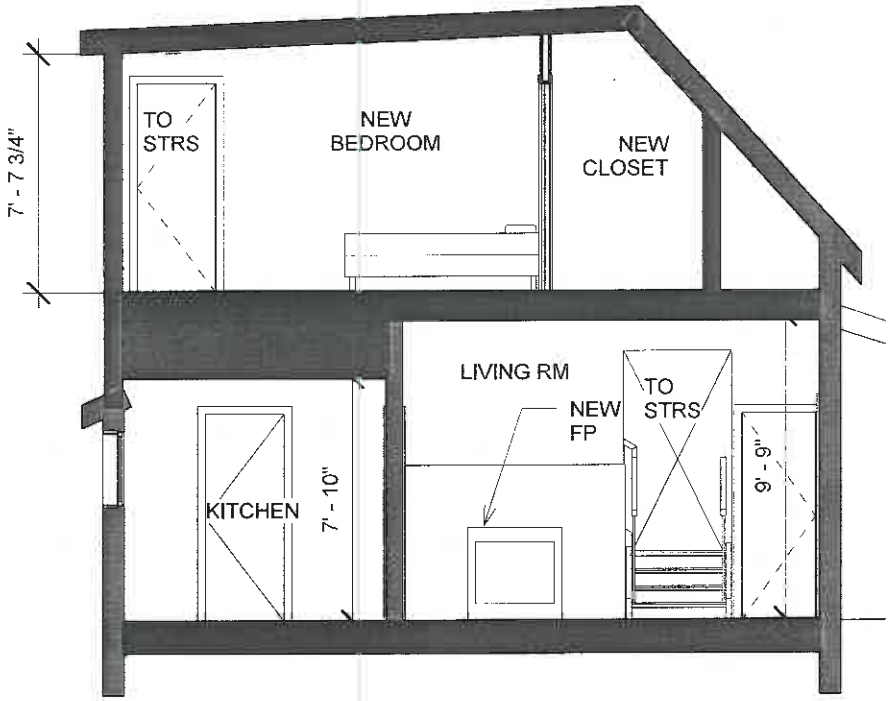
28



1 Section 2
3/16" = 1'-0"

DORMER PROJ

521 Smith St.

No.	Description	Date

Section 2

Project number	Project Number	A7.0
Date	5.18.15	
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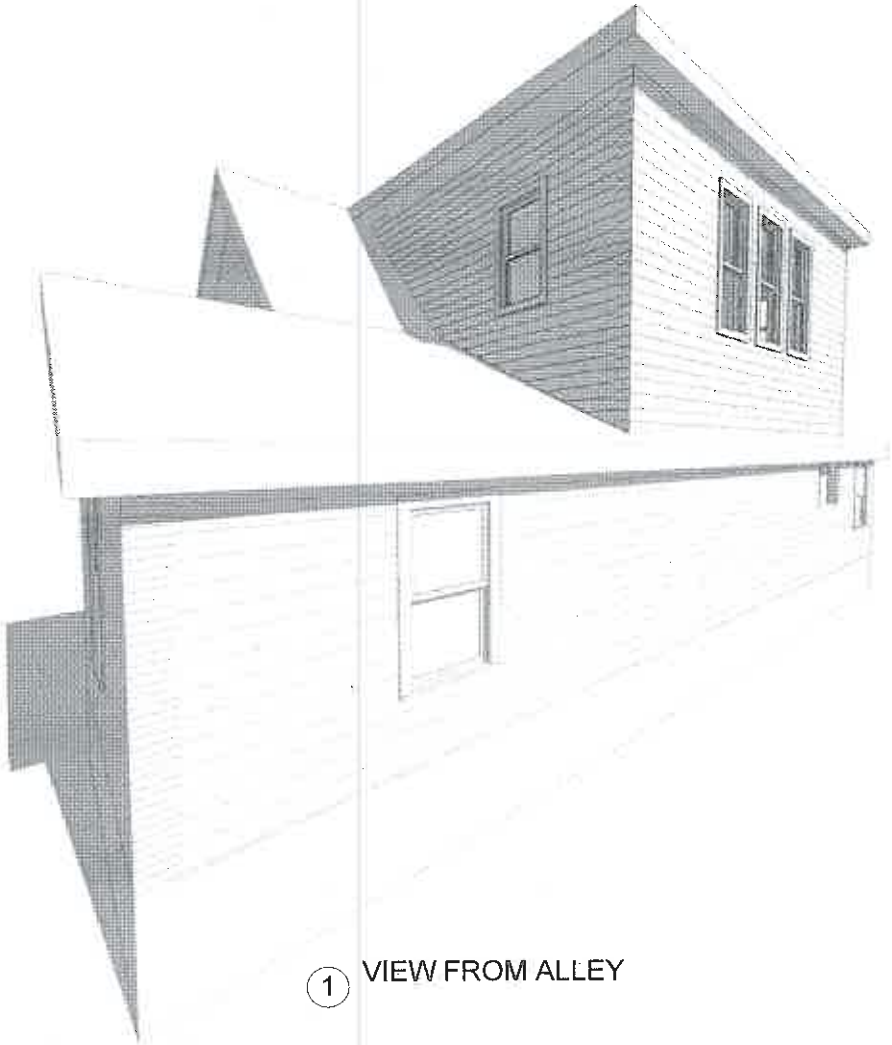

1 VIEW FROM ALLEY

DORMER PROJ

521 Smith St.

No.	Description	Date

Perspectives

Project number	Project Number	A8.0
Date	5.18.15	
Drawn by	Author	
Checked by	Checker	Scale

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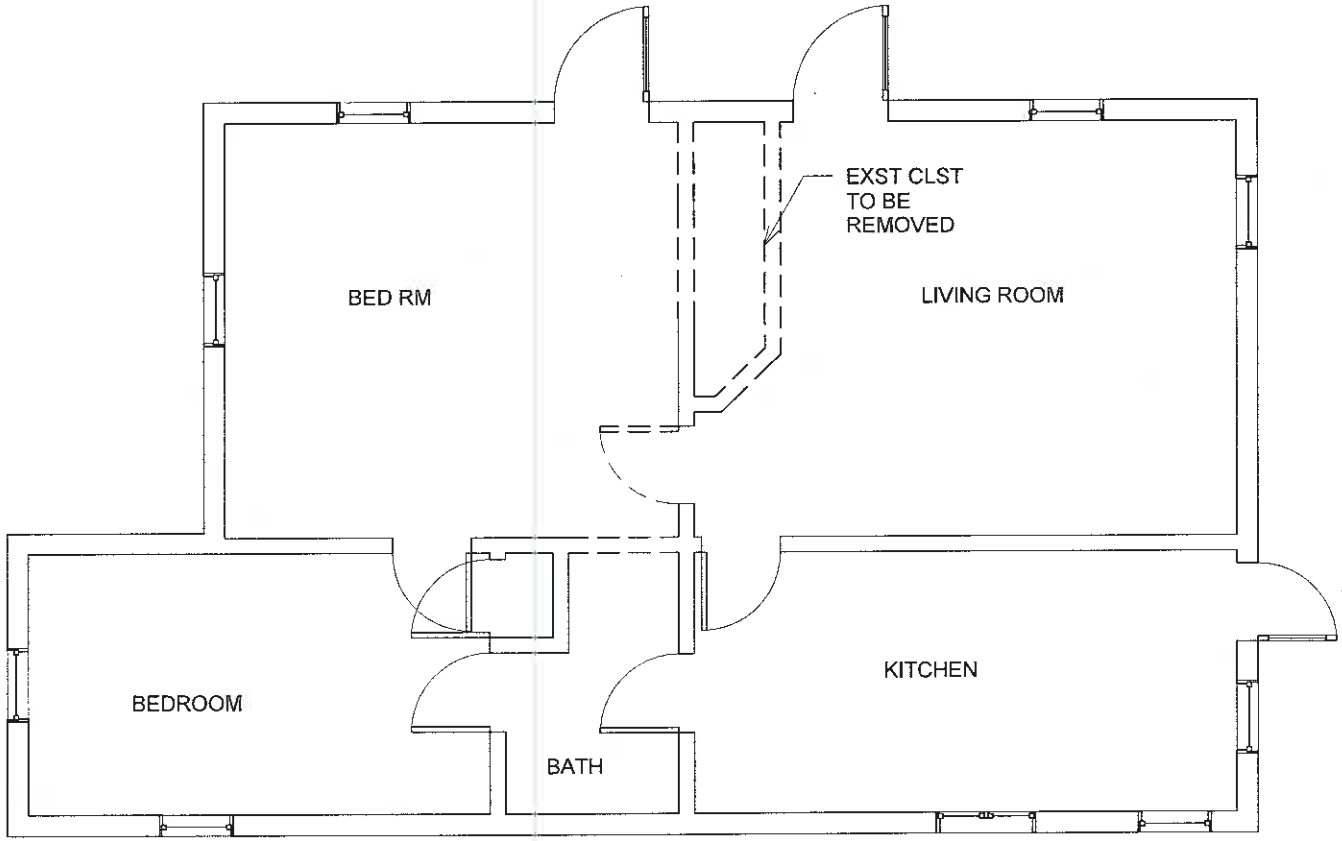

1 DEMO PLAN
3/16" = 1'-0"

DORMER PROJ

521 Smith St.

No.	Description	Date

First Floor Demo Plan

Project number	Project Number	D1.0
Date	5.18.15	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

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13

OTHER PORTAL ADDITIONS IN GPHD

OTHER DORMER ADDITIONS
IN GPHD

OTHER DORMER ADDITIONS
IN GPHD

OTHER DORMER ADDITIONS
IN GPHD

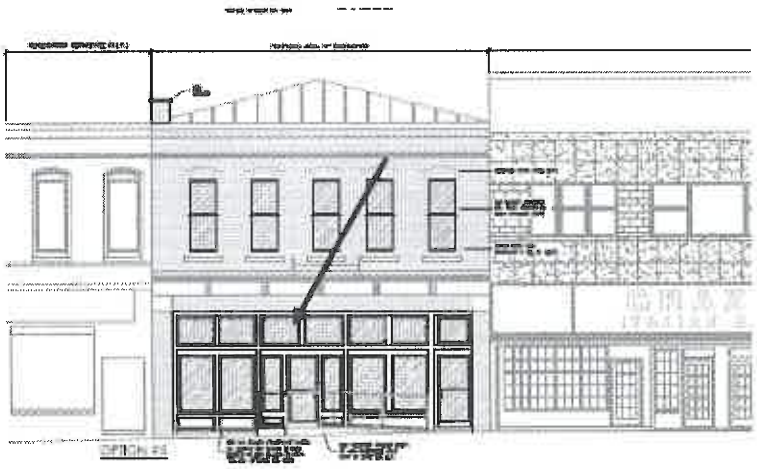
Summary

A change in the approved plans after finding Removal of a portion of the principal roof to create two dormers, removal of a rear wall to create an ell-shaped addition.

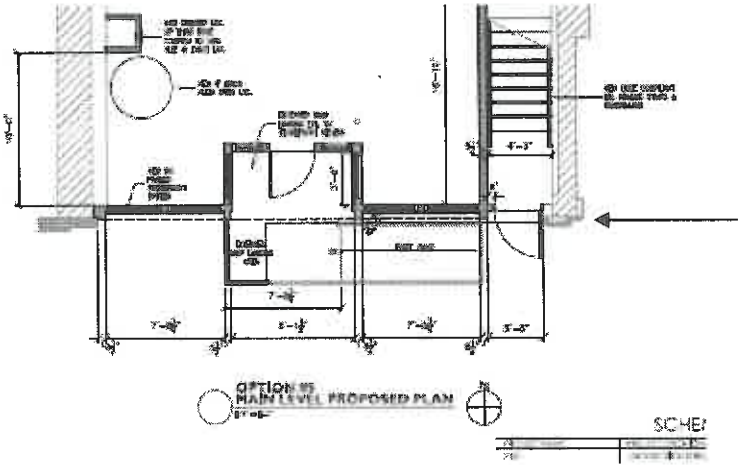
Partial Demolition Revision

3-19-15 (released) **108 West 6th Street (partial)**
Court House Square Survey Area (revision)
Owner: Sib Sheikh Representative: Doug Bruce

Zoning CD
105-055-67**005** **C** **108** **Commercial, Smith Tuley Hall;** Italianate, c.1860 NR



Option #5 out of several design for the storefront.. According to the discussion in March, it was selected for its symmetry around the entrance. In Option #5, the transom windows were constructed entirely parallel to the street and the entrance itself was recessed. The County Code division required 7 feet of clearance for the entryway, therefore raising the central windows out of the line of transoms. Instead of this, the contractors, and I resolved to remove the line of transoms above the entry and allow them to be recessed with the doorway. The muntins will still line up with the door. Since this is a partial demolition application, the modification to the proposed plans must be presented to the Commission.



Former transom line

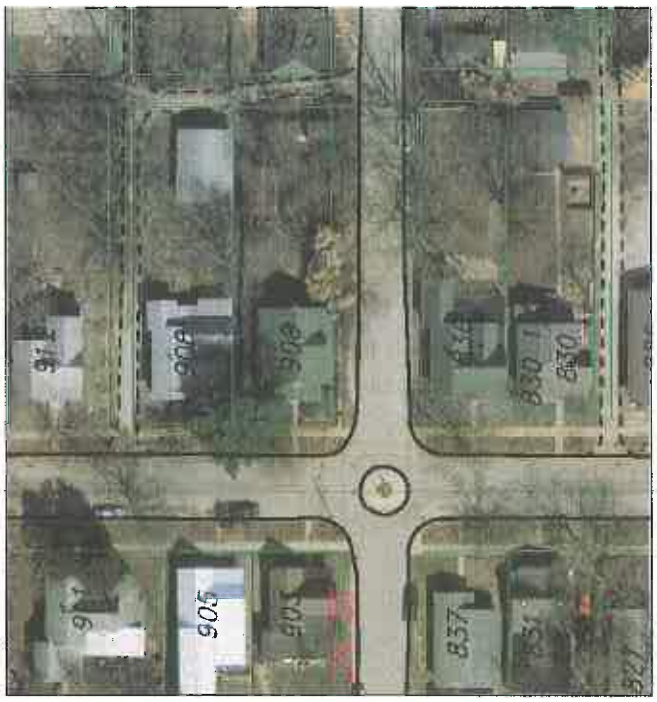
Summary

Removal of a portion of the principal roof to create two shed roof dormers, removal of a rear wall to create an ell-shaped addition.

Partial Demolition

5-19-15 **900 West 6th Street**
Near West Side National Register District
Owner: Robert Himmel and Caren Stoll

105-055-64169 C **900** **House;** Arts and Crafts/ California Bungalow, c.1920 NR
RC Zoning



The house is located at the corner of Waldron and 6th Street. It is slightly longer than the average lot and slightly narrower (147x46.3). Standard residential lots are 120x60;

The house was built in 1926 and in 1930 was owned by the Baker family. Thomas A. Baker was retired and his wife made and sold furniture polish. His son, Paul Baker (46) was a "singer in a vaudeville show" according to the 1930 census. City Directories from 1927 indicate that Marvard Clark was also a resident (1901-86). He may have also occupied the house since its construction. Clark initially worked as a Monon Railroad fireman but later went to work for the city as an engineer, eventually obtaining the position of assistant city engineer. He worked there for 50 years. starting out in utilities. Clark lived in this house until his death in 1986.

EXISTING CONDITIONS: The house is a simple frame bungalow sided with insul-brick. The owner intends to remove this and restore

the siding beneath it. Many of the windows are paired, but they do not appear to have the traditional arts and crafts style. The aluminum storm system also obscures the

configuration. There are smaller windows on the east and north sides of the building. The house has a first floor area of about 1374 square feet according to GIS.

The house has recently been purchased and the new owner wants to increase the upstairs floor space and add to the rear. There is already second floor living space (see gabled dormer).

The existing house is a simple rectangular form, which does make use of approximately half of the square footage of the attic space, with a bath and two bedrooms. The owner is proposing to construct two large shed roof dormers on either side of the gable: one facing Waldron and one facing the neighboring house. The west dormer will extend the width of the principal gable on that side. The east gable will be notched in. There is also a large L-shaped addition proposed for the rear adding 576 square feet. The dormers covers about 756 square feet, as noted, some of this is already being used as habitable space. It is safe to say that the additions will add about 900 square feet to the house. All of these measurements are approximate.

Rear addition 192+384=576

Dormer additions 504+252=756

The front facade of the house facing 6th will be untouched, other than the restoration of siding, however the shed roof dormers will be visible. The east side dormer is more recessed than the west, which is designed to entirely cover the west side of the gable.

The clapboard restoration will include framing details that are uncovered such as corner boards and skirt boards, friezes, etc. The owner has also decided to place rafter tails on the shed dormers (which don't appear in the drawings) and would be agreeable to design input in the project.

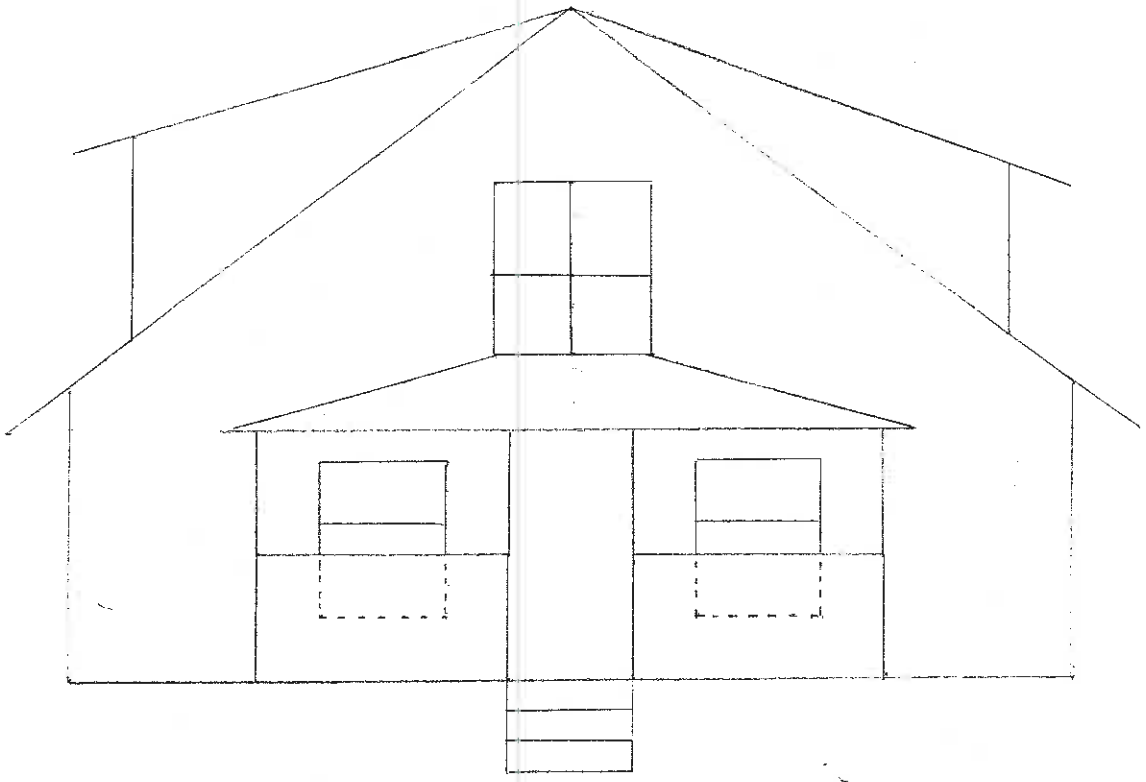
State: Indiana
County: Monroe
Township or other division of county: Bloomington Township
Enumeration District No. 53-10
Supervisor's District No. 11th

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
FIFTEENTH CENSUS OF THE UNITED STATES: 1930
POPULATION SCHEDULE

Enumerated by me on April 7, 1930 — Mildred A. Pickett

Place of abode	Name	Relation	Home owned or rented	Value or rent	Radio	Sex	Color or race	Age	Marital status	Attended school	Literacy	Place of birth	Father's place of birth	Mother's place of birth	Occupation	Industry	Employer, salary or wage worker, or working on own account	Veteran	Farm schedule
	Harris, William H	son				M	W	2	S			Indiana	Indiana	Indiana	None				
	—, Betty J	daughter				F	W	5	S			Indiana	Indiana	Indiana	None				
	—, Fred R	son				M	W	2/12	S			Indiana	Indiana	Indiana	None				
	—, Elmer H	son				M	W	1/12	S			Indiana	Indiana	Indiana	None				
	—, Laura C	mother				F	W	79	wd	No	yes	Indiana	United States	United States	None				
313	Hiram, Orcen	head	O	$1,000		M	W	59	M	No	yes	Indiana	Indiana	Indiana	Superintendent of Water Works		yes		
	—, Mandy F	wife-H				F	W	57	M	No	yes	Indiana	Kentucky	Kentucky	None		yes		
317	Irvin, Roland H	head	R	$15		M	W	28	M	30	No	yes	Indiana	Indiana	Salesman in Dairy Store		yes		
	—, Evelyn N	wife-H				F	W	23	M	20	No	yes	Indiana	Indiana	None		yes		
	Wilbert, John H	brother-in-law				M	W	25	S		No	yes	Indiana	Indiana	Indiana		yes		
312	Johnson, Joseph R	head	O	$4,500	X	M	W	62	M	50	No	yes	Indiana	United States	United States		yes		
	—, Lillian M	wife-H				F	W	57	M	19	No	yes	Indiana	Indiana	None		yes		
311	Hogsett, Joseph	head	O	$2,000		M	W	75	M	54	No	yes	Indiana	Indiana	Indiana	Merchant Dry Goods	yes		
	—, Rosa R	wife-H				F	W	70	M	40	No	yes	Indiana	Indiana	Indiana	None			
	—, Myrtle B	son				M	W	19	S		No	yes	Indiana	Indiana	Indiana	Salesman in Hardware Store	yes		
	—, Frank	son				M	W	40	M	14	No	yes	Indiana	Indiana	Indiana	Laborer in Limestone Factory	yes		
	—, Nellie	daughter-in-law				F	W	[illegible]	M	15	No	yes	Indiana	Indiana	Indiana	None	yes		
305	105	105	Moore, Cornelia	boarder	R	$1,000		F	W	75	wd		No	Kentucky	Kentucky	Kentucky	None	yes	
	—, Frank	lodger				M	W	35	S		No	yes	Kentucky	Kentucky	Kentucky	Painter in Furniture Shop	yes	yes	
306	107	107	Moore, Wilbur C	head	R	$10		M	W	50	M	37	No	yes	Kentucky	Kentucky	Kentucky	Laborer in Limestone Factory	yes	yes	
	—, Ollie	wife-H				F	W	50	M	15	No	yes	Indiana	Canada-English		None	yes		
	Green, Irene	step-daughter				F	W	32	M	7	No	yes	Indiana	Indiana	Indiana	Saleswoman in Ready to Wear Store	yes		
	Moore, William C	son				M	W	24	S		yes	yes	Kentucky	Kentucky	Indiana	None	yes		
	Wilson, Martha G	grandchild				F	W	8	S		yes		Indiana	Indiana	Indiana	None			
304	108	108	Thompson, Frank	head	R	$12		M	W	37	D		No	Indiana	Indiana	Indiana	Stock Clerk Grocery Store	yes	
	—, Albert	daughter				F	W	12	S		yes	yes	Indiana	Indiana	Indiana	None			
	—, Martha	daughter				F	W	8	S		yes	yes	Indiana	Indiana	Indiana	None			
	—, Roy S	son				M	W	21	M	18	No	yes	Indiana	Indiana	Indiana	Laborer Limestone Factory	yes		
	—, Estella E	daughter-in-law				F	W	21	M	16	No	yes	Indiana	Indiana	Indiana	None	yes		
	—, Richard T	grandchild				M	W	3	S				Indiana	Indiana	Indiana	None			
300	11	11	Baker, Thomas L	head	O	$5,000		M	W	44	M	19	No	yes	Indiana	Dentist	yes		
	—, Effie G	wife-H				F	W	44	M	19	No	yes	Indiana	Kentucky	Ohio	None	yes		
	—, Fred G	son				M	W	19	S		No	yes	Indiana	Indiana	Indiana	Student in Medical School	yes		
297	112	112	Cochran, Elgin T	head	R	$60		M	W	38	M		No	yes	Indiana	Kentucky	Indiana	Teaching in Local High School	yes		
	—, Viola S	wife-H				F	W	34	M		No	yes	Illinois	Indiana	Indiana	None			
296	113	113	McMillan, Mary B	head	O	$500		F	W	75	wd		No	yes	Indiana	Virginia	Virginia	None	
298	114	114	Blythe, Charles M	head	R	$20		M	W	51	M	22	No	yes	Indiana	Illinois	Indiana	Sawyer at Stone Mill	yes		
	—, Mabel C	wife-H				F	W	51	M	25	No	yes	Indiana	Indiana	Indiana	None			
	Rudes, George H	step-son				M	W	19	S		yes	yes	Indiana	Indiana	Indiana	None	yes		
	—, Betty J	step-daughter				F	W	8	S		yes		Indiana	Indiana	Indiana	None			
	—, Pauline M	step-daughter				F	W	6	S		yes		Indiana	Indiana	Indiana	None			
301	115	115	Walker, Sherry	head	O	$200	R	M	W	81	M	40	No	yes	Indiana	Indiana	Indiana	Farmer of Farm	yes		
	—, Mildred C	wife-H				F	W	57	M	20	No	yes	Kentucky	Indiana	Indiana	None	yes		
303	116	116	Lemler, John A	head	R	$25	R	M	W	49	M	22	No	yes	Ohio	Pennsylvania	Pennsylvania	Salesman in Grocery Store	yes		
	—, Jennie M	wife				F	W	57	M	34	No	yes	Indiana	Kentucky	Georgia	None	yes		
302	117	117	Washington, Henry F	head	R	$20		M	W	43	M	9	No	yes	Indiana	Indiana	Indiana	Laborer Limestone Factory	yes		
	—, Bessie	wife-H				F	W	42	M	15	No	yes	Indiana	Indiana	Indiana	None	yes		
	—, Robert	son				M	W	8	S		No	yes	Indiana	Indiana	Indiana	None	yes		
	—, Norman	son				M	W	7	S		yes		Indiana	Indiana	Indiana	None			
	155	Wampler, Della	head	R	$15		M	W	26	M	10	No	yes	Indiana	Indiana	Indiana	Laborer Limestone Factory	yes	

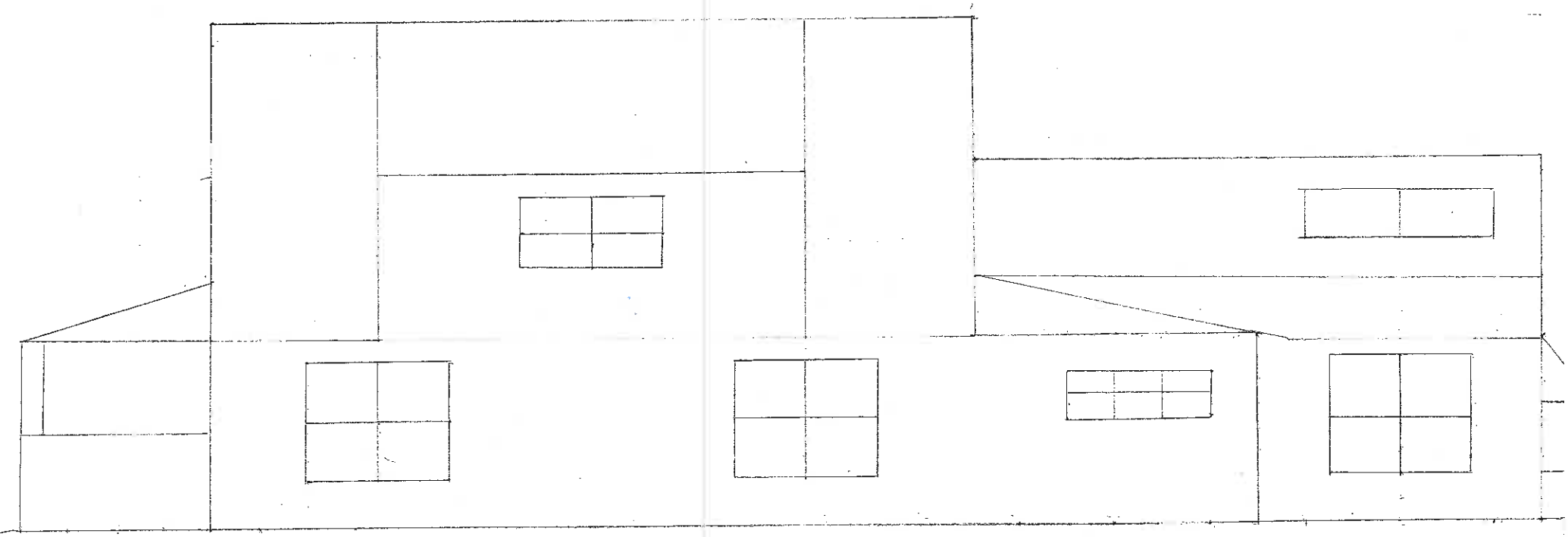
Copyright 2002 [illegible]



900 West 6th ST PROJECT

SOUTH ELEVATION
Facing 6th ST

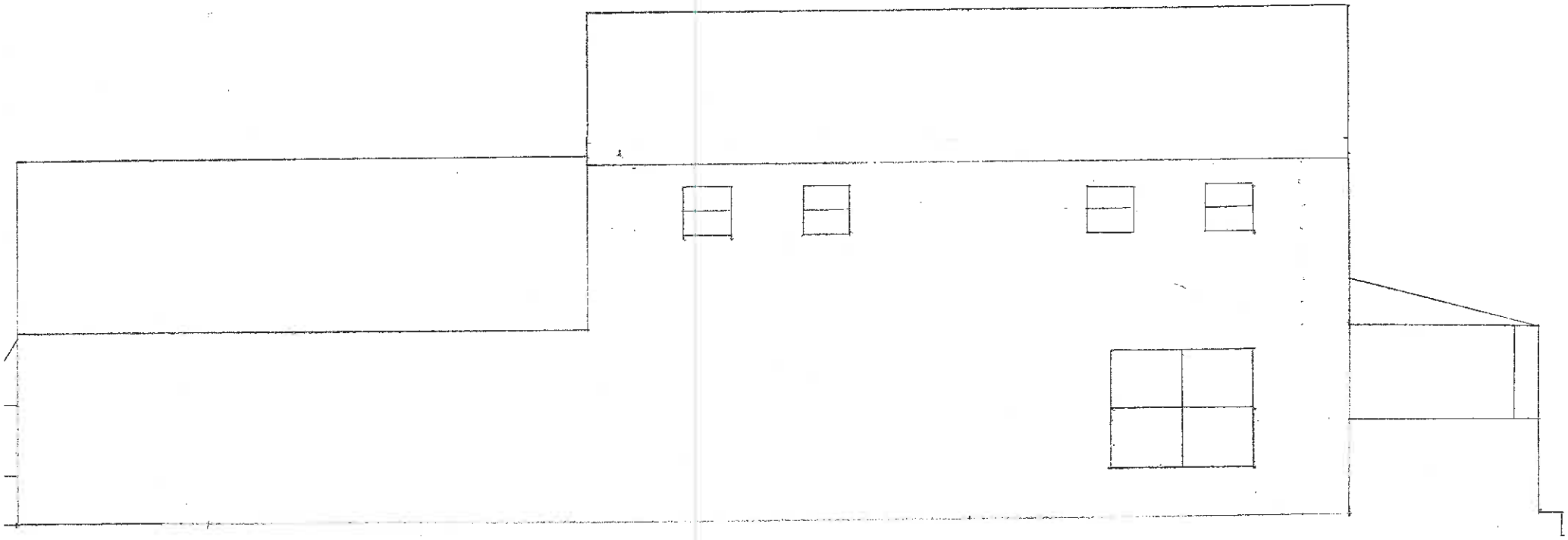
ROBERT HIMMEL Scale 1/4" = 1 FOOT



900 WEST 6th ST PROJECT

EAST ELEVATION
FACING WALDREN

ROBERT HIMMEL Scale 1/4" = 1 FOOT

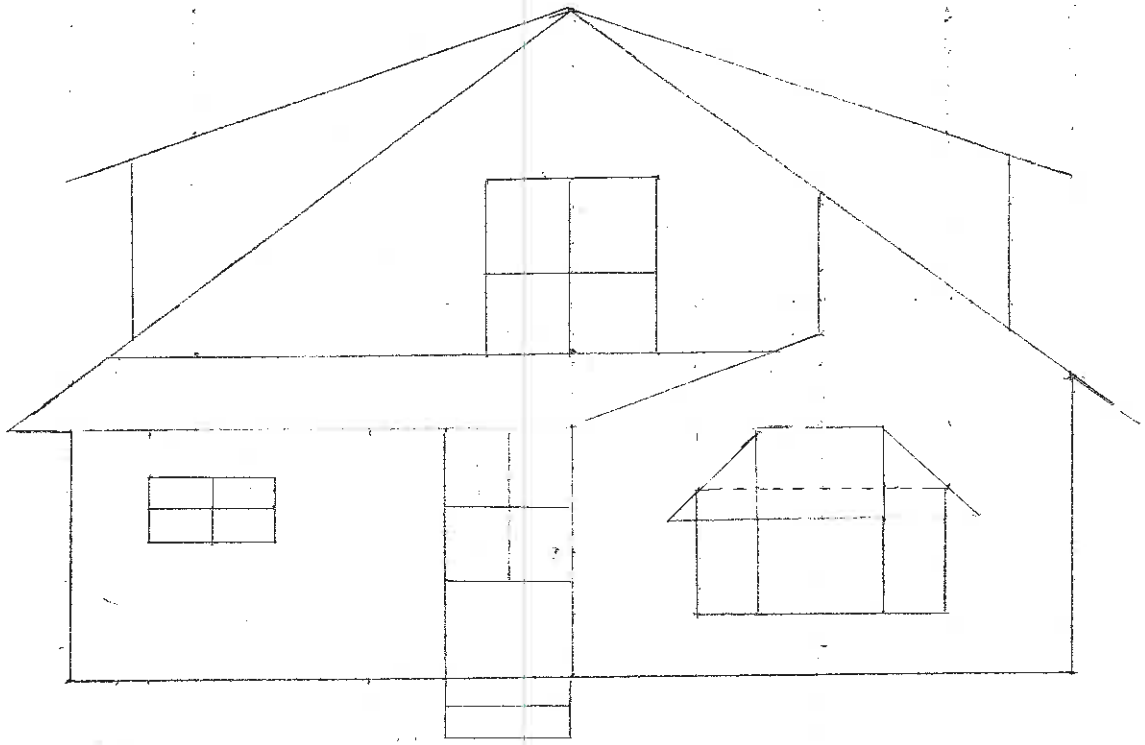


900 WEST 6th ST PROJECT

WEST ELEVATION
FACING WESTWARD Neighbor

ROBERT HIMMEL Scale 1/4" = 1 FOOT

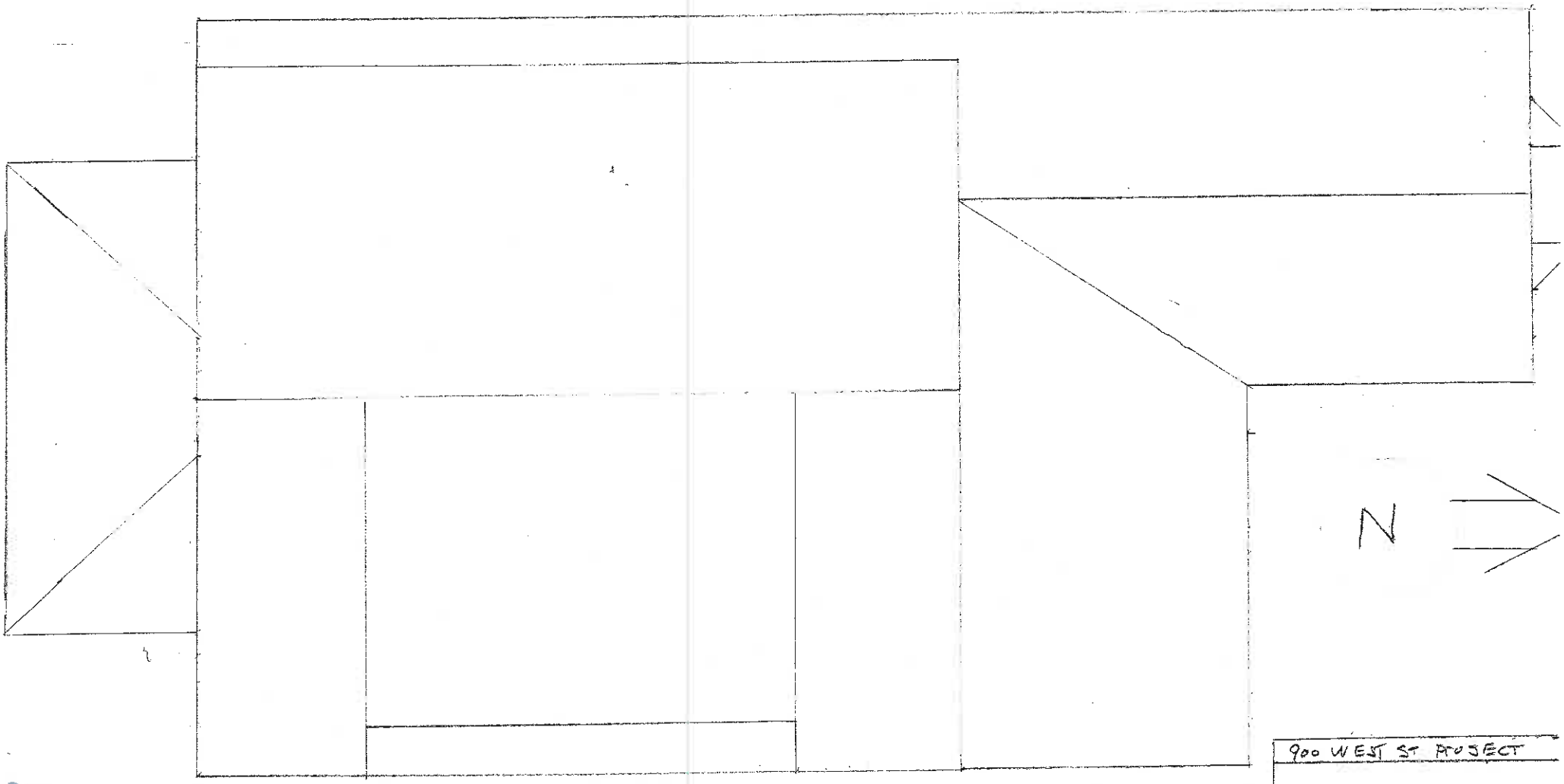
45



900 West 6th ST PROJECT

NORTH ELEVATION

ROBERT HIMMEL Scale 1/4" = 1 FOOT



900 WEST ST PROJECT

OVER HEAD VIEW

ROBERT HIMMEL Scale 1/4" = 1'

Summary

This was a permit violation caught during a house rehabilitation. The owner began to do work outside the scope of an approved CZC, which states that no exterior work will take place unless it has been cleared through the planning process.

6-4-2015
VIOLATION

301 E 10th Street
Cottage Grove Survey District
Owner Tariq Khan

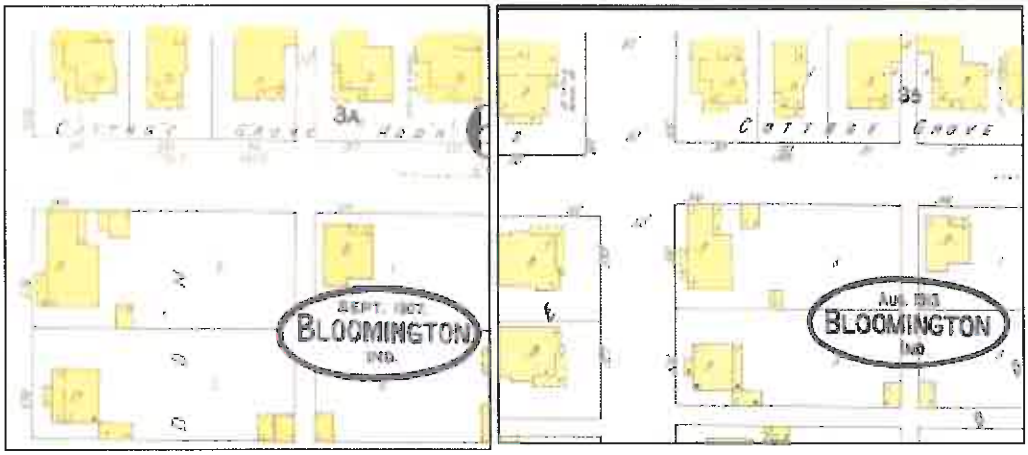
105-055-61055 C **301** **House;** Carpenter-Builder, c.1910
RM Zoning

Attached photograph document the removals on this property. Work was halted on May 6th. The house shows evidence of Italianate style with multiple additions that make the house read as Queen Anne. The address appears in city directories in 1900. Richard Fleener is the owner. it may have been used as a rooming house while in the ownership of Freeland LaRue (1910-1916) Later it was owned by Cleve Branum who was the proprietor of the Bloomington Radiator and Sheet metal works at 211 South Rogers (this is the Frosted Foods Building).

Existing: The house is sided with original clapboard and has many original openings. There are several later additions including the porch enclosure on Lincoln Street and an additional gable facing Lincoln. The porch was modified with wrought iron posts and a slab concrete foundation/ which was cracked. The foundation repair necessitated the removal of the existing supports.

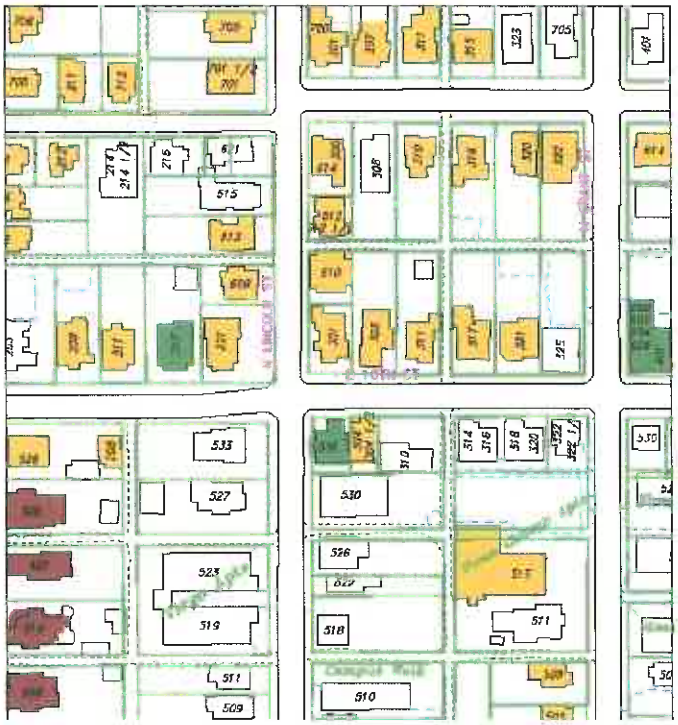
Unfortunately the Sanborn information that we have through 1927 does not show the north side of the house. So it is difficult to determine the original configuration, however, the wrap-around front porch is clearly shown and the enclosure shown in the photograph was

once part of the open porch.



As the owner was working on this project, he said that he uncovered badly rotted joists and sills, and other decay necessitating the removal of foundation stone. He notes that most of the demolition is taking place in areas that are not original to the house and this is true, but the permit (certificate of zoning compliance that is attached to the building permit) did not allow any exterior work. Photographs document the extent of the removals.

This property is located in the Cottage Grove Survey area. The map below illustrates the number of Contributing (yellow) Notable (green) and Outstanding (red) in the area nearby. The north side of Tenth Street (formerly Nashville Road) has a good intact collection of historic properties with few intrusions at this location. The survey area was not considered eligible for the National Register in 1999, but remains largely intact with many contributing properties.



In 2013, work on 303 E. 10th Street was also stopped while construction took place because of siding removals and window changes. The Commission has been clear about preserving these houses since they were first approached for demolition as a group of four in 2007.

The current owner is rehabilitating the property and has proposed window and door replacement, as well as enclosing the porch so it is squared off along 10th rather than wrap-around. He will also stabilize the foundation and

reconstruct the removals he has made at this time. The major change will be in the porch structure. The owner should be prepared to show the style of columns he will use on the porch, if they are replacements for the existing wrought iron. A statement by the owner is attached.

301 E. 10th Project

Revised replacement plans.

1) Replace the rotting outer eastern wall marked as #1 on the drawing, a door and windows
2) Create a proper support for the second story porch and square off the NE corner of the house with new foundation marked #2 on the drawing
3) Square off the porch near the living room marked as #3
4) Replace the roof
5) Replace all of the widows with the same size windows
6) Replace all of the doors
7) Create new supports and new foundation where necessary
8) Replace all the porch with new wood
9) The profile of the house remains the same
10) Replace joists, plumbing and electrical where necessary
11) Paint the house
12) Put new steps for entry and exit

Hilltop Village LLC

1201 W. Allen St #19

Bloomington, IN 47403

May 11, 2015

Dear Pat,

Per our conversation regarding the 301 E. 10th before the weekend, following is the rundown of the items we are in the process of fixing /replacing.

1) We are replacing all of the caving floors and the floor joists that are broken or twisted
2) Replacing all of the termite eaten 8x8 beams and the crumbling stones / brick foundations to stabilize the house and porches. There are supporting pictures in the package.
3) Most of the porch floors are virtually gone and the floors are hanging in the air completely unsupported at the entrance.
4) Brian from the Monroe County Building Dept. has been there and is in support of the whole strategy of fortification and replacement of the foundation. We planned to pour new foundations the next day when work was stopped.
5) The more we opened the more we found how deep the rot was.
6) There is virtually no insulation in any of the walls or the ceilings and some of the second floor is not supported properly because supporting beams are cut to accommodate the changes by the previous owners.

It is not my desire to spend more than I have to.

It is a matter of urgent concern that I should be able to resume the work. Floors and inside walls are subject to the elements in the current condition and pose a hazard to the public. I hope we can come to quick resolution. Building Dept. has no objection to the kind of permit we have to complete this job.

Sincerely,

Tariq Khan

812 369 1661

Google earth

feet 10
meters 4

Fig 1

Google earth

feet 10
meters 3

Fig 2

EAST SIDE

10TH ST SOUTH SIDE

10 TH STREET

REAR NORTH SIDE ADDITIONS

LINCOLN

LINCOLN WEST SIDE

LINCOLN WEST SIDE

REAR NORTH SIDE

LINCOLN

LINCOLN