

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday June 25, 2015

5:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA-23-15

918 East University: Elm Heights Historic District

Owner: Richard Durisen

Request for replacement of an existing fence with a new design

B. COA-24-15

312 West Dodds: McDoel Historic District

Owner: Shawn Patterson

Replacement of a deteriorated wood foundation on a rear porch with split- faced concrete block

C. COA-25-15

715 West Wylie Street: McDoel Historic District

Owners: Jeffrey and Donna Powell

Installation of a new fiberglass door and opening on the rear of a property leading to a deck.

Commission Review

A. COA-27-15

1013 South Rogers: McDoel Historic District

Owner : Steven and Edith Borick

Request for a rear addition

B. COA-28-15 Elm Heights Historic District

1203 East Second Street

Owner: David Jacobs Representatives: Charlie and Mark Webb

Request for a new house..

C. COA-29-15 Elm Heights Historic District

Whitaker Addition Lot 10

Owner: David Jacobs Representatives Charlie and Mark Webb

Request for a new house and tree removal

VI. DEMOLITION DELAY

A. 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

VII. NEW BUSINESS

VIII. OLD BUSINESS

- A. Awards
- B. Design Guidelines Update
- IX. COMMISSIONERS' COMMENTS
- X. PUBLIC COMMENTS
- XI. ANNOUNCEMENTS
- XII. ADJOURNMENT

Next meeting date is Thursday July 9, 2015 at 5:00 p.m. in the McCloskey Room

Posted: June 18, 2015

2

STAFF APPROVAL

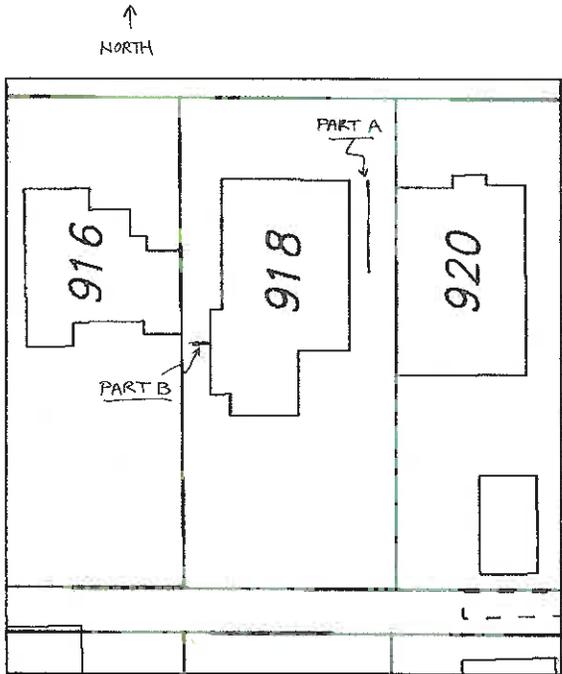
Summary
Replacement of part of a rear privacy fence.

COA-23-15

918 East University
Elm Heights Historic District
Petitioner: Roger Durisen

1. 112 C 918 House; Prairie/ Four-square, c.1930

Zoning RC



The owner's original request was to build a replacement privacy fence in two locations on the lot. The first part was implemented in September of 2012 by staff approval. The original application on described a two part project. Part A is depicted in the map opposite and is complete. Part B will entail replacing an existing wood fence and gate (below right) with the design included (below left).

The replacement will include the gate (visible) and a length of fence down the east side of the property line to the corner. The rear fence is anticipated in another phase. The proposed fence will be about a foot shorter than the one on the east side. The top foot will be a diagonal lattice and the bottom five feet

will be vertical six-inch cedar slats.



The Elm Heights Subcommittee was sent these plans and supports this petition.



3

STAFF APPROVAL

Summary

Replacement of a rotted wood pier with split faced concrete block.

COA-24-15

312 West Dodds: McDoel Historic District
Owner: Shawn Patterson

054 C 312 House; Arts and Crafts/ California Bungalow, c.1931 BHD

Zoning RC

This is a house with a rear porch that has a deteriorating wood foundation. It is currently held up with jack posts. In order to repair and stabilize the rear porch, the owner wants to build a more traditional foundation of split-faced block. The porch area is visible from the alley and this is a change of materials. No other changes are proposed. The McDoel subcommittee supports this request.



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STAFF APPROVAL

Summary

Attaching a corrugated metal awning to the house..

COA-25-15

**715 West Wylie
McDoel Historic District
Owner Jeffrey and Donna Powell**

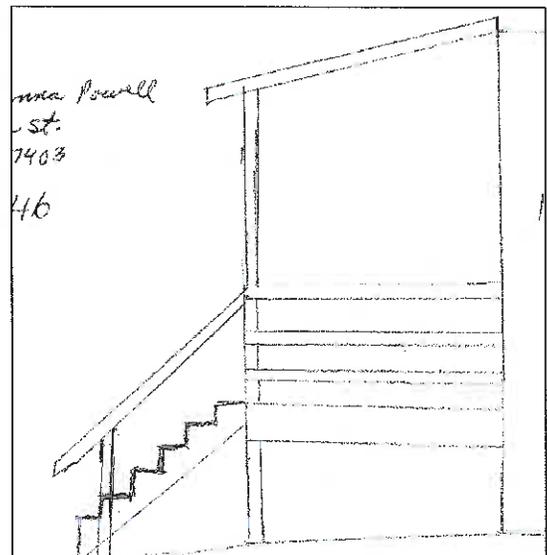
**017 C
RC Zoning**

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



This small modified bungalow on Wylie backs up to a platted unimproved alley. This is the second request on this site in order to develop a rear covered deck. Previously the commission approved a fiberglass entry door at the rear of the house where a later addition is located. This request adds a metal awning over the deck. The awning is attached to the house at two locations. There is a question whether this fixture should be called a roof or an awning and that may entail a variance. This is currently being discussed by planning.

The McDoel Subcommittee supports this request.



Summary

Construction of a rear addition providing a bedroom and bath and car storage beneath.

COA-27-15

1013 South Rogers
McDoel Historic District
Petitioner: Steven and Edith Borik

187 C
Zoning RC

1013 House: Vernacular/ California Bungalow, c.1927 BHD



This is a modest California bungalow with an unusually dramatic hipped-roof limestone front porch. The battered wood columns sit on stone plinths. The house is sided with aluminum. Currently the first floor area is 704 square feet with out the front porch. The house is built into a grade which allows for car storage below, mirroring the same use on an existing house occupying the adjacent lot. (see map). By building a rear addition the owners will achieve an additional bedroom and bath as well as a garage for this small house. The house currently has little car storage except for a parallel space next to the house.

Existing Conditions:



The house shares a partially open public alley with the house to the north. The improvements stop near the rear of both houses. There is an unimproved platted alley along the rear lot line as well.

The east side (rear) of the house currently is attached to an elevated deck which will need

to be removed to prepare for this addition. The lot is a substantial one: 60' wide which is standard and 146' deep, allowing for a 64' backyard even with the new addition.

Proposal:

The addition is two levels, 20' wide and 16'4" deep. It mirrors the front porch in several ways. The owner will build a wide-eaved hipped roof matching the porch and use split faced concrete block for a foundation to conform with the random limestone block used on the main body of the house. The owner, who is a painting contractor, has left detailed design information for the wood framing on the addition. He will use wood siding (cedar and poplar) to match the existing reveal of the house clapboard, which he intends to restore. The trim details will either be wood or Boral, and include corner boards, band boards and car sided soffits. He will fabricate exposed rafter tails to match the existing house.

Windows and doors are proposed on the new addition as follows: Anderson double hung and casement windows in three sizes which will match the four over one configuration and proportions of openings on the original house. The separations are not specifically described. A pedestrian door on the north side of the house accessing the basement level will have 9 light and three panels below. The garage door is a 16 panel steel door.

The addition will add 326 square feet to the footprint of the house. It will double this figure in useable space.

from the McDoel Historic District Design Guidelines

VI. Additions (New)

This section is reviewed by the Commission

The ability to expand on the lot is important to the changing needs of families and predicts the longevity of ownership in the neighborhood. In McDoel the modest sizes of the houses are valued, but the owners are encouraged to seek ways to adapt the property for current uses while maintaining footprints in keeping with the neighborhood.

Preferable

Additions should be scaled to the size of the existing house. The larger McDoel houses are roughly 1500 square feet on the first floor. Additions should be placed where visibility from the street is minimized. The roof slope should be compatible with the existing house and the peak should be equal in height or lower than the peak of the house gable. Windows should reflect the number, placement and pattern of windows on the house elevations. Materials should closely match those on the existing structure.

Acceptable

Additions should maintain the style and massing of contributing property in the area. Where no other expansion is possible and nearby contributing structures have second floors, a second floor addition may be considered. An addition should be scaled to the existing structure and integral to the design of the original structure.

Staff
Discussion:

In terms of massing and scale, this is an easily approvable size for the small house, which fits on the lot with plenty of remaining open space. After the addition is built, the size of the house would stay within the typical footprint and floor space of a McDoel house. The designer has made a great effort to maintain the footprint suggested in the guidelines.

The roof line would mirror the front hipped shape and still be subordinate to the principal roof of the house. The groupings of windows would be compatible with existing fenestration and add (the fixed panes on the basement level) some shapes that call attention to the structure being new. The garage door introduces ne material but retains a more traditional configuration of panels as noted on the application. Generally the materials maintain the integrity of the original structure. He will be restoring the original wood siding and continuing that traditional material on the addition.

McDoel, like our other districts which went through a period of Conservation District status, does not place as high a priority on reviewing things that occur to the rear of a house. There are two public alleys framing the site, which are not improved, and are being used privately. Therefore, almost everything proposed in this petition will be invisible to the public.

The McDoel Subcommittee was sent these plans and supports this petition.

Staff Recommends approval



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

A "Complete Application" consists of the following:

1. A legal description of the lot. _____
2. A description of the nature of the proposed modifications or new construction:

16'4" x 20' Addition

A two-level (walk-out basement and main floor) 16'4" x 20' addition centered off the back (east side) of the existing house. The structure is designed in period style. Wood siding and 1" x 4" trim with 1" x 8" band boards on the exterior with a single exposed above grade block foundation. Partially-hipped 3:12 pitch roof to mirror style of existing front porch. The soffits will be car-siding and exposed rafter tails to match existing structure. The shingles with match existing 3-tab black asphalt. The adjacent satellite dish will be removed. The aluminum siding will be removed and the original wood 4 over 4 siding will be restored. The applicant owns a commercial painting company and is knowledgeable about painting techniques of restoring wood siding and windows of this era. Paint colors of 1920s arts and crafts bungalows will be used.

The current structure has a 704 square foot footprint (32'x22') with a 133 square foot (7'x 19') covered, open-front porch. The home is built into a hill which forms a walk-out basement. The basement has 7 foot ceilings and utilizes the same 704 square foot area as the main floor. The addition will add 326 sqft to the footprint for a total footprint of 1030 square foot. It will add a master bedroom suite to the main floor changing the house from a 2 bedroom 1 bath to a 3 bedroom 2 bath home. On the lower level will be a one car garage with access from the current driveway via an L shaped turn.

3. A description of the materials used.

Roof/Eaves: Black 3-tab shingles. Exposed 2"x6" wood rafter tails. Center-beveled car siding soffit.

Windows: Anderson single-hung and double-hung 100 series windows in 3 sizes [2646, 1630, 2630]. The windows will be 4 over 1 style [tall fractional grille] to match the size and style of existing structure wood windows.

Siding: Mixture of cedar and poplar siding. Trim will be wood or Boral to match existing structure.

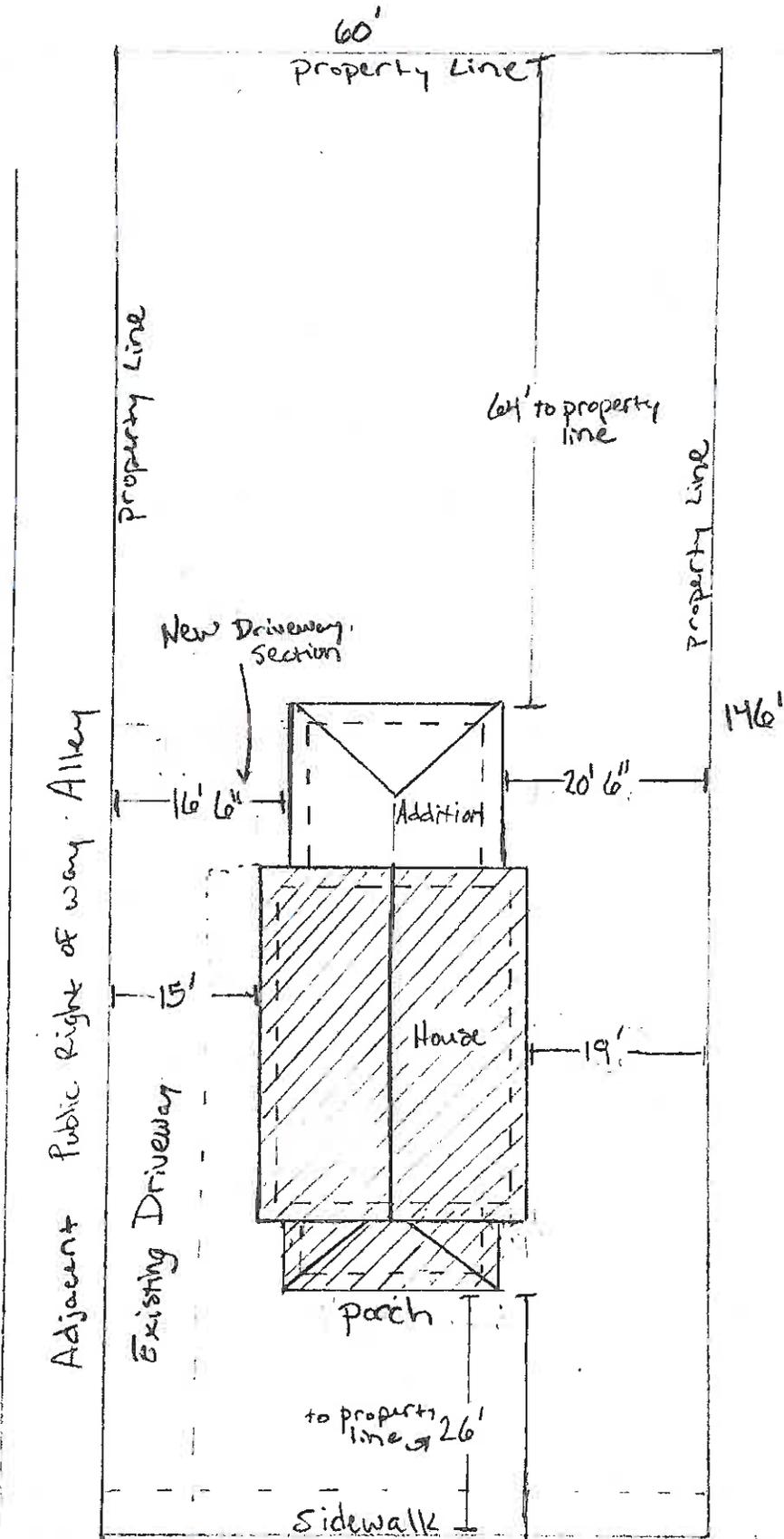
Garage Door: Simple 16-panel insulated steel garage door.

Foundation: 1 exposed CMU with profile to match existing structure.

Access Door: Metal 9-light door with 3 panel lower half.

1013 South Rogers St - Site Plan

- = Addition
- ▨ = Existing Structure
- * House = 22' x 32'
Single gable with ~18" Eaves
- * Open Covered porch = 7' x 19' Fully-hipped with ~18" Eaves
- * Addition = 16'6" x 20' partial hipped with 12" Eaves
- * Driveway to remain Gravel

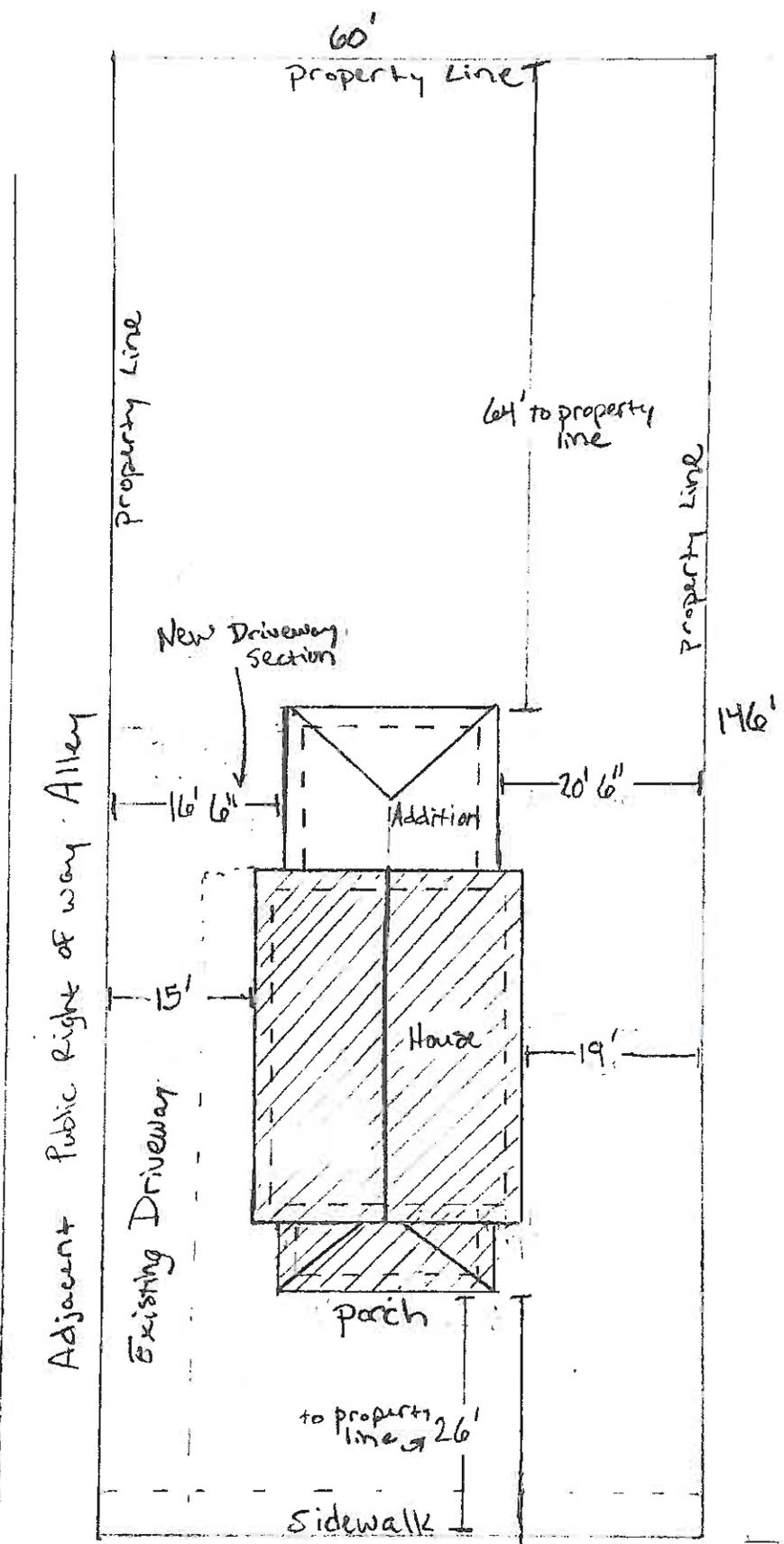


S. ROGERS ST

40' to center of street

1013 South Rogers St - Site Plan

- = Addition
- ▨ = Existing Structure
- * House = 22' x 32'
Single gable with ~18" Eaves
- * Open Covered porch = 7' x 19' Fully-hipped with ~18" Eaves
- * Addition = 16'6" x 20' partial hipped with 12" Eaves
- * Driveway to remain Gravel



S. ROGERS ST 40' to center of street

NORTH ELEVATION

Room

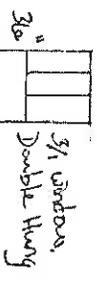
16'4"



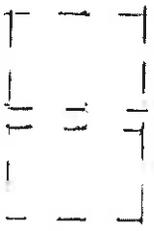
Peak of Addition
Roof = 20'2"

Second Floor Ceiling @ 17'

ADDITION



Rough-in @ 36" from sub



EXISTING STRUCTURE

Garage Ceiling @ 9'

Garage Door

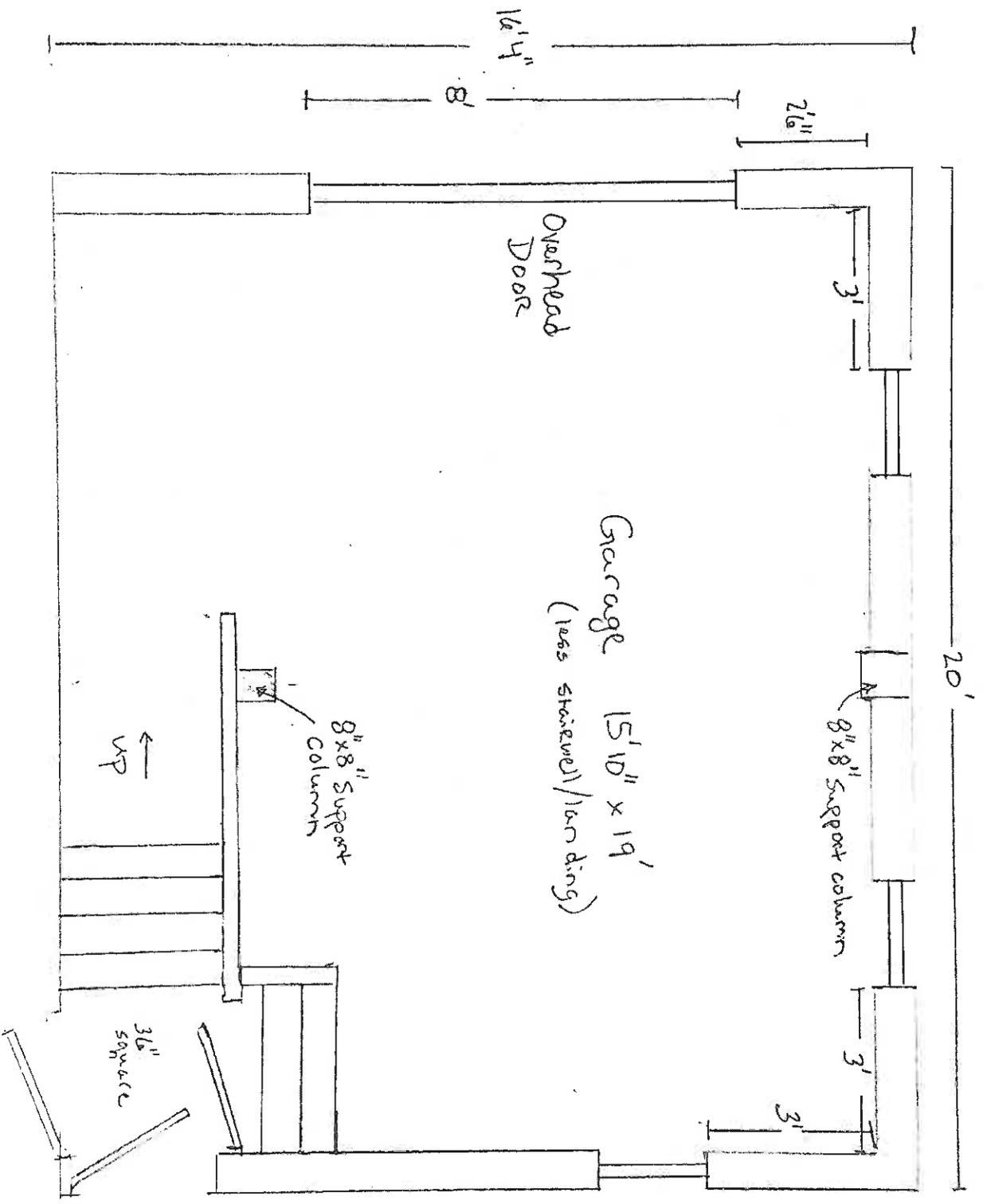
East Finish grade

21'6"

24" Footing

Finish Grade

Floor Plan - Garage



Garage 15'10" x 19'
(less stairwell/landing)

Overhead Door

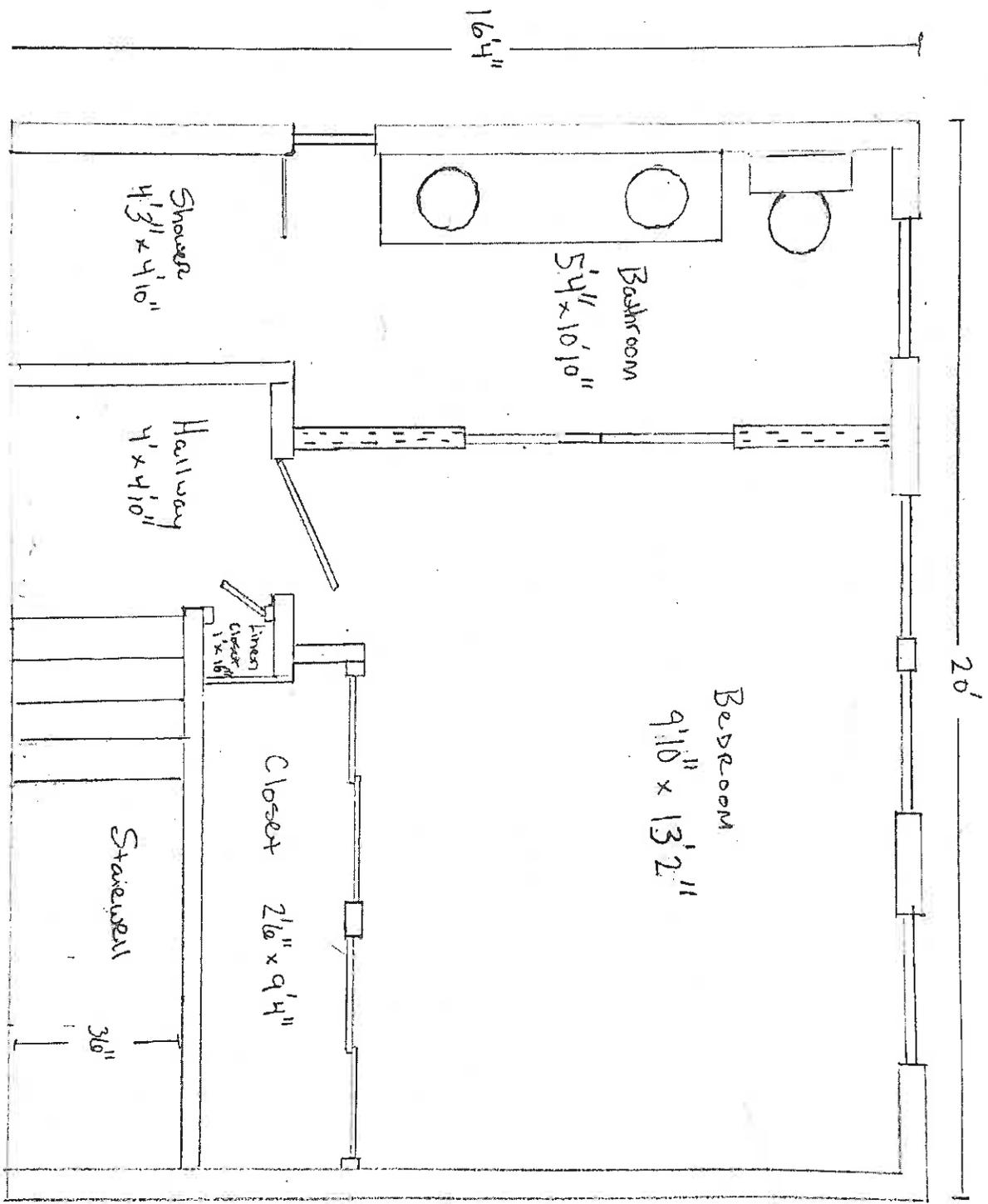
8"x8" Support Column

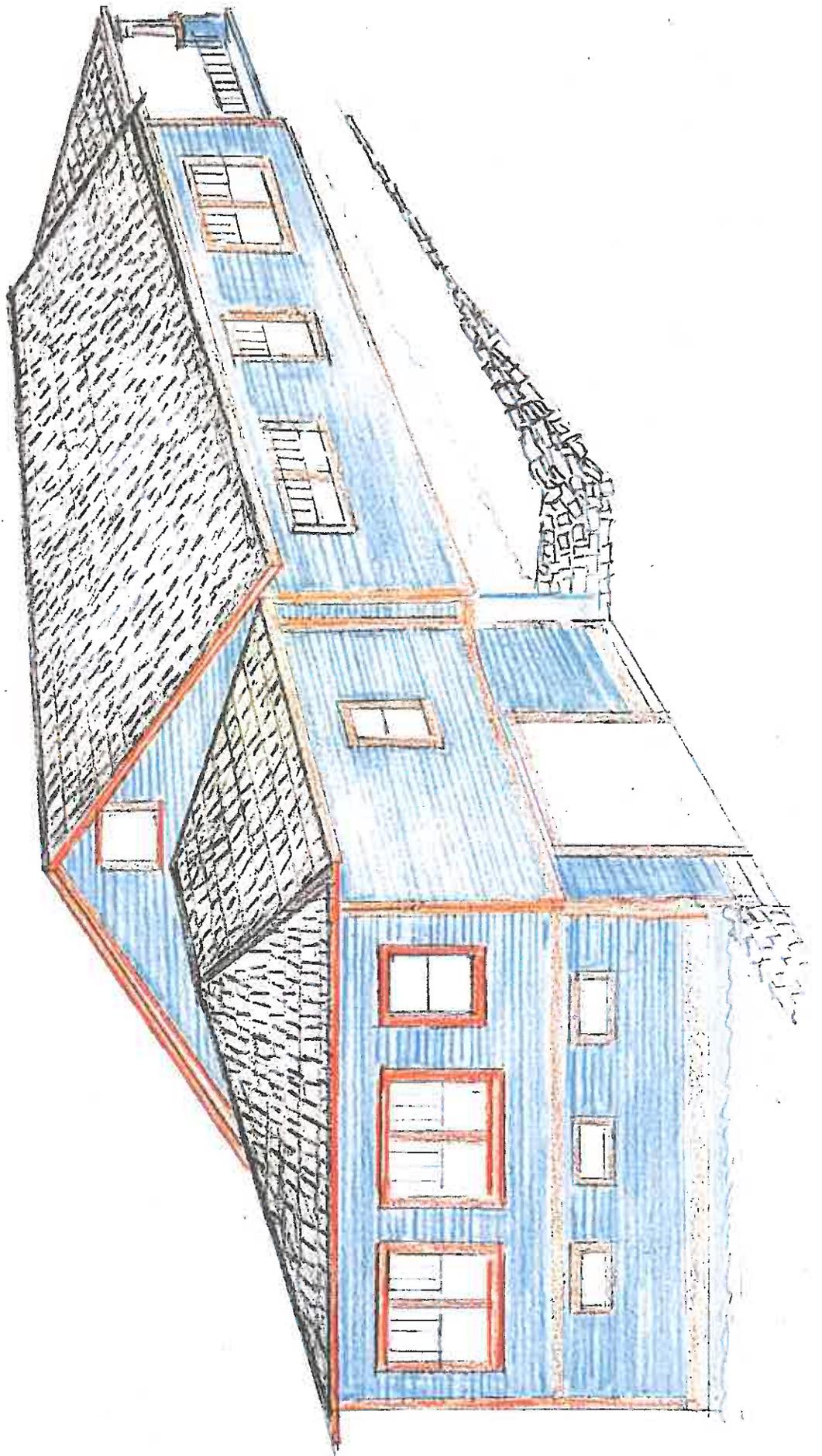
8"x8" Support column

UP

36" square

*All windows 24" wide







SUMMARY

Construction of a single family house on a vacant lot at 1203 East Second Street.

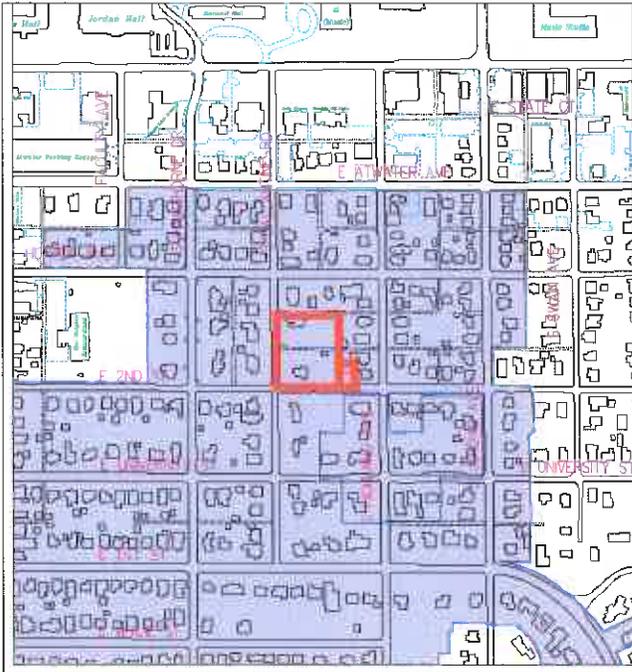
COA-28-2015

1203 East Second Street
Elm Heights Historic District
Petitioner: David Jacobs, Representative: Mark Webb

RC Zoning

Case Background:

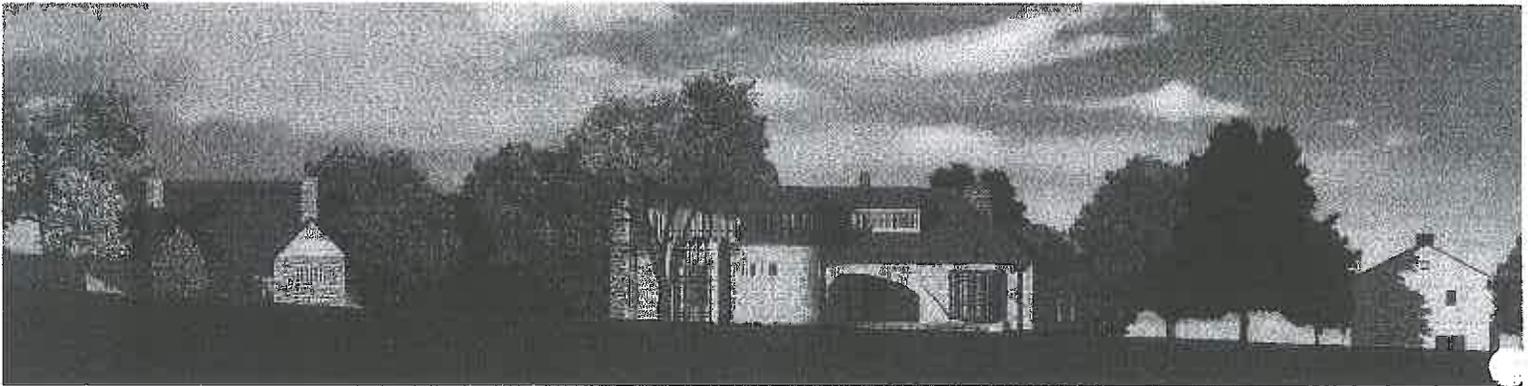
This case is unusual in that the owner controls a large tract with multiple lots and described parcels in the Elm Heights Historic District. Some are vacant and some are developed. There is also a long history of discussion with the Commission and proposals on various parts of the site. I have summarized this here.



This owner has purveyed and tested several versions of this development proposal on adjoining lots before the Historic Commission. If you are not interested in this background then current request starts on page 7 of this report.

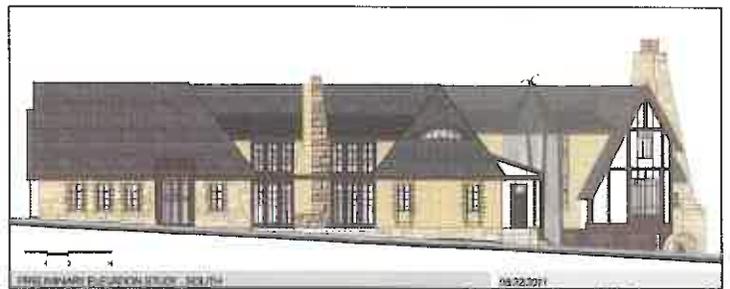
May 2010, the Commission considered a demolition delay case at 1203 East Second Street, the house just east of the subject property. The Commission received the notice on April 3rd and released the permit by its action on May 13th. The action passed with a vote of 5-1. The house that has been removed was described in the Interim Report as a limestone Colonial Revival structure, built c. 1950. There appeared to be little significant history

pertaining directly to the house which was described at the meeting as solid, but neglected and vacant. It was also noted as modified with stone veneer and later additions. The proposed new construction house was a three level modern limestone house with a steeply pitched zinc roof, multiple chimneys and dramatic curvilinear bay windows. The house was arrayed on an ell-shaped lot and a half site. Since the new proposal in this case came about as a result of a full demolition under demolition delay regulations, the Commission did not have jurisdiction over design of the new construction at that time. The owner did offer the design that is included below, but would not have been bound to that design. Consideration was given to neighborhood feedback, of which there was little and none negative. Discussion before the Commission included the possibility of other

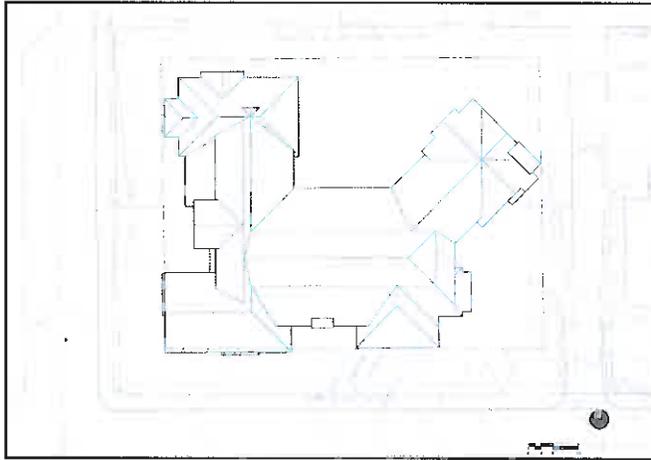


July 2011

This was a demolition delay case proposing the demolition of the house at 1201 East Second Street and a proposal to partially demolish (remove additions) from the house at 505 South Ballantine and move it to a lot on South Mitchell. Because this was pre-historic designation of the Elm Heights District, the consideration of this proposal would not have included binding design review of any new construction. The owner offered a design for new construction on the corner (replacing 1201 E 2nd Street) The case was delayed through the 120 day period and designation of the Elm Heights District was proposed.

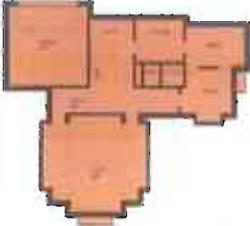


The house proposed at that time was in excess of 14,000 square feet and covered two lots. Initially this was called partial demolition and then it was changed to full demolition.



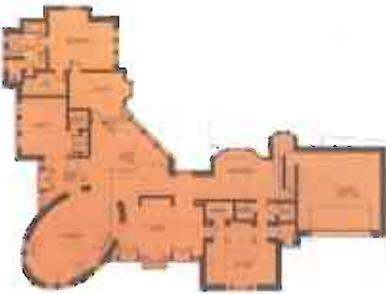
During the discussion, more information was provided about the plans for new construction and the plan was modified to include two smaller houses.





North Home	
Lot Area	17,118 sf
Lot Coverage	4,255 sf
Entry Level	2,330 sf
Upper Level	2,166 sf
Total Area	4,556 sf

Garage: 2-Car with apron and Basement



South Home	
Lot Area	17,108 sf
Lot Coverage	5,608 sf
Entry Level	4,277 sf
Upper Level	2,478 sf
Total Area	6,755 sf

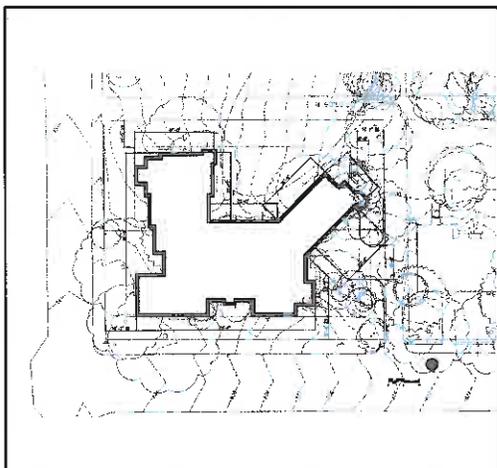
Garage: 2-Car with apron and Basement

March 2012-COA-3-12, COA-4-12

This was the first petition under interim protection while the historic designation of Elm Heights was pending. These petitions included the full demolition of the house at 1201 East Second Street and a proposal for new construction on two lots. The petition was continued and then withdrawn by the petitioner in April.



This house was approximately 8000 square feet and Tudor in style.



August 2012 COA-20-2012, COA-21-12, COA-22-2012

The petitioners returned to request demolition on the house at the corner of Ballantine and 2nd Street with new plans for two houses, one facing Ballantine and one facing 2nd Street in the location of the former house.



The corner property was approximately 8700 square feet in size with limestone and zinc detailing. It would straddle two lots. The second house was 3500 square feet with consistent materials. The request for demolition of the house at 1201 was not granted a COA, therefore the petitioners continued the meeting.

September 2012 COA-25 -12 relocation of the house at 1201 East 2nd to 1203 East Second street.

This was a request to move the existing house at the corner of Ballantine and 2nd to the lot on the east side of the alley, where the house at 1203 had previously stood. The petitioners added the need for a foundation for the house at the new location and the removal of mature trees to facilitate the relocation. This COA was granted in September of 2012. At this time there was an expectation of further new construction on the cleared site, but that was to be a future request.

New Petition 2015
COA-28-2015

1203 East Second Street
Elm Heights Historic District
Petitioner: David Jacobs, Representative: Mark Webb

Existing Conditions: The lot is 66.49' wide by 116.32'. The square footage of the lot (approximately 7734) is larger than standard (7200) although it is a little shorter than lots created on new plats. The grade of the lot falls to the northeast. There are two shade trees in the front yard and two other smaller trees in the vicinity. None is scheduled to be removed, however some may not meet the threshold to be identified for removal.



History of the current petition: This design has been discussed, first with staff and then with the neighborhood design subcommittee over several months. The actual petition with final plans was submitted on June 16th for the 25th meeting, and analysis revealed that the lot coverage was in excess

of zoning standards. The area of concern for zoning purposes included not only the footprint, but also the drive and steps. The original submission showed a plan that was roughly 81' long by 45' wide. The resubmitted plan, correcting the issue, reduced the footprint by 8' in length and 3 feet in width. Discussion of the use of pervious pavers was deemed not eligible to reduce the lot coverage issue, since the guidelines specifically disallow use of pavers in exchange for green space.

• Pervious pavers or pavements cannot to be used in exchange for open space requirements.

The edited plans and drawing were re-submitted on June 19th.

Proposal: This is a request for a two story residence containing 4 bedrooms and 4 baths and three levels. The lower level has a built-in attached garage accesses off the north/south alley which is open to the intersection of the east/west alley. The formal entrance of the house faces west towards Ballantine (is side-loaded) and the house is surrounded on most of three sides by a covered porch. The house presents the elevation of least mass to the street, where it appears truly as a two story house, and the massing is broken by the porch and a guest bedroom that juts out in front of the main wall of the house. Other elevations show a partially exposed basement. Because of the large veranda, the mass of the structure will appear more substantial than the actual living space that is being proposed. The floor plan shows a modest area for living space on the first floor (30x44) 1320 square feet with about 1575 on the second floor. There is also a full basement.

The style of the house borrows from several types and influences all present in the neighborhood but not captured in one design. The house is capped with a hipped roof and wide eaves characteristic of a craftsman four square. The second floor is sided with

EIFS which is a modern substitute for stucco. The second floor windows are Arts and Crafts style Anderson casements with two over one lights.

The first floor veranda is faced with random coursed limestone veneer. The screened-in area is framed by a limestone arcade with rock faced stone voussoir. Corners will have similarly textured quoins.

Originally a standing seam metal roof was proposed for the hipped roof. This was deemed inappropriate by the neighborhood subcommittee for this large a principal building. The pitch is 3/12 for the porch and 4/12 for the main roof. This would expose quite a bit of roof material as a major feature of the house. The representatives then elected to offer either a metal shingle roof with "stone coated" steel or an ordinary architectural shingle. The only objection to this roof would be if it is a shiny surface rather than matte or textured. Examples of this material will be brought to the meeting.

The height of the structure is 35 feet measured from the low point in the grade which is actually the rear of the lot. No scaled drawings were presented, so it was not possible to estimate the height from the front, but it must be several feet lower.

From the Guidelines: Chapter 5.0

Preservation Goals for Additions and New Construction

To harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, materials, spatial rhythm, and proportion when designing additions and buildings.

To preserve the historic character and elements of contributing properties and their surroundings during new construction of compatible buildings and additions.

Guidelines for Additions and New Construction

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow a numbered item further assist applicants with the COA process.

I. Construction of new buildings and structures.

- Design new houses and other structures to be compatible with, but distinguishable from, surrounding historic buildings.
- New buildings should be compatible with surrounding contributing properties in massing, proportion, height, scale, placement, and spacing.
- New construction should echo setback, orientation, and spatial rhythms of surrounding properties.
- Roof shape, size of window and door openings, and building materials should be primarily compatible with any structure already on the property and secondarily with surrounding contributing properties.
- Design new buildings so that the overall character of the site is retained, including its topography, any desirable historic features, and mature trees.

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The principal visual elements that distinguish additions and new buildings are their height, form, massing, proportion, size, scale, and roof shape. Additions should be compatible with but discernible from the original historic building and should not diminish it in size and scale. Careful analysis of the adjacent historic buildings is valuable for determining how consistent and, consequently, how significant each of these criteria is in judging how compatible your new construction is with regard to its surroundings. It is especially important to consider the overall proportion of the building's front elevation because it will have the most impact on the streetscape. Similar study of materials, building features, and details typical of existing buildings along the street will provide a vocabulary to draw upon when designing a compatible building. Consideration should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and the windows themselves. In additions, exterior surface materials, architectural details, and window and door openings should reflect those of the original house.

Staff Discussion:

The reduced size of the house at 1203 will undoubtedly improve the compatibility of the structure with others in the neighborhood. The roof mass (most of which covers a veranda) is in excess of most footprints in the neighborhood, but it is broken up by the multiple levels of roofing heights and the narrow appearance from the street as prescribed in the guidelines. All of the materials used (except perhaps the metal roof) are present in the neighborhood but the combination of materials is unusual, thus stucco (EIFS) and limestone are both widely used, but rarely together, and usually not in the same stylistic pallet. Likewise the repeating arches are seen on Spanish Colonial structures in the area but rarely on Arts and Crafts. That being noted, the designer is not confined to traditional architecture and the house will not stand out as much as some more dramatic designs we have seen proposed on this site.

Staff is more concerned about maintaining the spatial rhythms between the houses in the area, and this may only be resolved in future reviews of this complex multi-lot site. Lot coverage on this site, even according to zoning standards, is tight. The guidelines should define the appropriate envelop by what is already present in the neighborhood and it might not be the zoning standard which is consistent across all RC zoning either in Garden Hill or Elm Heights. Additional proposals should take into account the space

between lot line and structure and acknowledge that retaining traditional proximity in this area may be difficult after this structure has been built.

The neighborhood has requested that the house be moved back from the required front setback of 15' that is defined by other houses in the block face, in order to preserve the mature trees in the front and the wall. The petitioners will be applying for a variance for both rear and front setbacks. On this lot no other tree issues are present.

Staff recommends that the petitioners submit corrected plans to the Commission: Dimensional discrepancies in the plans need to be resolved. The house according to the mostly recently submitted (approved) foundation plan is 73' other drawings (site plan) still show a larger footprint and they are dated 6-19

If the Commission trusts that they have been given an accurate depiction of the project then staff recommends approval with the following conditions:

Tree preservation as noted

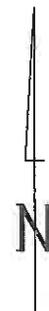
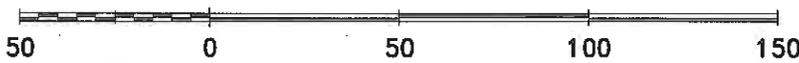
Variance approvals for setback (front and rear)

Acceptance of the roofing material shown at the meeting or traditional shingles.



1203 East 2nd St COA-28-15
 parcel north of 1203 East 2nd Street COA-29-15

By: hiestann
 17 Jun 15



City of Bloomington



Scale: 1" = 50'

For reference only; map information NOT warranted.

3.5 Guidelines for Lighting (p. 16)

Preservation Goals for Lighting - To maintain and preserve the historic lighting standards and fixtures in Elm Heights. To maintain and restore the ambient low-intensity lighting that is traditional in the neighborhood.

A Certificate of Appropriateness (COA) is required for the Installation or removal of exterior lighting visible from the public right-of-way.

- Install historically appropriate exterior lighting that is low-intensity.
- Locate lights to minimize light pollution and other adverse impacts to surrounding properties, streets, and alleyways.

Neighborhood Historic Committee (NHC) recommendations:

1. The NHC has no specific recommendations, but wanted to draw the Petitioners attention to the requirements, since this issue has not been addressed in their submission.

3.6 Other Landscape Features (p.17)

Elm Heights has many features designed and installed with the development of the area that make it unique. Included in the original sale of the lots were a locally crafted limestone birdbath and bench.

Goals for Other Landscape Features - To retain distinctive and historic features that make the neighborhood unique. To encourage unobtrusive placement or appropriate screening of modern updates or mechanical service equipment.

Neighborhood Historic Committee (NHC) recommendations:

1. There are two limestone benches that were removed and stored on the adjacent properties when the Carol house was removed. These should be protected and reinstalled with the new houses.
2. Care should be taken to place modern exterior service equipment to make them as unobtrusive as possible and equipment noise should be taken into consideration for adjacent properties.

4.0 Existing Buildings and Materials p. 18

4.3 Architectural Metals p. 22

4.4 Roofs p. 24

Neighborhood Historic Committee (NHC) recommendations:

The drawings the Petitioner has provided inconsistently call out a variety of potential roofing materials, none of which lists standing seam metal. But in a written statement the roofs are listed as 18" on center

painted standing seam metal. Although Sections 4.3 Architectural Metals and 4.4 Roofs of the Guidelines mention standing seam metal, historically standing seam metal roofs are not found on the primary structures in the Elm Heights District. This material has been predominately used on accessory structures and awning details over windows and doors. Therefore, the NHC does not support the use of standing seam metal roofing on either of the proposed structures.

If a metal product is desired, because of its durability and sustainability the Committee would consider supporting metal shingles as labeled on a couple of the drawings provided. Specific products would need to be submitted for review. The Committee would have no issue with traditional asphalt, slate or tile roofing however all replicated non-traditional materials should be reviewed for color and sheen to assure appropriateness for a structure in a historic district.

4.5 Window & Doors

Neighborhood Historic Committee (NHC) recommendations:

Absent a definable style for the proposed structures, concerns were expressed and discussed about the incorporation of the craftsman style windows, which by some was felt to be incongruous with the proposed architecture of the new houses. But, in the end a majority of the Committee was comfortable with the proposed window configurations. The NHC recommends that all windows have applied interior muntins, applied exterior muntins and between the glass spacers.

5.1 Additions and New Construction p. 28

Preservation Goals for Additions and New Construction

To harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, materials, spatial rhythm, and proportion when designing additions and buildings.

To preserve the historic character and elements of contributing properties and their surroundings during new construction of compatible buildings and additions.

Guidelines for Additions and New Construction

A Certificate of Appropriateness (COA) is required for Construction of new buildings and structures.

- Design new houses and other structures to be compatible with, but distinguishable from, surrounding historic buildings.
- New buildings should be compatible with surrounding contributing properties in massing, proportion, height, scale, placement, and spacing.
- New construction should echo setback, orientation, and spatial rhythms of surrounding properties.
- Roof shape, size of window and door openings, and building materials should be primarily compatible with any structure already on the property and secondarily with surrounding contributing properties.

- Design new buildings so that the overall character of the site is retained, including its topography, any desirable historic features, and mature trees.

Neighborhood Historic Committee (NHC) recommendations:

Overall both buildings follow the above guidelines and the Committee finds the proposed new structures consistent with the guidelines set forth for new construction in this single family zone. Some exceptions or noting of incomplete data are stated in other parts of this report.

In order to improve the compatibility to other homes found in this district the petitioner has agreed to apply for front and rear set back variances for the house facing Second Street. Modern zoning code requires a setback of 15 feet in front and 25 feet from the alley. The NHC has asked for the house to be moved away from the street an additional 10 feet so the new setbacks would be 25 in front and 15 in the rear. These variances would vastly improve the spatial rhythm, setting, and livability of this house. The high traffic count, tree preservation considerations, and lack of a tree plot on Second Street makes this a good candidate for single family home variance from the BZA.

Concerns have been expressed about the proposed size of the "carriage house" and the liberal interpretation that the Petitioner has employed. The NHC discussed this issue at length and recognizes that the proposed square footage is larger than secondary structures would have been historically, but the consensus is that the "carriage house" is subservient in position, elevation, and design to the main house, thus the square footage was not of great concern.

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. 015-09660-00 Whitaker Lot 10

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

Petitioner wishes to construct a two-storey home with 4 bedrooms and 4 bathrooms on the lot located at 1203 East 2nd Street, Bloomington. The house will be constructed of limestone and stucco with a metal shingle or asphalt roof. The orientation (main front door) of the house faces west such that the house sits sideways on the lot. The driveway for the structure is located on the north end. There is a 2-car garage incorporated into the basement level of the house. An architectural rendering of the structure from each side is attached to this petition as Exhibit A (in four [4] parts) and incorporated by reference.

3. A description of the materials used.

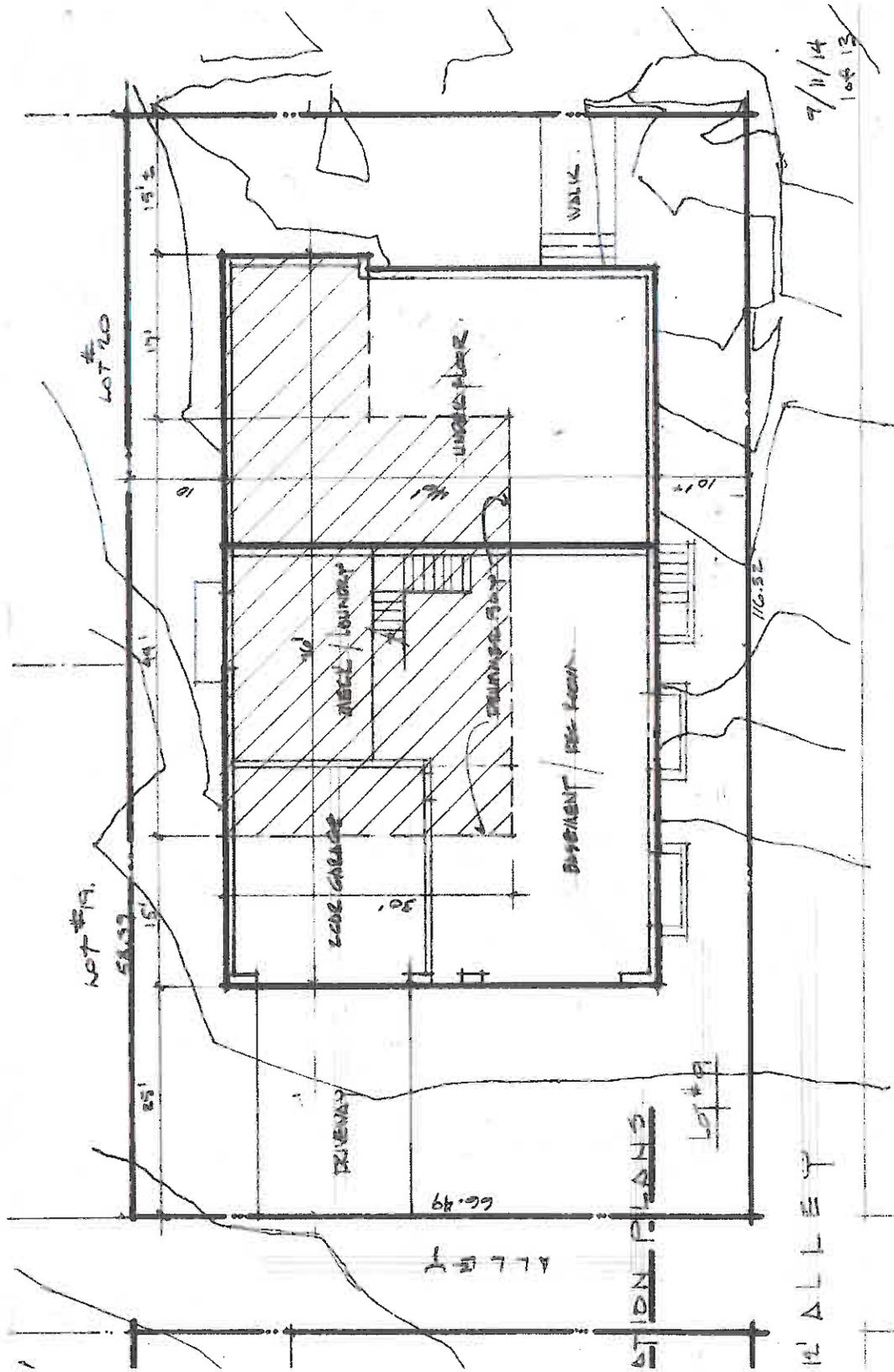
Petitioner intends to utilize a limestone and stucco exterior with hardy plank trim with metal or asphalt roofing shingles for the structure. A rendering of the siding and trim is attached as Exhibit B and incorporated by reference. Samples of proposed Anderson Architectural Series windows are attached as Exhibit C (in three [3] parts) and incorporated by reference. A rendering of the proposed Terrabella metal roofing shingles is attached as Exhibit D (in two [2] parts) and incorporated by reference.

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

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. Petitioner has attached as Exhibit E (in three [3] parts) and incorporated by reference detailed floor plans of each floor of the structure. Petitioner has also attached as Exhibit F a height-scale comparison of the structure as compared with the carriage house being constructed on the lot immediately north of the subject lot.

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. See attached Exhibit G (in two [2] parts), incorporated by reference.

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.

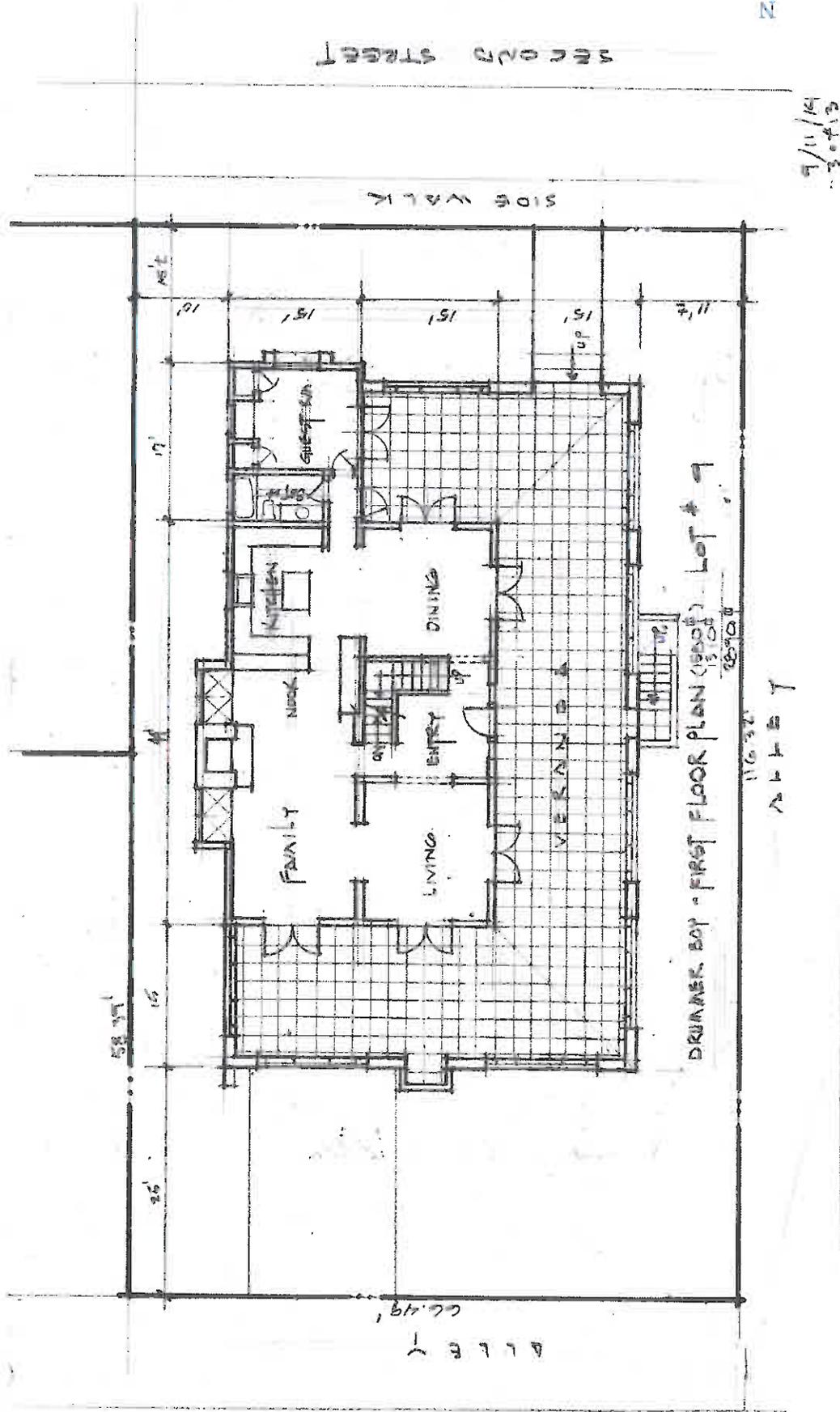


7/11/14
10813

**BROWNING
DAY MULLINS
DIERDORF**
LEADERSHIP + DESIGN

LOT 9 - SITE PLAN

JUNE 29, 2015 PROJECT No. 15005 HISTORIC COMMISSION ASSISTANCE - 15005



**BROWNING
DAY MULLINS
DIERDORF**
LEADERSHIP + DESIGN

LOT 9 - FIRST FLOOR PLAN

HISTORIC COMMISSION ASSISTANCE - 15005

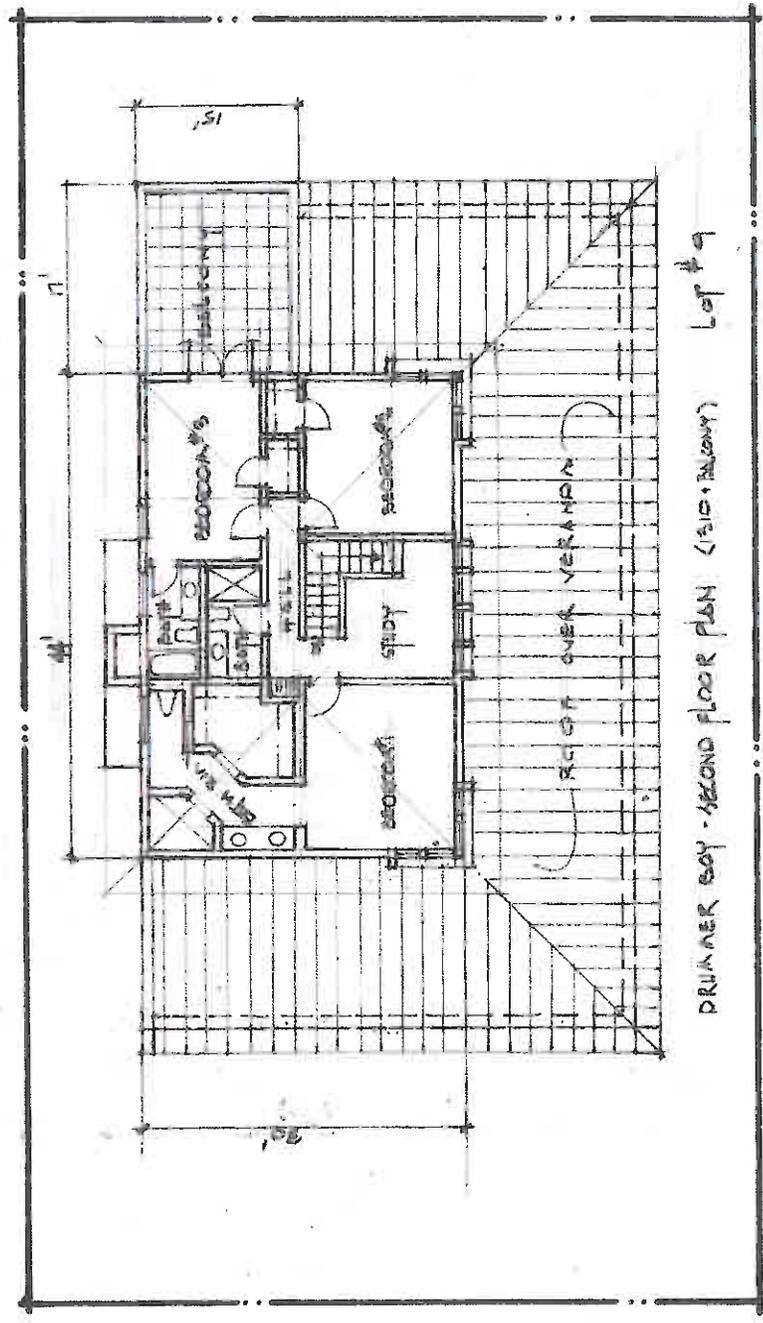
PROJECT NO. 15005

JUNE 19, 2015



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DAY MULLINS
DIERDORF
LEADERSHIP + DESIGN

SECOND STREET



9/11/14
4 of 12

ALLEY

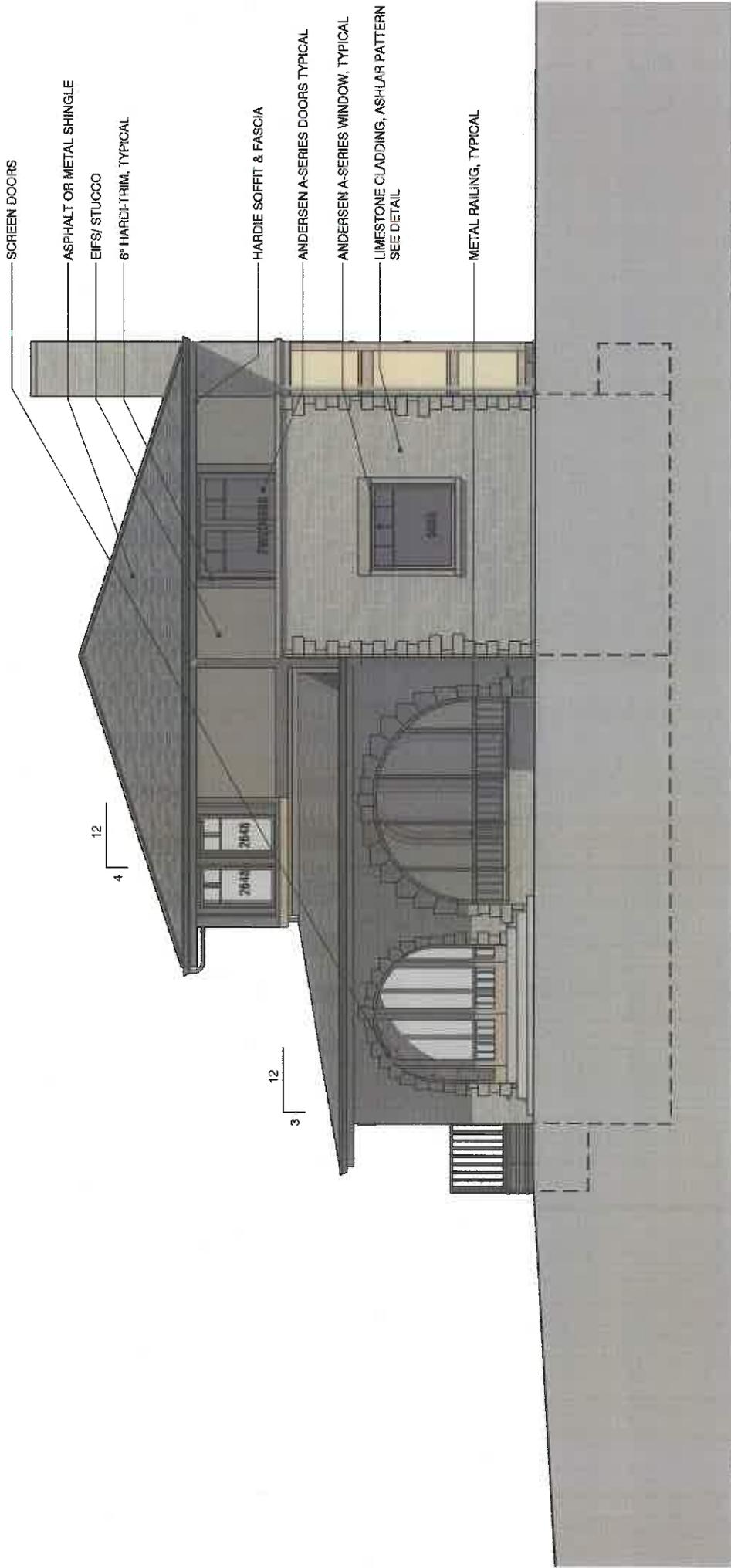
ALLEY

LOT 9 - SECOND FLOOR PLAN

HISTORIC COMMISSION ASSISTANCE - 15005

Project No. 15005

June 10, 2015



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DAY MULLINS
DIERDORF**
LEADERSHIP + DESIGN

FRONT
LOT 9 - SOUTH ELEVATION

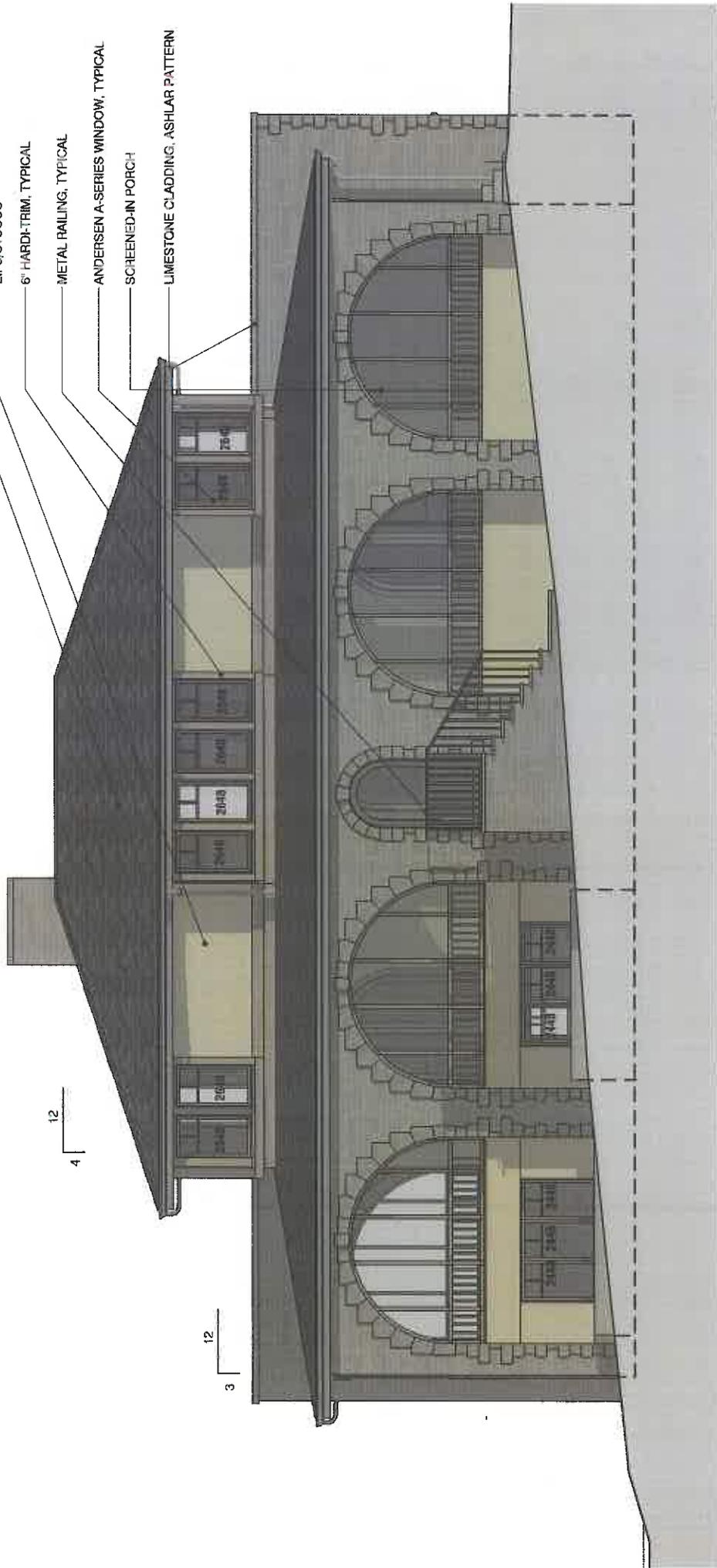
HISTORIC COMMISSION ASSISTANCE - 15005

3/16" = 1'-0"

June 9, 2015 Project No. 15005

Handwritten signature

- ASPHALT OR METAL SHINGLE
- EIFS/STUCCO
- 6" HARD-TRIM, TYPICAL
- METAL RAILING, TYPICAL
- ANDERSEN A-SERIES WINDOW, TYPICAL
- SCREENED-IN PORCH
- LIMESTONE CLADDING, ASHLAR PATTERN



MAIN ENTRANCE
LOT 9 - WEST ELEVATION

**BROWNING
 DAY MULLINS
 DIERDORF**
 LEADERSHIP + DESIGN

HISTORIC COMMISSION ASSISTANCE - 15005

3/16" = 1'-0"

June 29, 2015 Project No. 15005



- ASPHALT OR METAL SHINGLE
- EIFS/ STUCCO
- 6" HARDI-TRIM, TYPICAL
- ANDERSEN A-SERIES WINDOW, TYPICAL
- LIMESTONE CLADDING, ASHLAR PATTERN
- SCREENED-IN PORCH

3/16" = 1'-0"

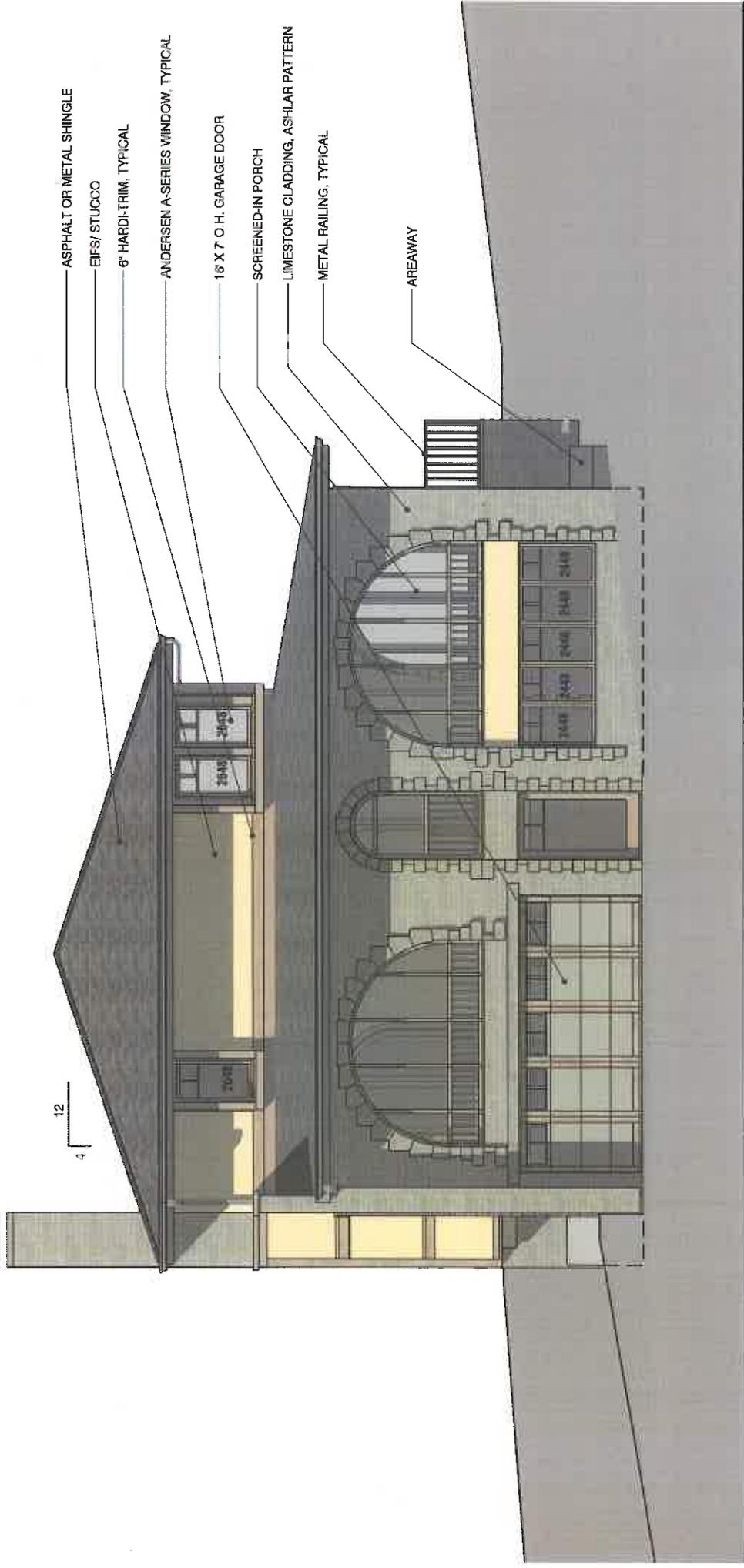
LOT 9 - EAST ELEVATION

HISTORIC COMMISSION ASSISTANCE - 15005

June 19, 2015 Project No. 15005

**BROWNING
DAY MULLINS
DIERDORF**
LEADERSHIP + DESIGN

40



- ASPHALT OR METAL SHINGLE
- EIFS/ STUCCO
- 6" HARDI-TRIM, TYPICAL
- ANDERSEN A-SERIES WINDOW, TYPICAL
- 16' X 7' O.H. GARAGE DOOR
- SCREENED-IN PORCH
- LIMESTONE CLADDING, ASHLAR PATTERN
- METAL RAILING, TYPICAL
- AREAWAY

3/16" = 1'-0"

LOT 9 - NORTH ELEVATION

DATE: 10/20/2015 PROJECT NO.: 15005 HISTORIC COMMISSION ASSISTANCE - 15005

**BROWNING
DAY MULLINS
DIERDORF**
LEADERSHIP + DESIGN

41

SUMMARY

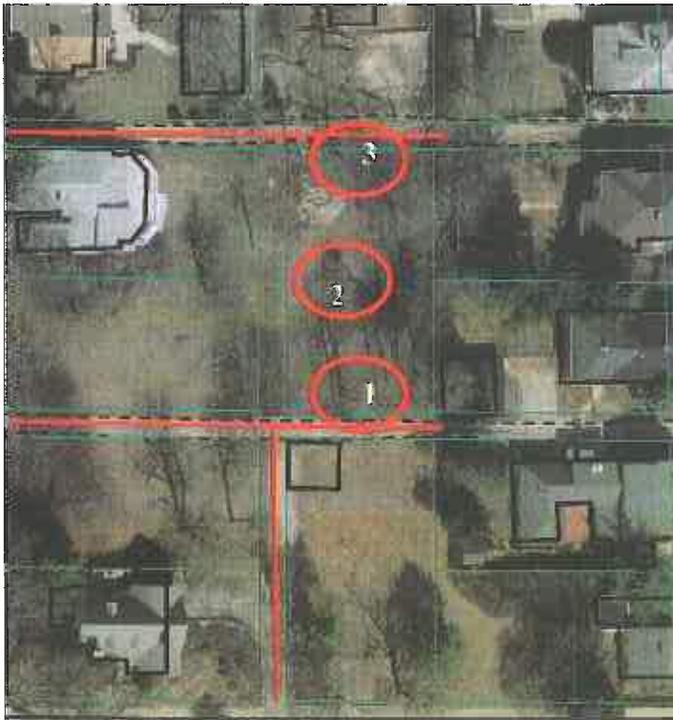
Construction of a single family house on a vacant landlocked lot with tree removal

COA-29-2015

Whitaker Addition lot #10

Elm Heights Historic District

Petitioner: David Jacobs, Representative: Mark Webb



Existing Conditions: The lot is 66' wide by 116' and is accessed off three open alleys, which are shown in red on the map. The north south alley that abuts to the west is not improved. Since land locked parcels are very rare in the city and there are none in the district that staff is aware of, this is an unusual petition. The lot contains trees and a schedule was made to identify removals (Attached). There is a pile of limestone block in the north west corner of the lot. The lot contains three main groups of trees, and much scrub. The trees have not been maintained over many years. The trees which meet the standard for removal for a COA are a Maple and Hackberry at the rear (3) and a

clump in the center that includes an Oak and 3 Red Buds (2). Staff (Jacob Franklin) met on site to determine more about the removal. There is a mature tree line on the south alley that will remain according to plans (1). See attached tree schedule.

Staff thought that the main challenge of the site was the inappropriateness of having a full sized house this far behind the street frontages in Elm Heights. The grade of the lot falls to the northeast and this has been used by the designers in the plan. The goal that was identified through several planning sessions with staff was to have the structures match architecturally and to endeavor to make the rear property look like a carriage house or secondary structure to the house at 1203. This has been achieved -certainly architecturally- and has come a long way towards looking like an accessory structure. The last staff meeting focused on the fact that it was still too ornate (stone arches, for instance) to be a secondary structure to a house. The pergola relieves this formality somewhat. The west elevation resembles a pavilion but will be barely visible when the

houses on Ballantine are built and this too might be an acceptable accessory structure to the rear of a house in Elm Heights.

This is a two level house, with a stucco (EIFS) second floor and a limestone first floor. There are three bedrooms and baths. There is a two car garage that will be accessed off of the alley to the north. The design element match the house at 1203.

Tree removal: The clump of trees at the center of the lot, are probably not avoidable, since they fall within the footprint of the house. This includes an Oak and three Red Buds. Staff was concerned that since the guidelines only identify shade trees that are 12' in diameter as requiring review, that a more comprehensive idea of the removal may not be available. For instance, there are many trees that fall beneath the regulated size, and the final tree cutting may raise concerns if the neighborhood is not made aware of what proportion of canopy will be removed. In response we will include some photographs indicating preservation and removal. (attached)

- I. Removal of a mature tree that is visible from the public right-of-way.
A mature tree is:
- a) a shade tree whose trunk is twelve inches in diameter or larger,
 - b) an ornamental tree whose trunk is four inches in diameter or fifteen feet high, or
 - c) an evergreen tree whose trunk is eight inches in diameter or fifteen feet high.
- A COA is not required to remove a dead tree. Consult with the City staff pursuant to the Historic Preservation Commission regarding diseased, dying, or infested trees.
 - A COA is not required to remove an invasive tree as defined in the City of Bloomington Tree Care Manual, (see Section 7.2).
 - When re-planting, refer to the City of Bloomington Tree Care Manual for recommendations.
 - Retain historic landscape edging; do not introduce historically inappropriate edging materials and colors.
 - Selective removal of mature trees to allow solar installations may be considered on a case-by-case basis.

History of the current petition: This design has been discussed, first with staff and then with the neighborhood design subcommittee over several months. Staff requested that these two lots be petitioned at the same time so that the relationship between the two could be reviewed. Several design drafts exist which were critiqued and modified. The final design is much less formal and grand than those proposed before, and the structure definitely looks as if it were built for the house at 1203.

From the Guidelines: Chapter 5.0

Preservation Goals for Additions and New Construction

To harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, materials, spatial rhythm, and proportion when designing additions and buildings.

To preserve the historic character and elements of contributing properties and their surroundings during new construction of compatible buildings and additions.

Guidelines for Additions and New Construction

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow a numbered item further assist applicants with the COA process.

I. Construction of new buildings and structures.

- Design new houses and other structures to be compatible with, but distinguishable from, surrounding historic buildings.
- New buildings should be compatible with surrounding contributing properties in massing, proportion, height, scale, placement, and spacing.
- New construction should echo setback, orientation, and spatial rhythms of surrounding properties.
- Roof shape, size of window and door openings, and building materials should be primarily compatible with any structure already on the property and secondarily with surrounding contributing properties.
- Design new buildings so that the overall character of the site is retained, including its topography, any desirable historic features, and mature trees.

The principal visual elements that distinguish additions and new buildings are their height, form, massing, proportion, size, scale, and roof shape. Additions should be compatible with but discernible from the original historic building and should not diminish it in size and scale. Careful analysis of the adjacent historic buildings is valuable for determining how consistent and, consequently, how significant each of these criteria is in judging how compatible your new construction is with regard to its surroundings. It is especially important to consider the overall proportion of the building's front elevation because it will have the most impact on the streetscape. Similar study of materials, building features, and details typical of existing buildings along the street will provide a vocabulary to draw upon when designing a compatible building. Consideration should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and the windows themselves. In additions, exterior surface materials, architectural details, and window and door openings should reflect those of the original house.

ef

Staff Discussion:

The house settles into grade so that the height (29') from the lowest grade is 6' lower than the house at 1203. Materials will match the house at 1203. The house is less lot consumptive than the principal structure, the living space being 56'x30 (as opposed to 73x42) , but again there is a veranda facing west that masks living space beneath. The porch has been modified with a pergola rather than a stone arcade, and this is an improvement in the final design. The entire footprint is 2464 on the first floor- which is substantial- but should look demonstrably smaller than the front house when you include the roof coverage. Another mitigating condition is the fall of the lot to the east which will place the house lower than houses facing Ballantine. This is seen clearly in the Section Drawing.

The subcommittee report mentions the removal of stone benches and the presence of salvaged stone on this lot. This material should be reused on site.

Since this follows the petition for the principal house, the acceptance of this petition would be contingent on the approval of COA-28-15. The two are intended to be accepted together or rejected together.

Staff recommends approval of the structure and noted trees with the following conditions:

Tree replanting (species and locations) identified at the meeting

Acceptance of the roofing material shown at the meeting or traditional shingles.

Reuse of limestone artifacts and materials

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. 015-09650-00 Whitaker Lot 9

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

Petitioner wishes to construct a two-storey accessory carriage house with 3 bedrooms and 3 bathrooms on the interior lot located immediately north of the presently empty lot at 1203 East 2nd Street, Bloomington. This structure will be constructed of limestone and stucco with a metal shingle or asphalt roof. The orientation (main front door) of the house faces west. The driveway for the structure is located on the north end. There is a 2-car garage incorporated into the lower level of the house. An architectural rendering of the structure is attached to this petition as Exhibit A (in four [4] parts) and incorporated by reference.

3. A description of the materials used.

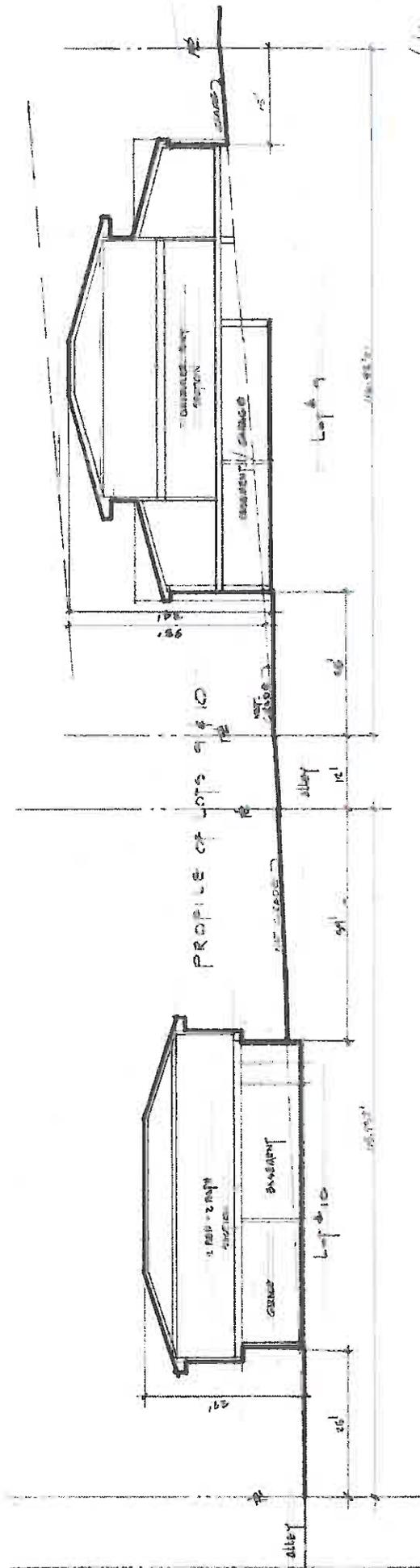
Petitioner intends to utilize a limestone and stucco exterior with hardy plank trim with metal or asphalt roofing shingles for the structure. A rendering of the siding and trim is attached as Exhibit B and incorporated by reference. Samples of proposed Anderson Architectural Series windows are attached as Exhibit C (in three [3] parts) and incorporated by reference. A rendering of the proposed Terrabella metal roofing shingles is attached as Exhibit D (in two [2] parts) and incorporated by reference.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate. See attached Exhibit A. Petitioner will also be removing one (1) or more mature trees as determined in SECTION 3.1 of the Elm Heights Historic District Guidelines. See attached Exhibit E detailing tree removal, incorporated by reference. Petitioner has also attached as Exhibit F (in two [2] parts) photographs of the trees to be removed.

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. Petitioner has attached as Exhibit G (in two [2] parts) and incorporated by reference detailed floor plans of each floor of the structure. Petitioner has also attached as Exhibit H a height-scale comparison of the structure as compared with the house being constructed on the lot located at 1203 East 2nd Street, immediately south of the subject lot.

See attached Exhibit C, incorporated by reference.

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



5/1/14
2-10-13

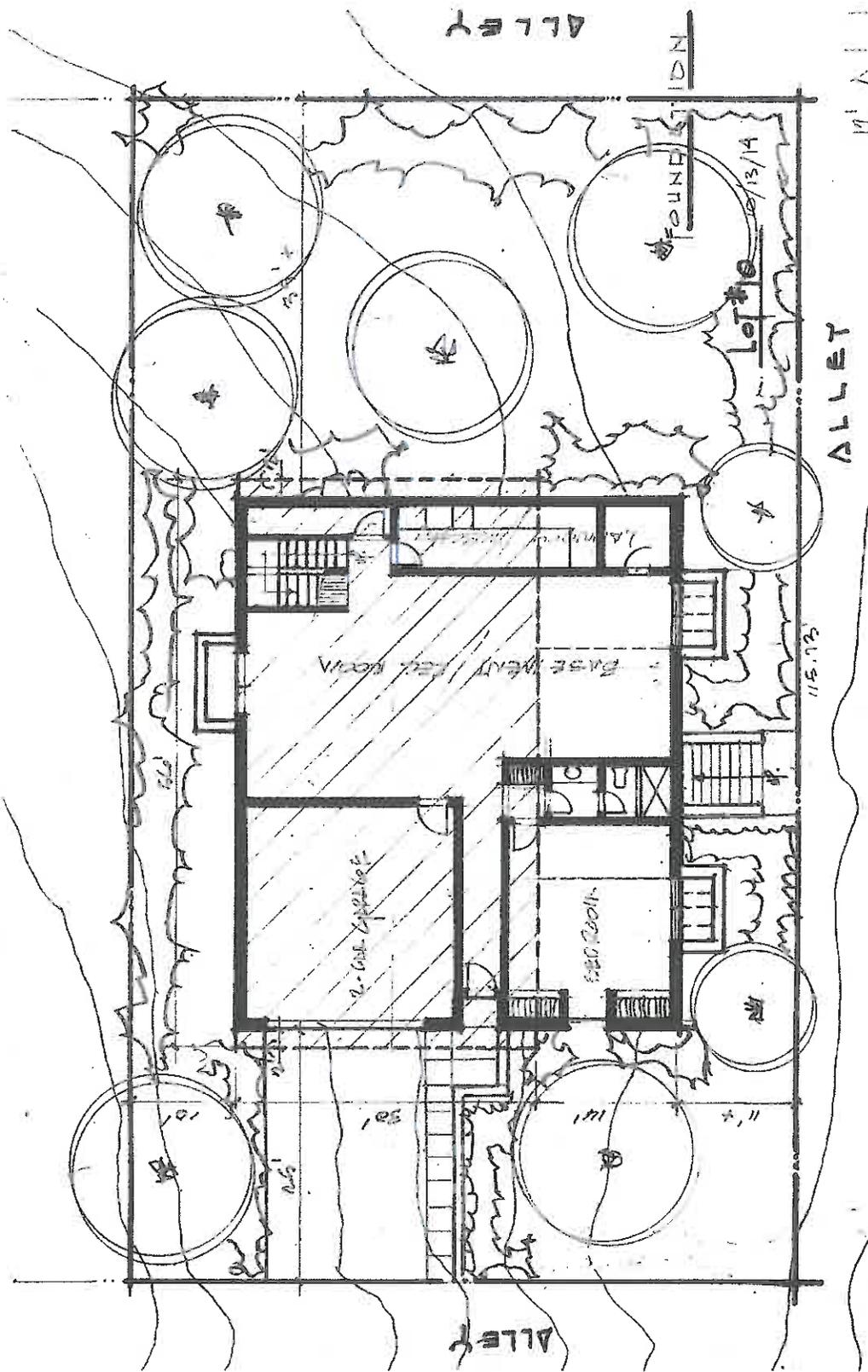
**BROWNING
DAY MULLINS
DIERDORF**
LEADERSHIP + DESIGN

LOT 9 & 10 - SECTION LOOKING EAST

HISTORIC COMMISSION ASSISTANCE - 15005

June 19, 2013
Project No. 15005

47

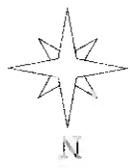
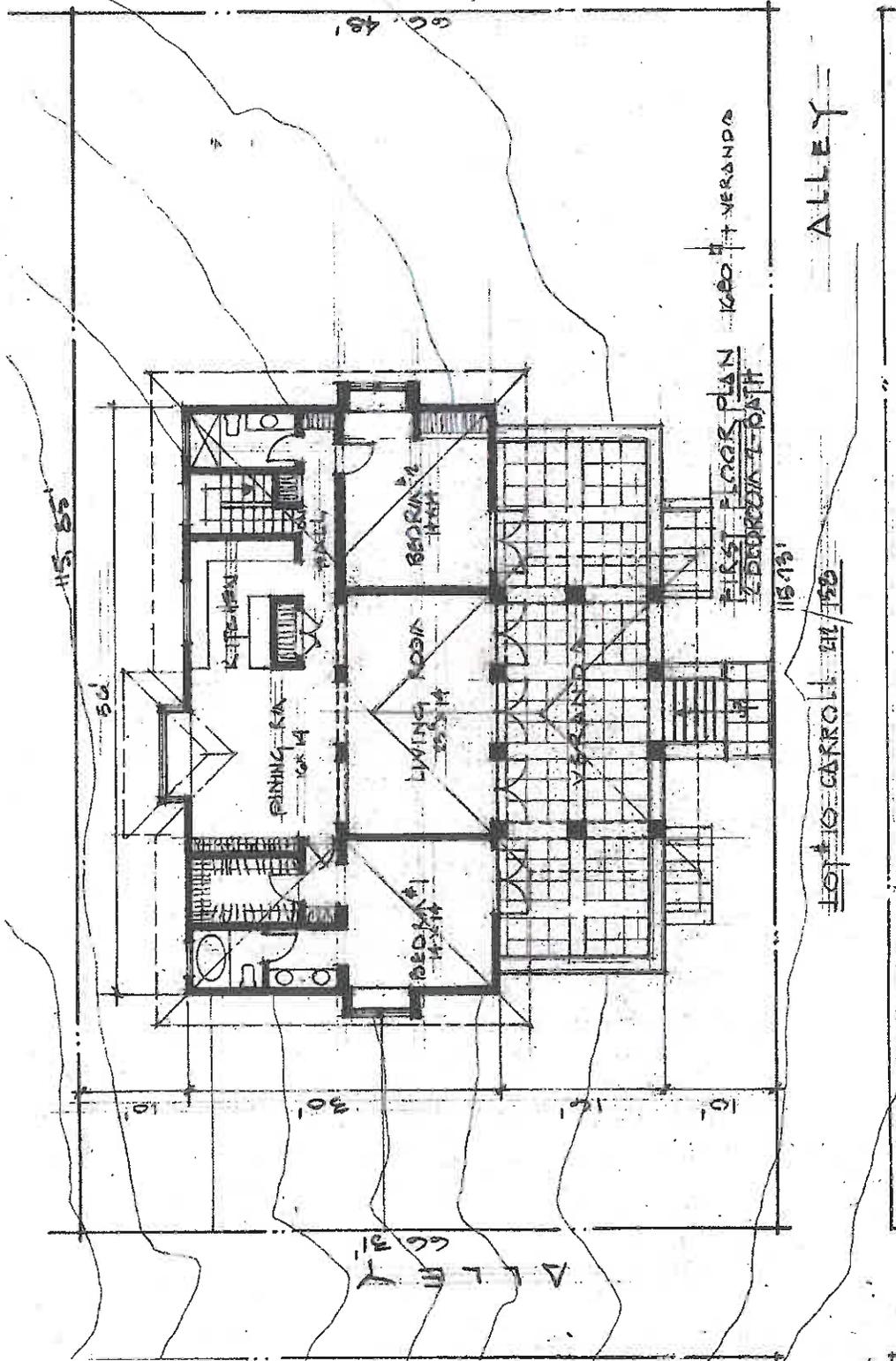


**BROWNING
DAY MULLINS
DIERDORF**
LEADERSHIP + DESIGN

LOT 10 - SITE PLAN

HISTORIC COMMISSION ASSISTANCE - 15005

June 19, 2015 Project No. 15005

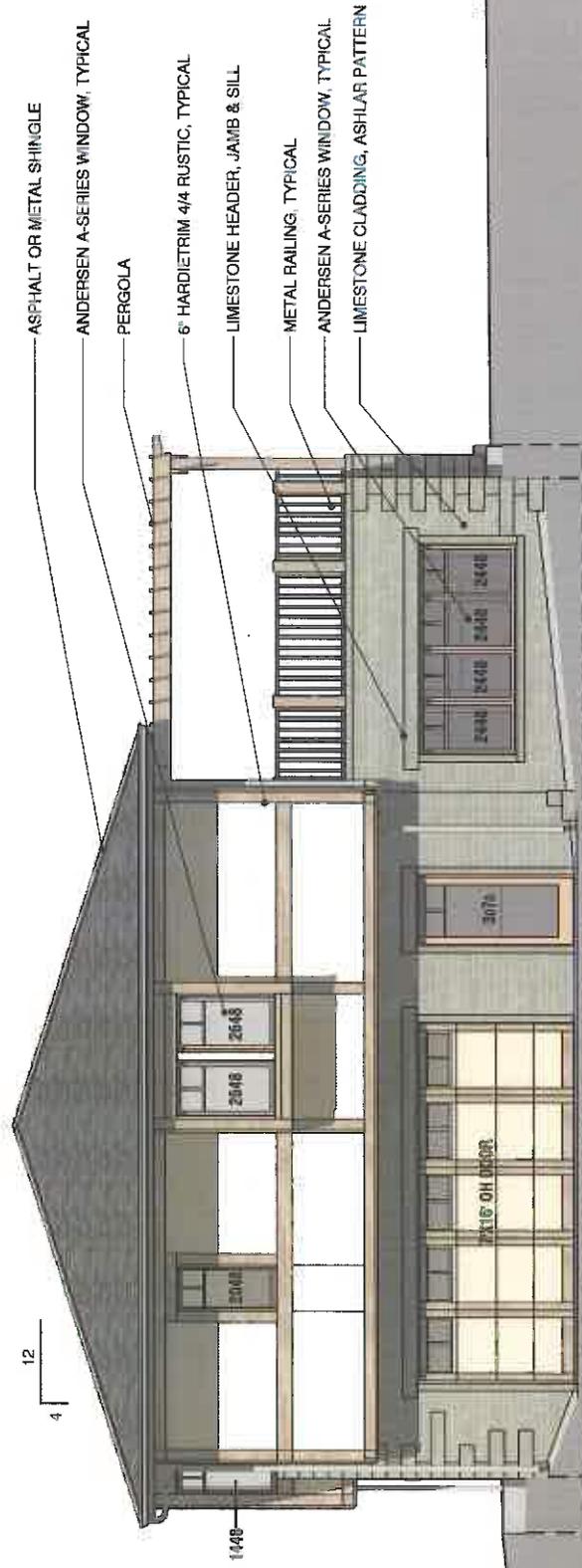


**BROWNING
DAY MULLINS
DIERDORF**
LEADERSHIP + DESIGN

LOT 10 - MAIN FLOOR PLAN

HISTORIC COMMISSION ASSISTANCE - 15005

June 16, 2015 Project No. 15005



- ASPHALT OR METAL SHINGLE
- ANDERSEN A-SERIES WINDOW, TYPICAL
- PERGOLA
- 6" HARDIETRIM 4/4 RUSTIC, TYPICAL
- LIMESTONE HEADER, JAMB & SILL
- METAL RAILING, TYPICAL
- ANDERSEN A-SERIES WINDOW, TYPICAL
- LIMESTONE CLADDING, ASHLAR PATTERN

**BROWNING
DAY MULLINS
DIERDORF**
LEADERSHIP + DESIGN

LOT 10 - NORTH ELEVATION

HISTORIC COMMISSION ASSISTANCE - 15005

3/16" = 1'-0"

Issue: 09-2015 Project No. 35005



**BROWNING
DAY MULLINS
DIERDORF**
LEADERSHIP + DESIGN

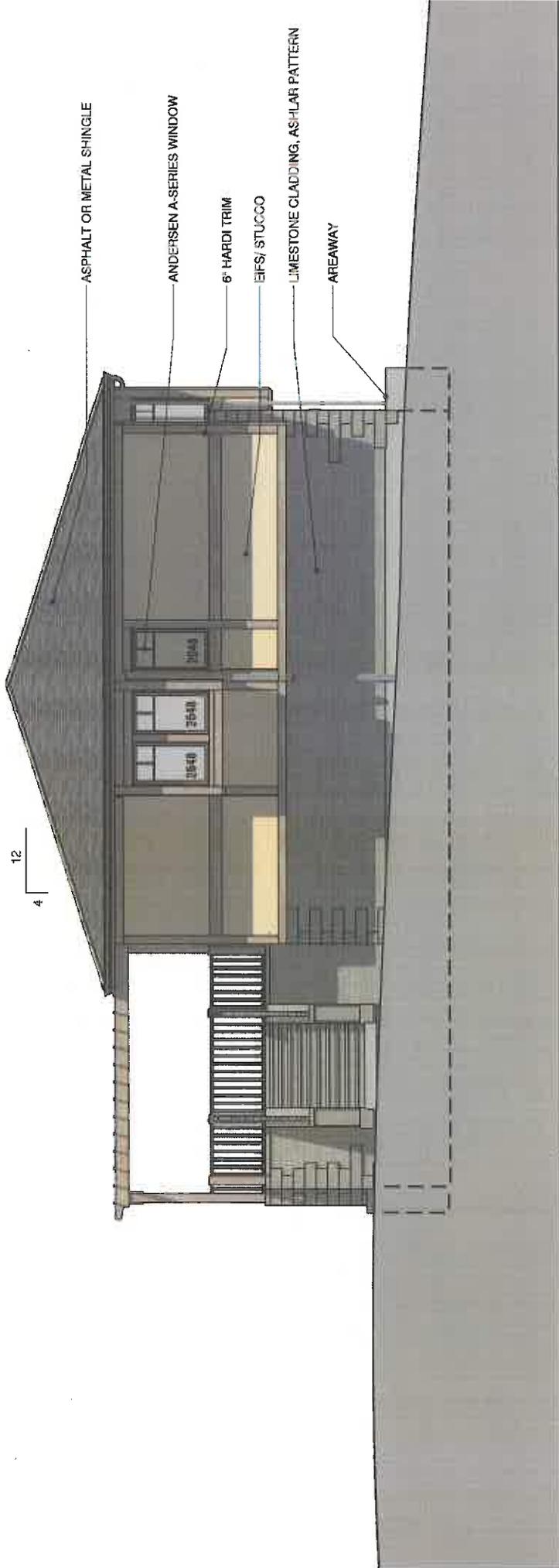
LOT 10 - EAST ELEVATION

HISTORIC COMMISSION ASSISTANCE - 15005

3/16" = 1'-0"

June 09, 2015 Project No. 15005

51



ASPHALT OR METAL SHINGLE

ANDERSEN A-SERIES WINDOW

6" HARDI TRIM

EFS/ STUCCO

LIMESTONE CLADDING, ASPHALAR PATTERN

AREAWAY

12
4

3/16" = 1'-0"

LOT 10 - SOUTH ELEVATION

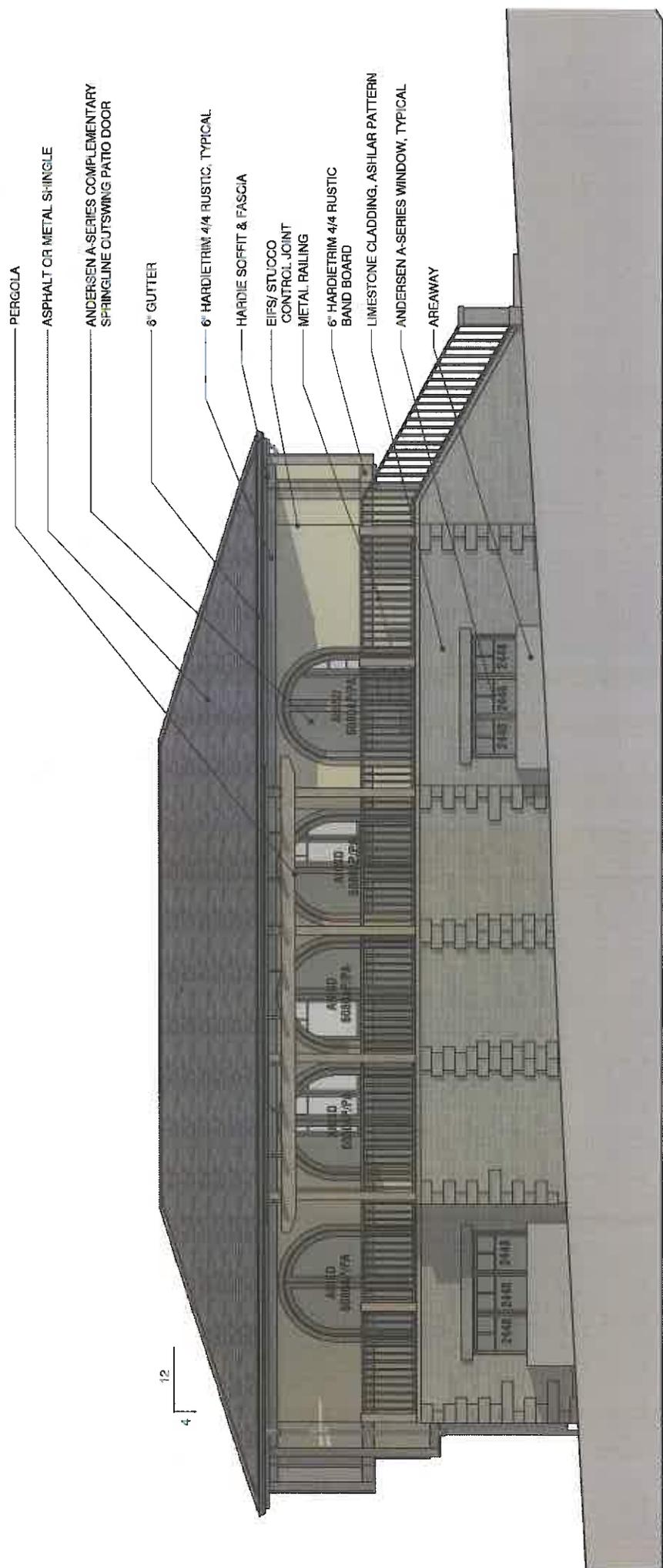
Project No. 15005

July 19, 2015

HISTORIC COMMISSION ASSISTANCE - 15005

**BROWNING
DAY MULLINS
DIERDORF**
LEADERSHIP + DESIGN

52



PERGOLA

ASPHALT OR METAL SHINGLE

ANDERSEN A-SERIES COMPLEMENTARY SPRINGLINE CUTSWING PATIO DOOR

6" GUTTER

6" HARDIETRIM 1/4 RUSTIC, TYPICAL

HARDIE SOFFIT & FASCIA

EIFS/ STUCCO CONTROL JOINT METAL RAILING

6" HARDIETRIM 1/4 RUSTIC BAND BOARD

LIMESTONE CLADDING, ASHLAR PATTERN

ANDERSEN A-SERIES WINDOW, TYPICAL

AREAWAY

12
4

3/16" = 1'-0"

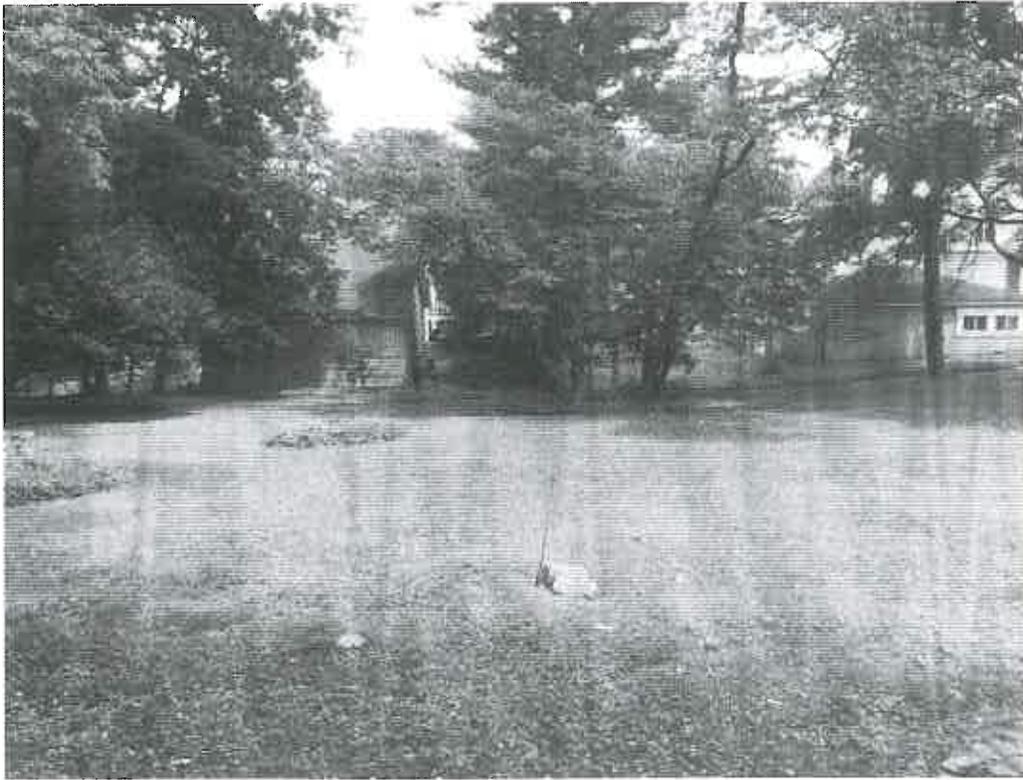
LOT 10 - WEST ELEVATION

HISTORIC COMMISSION ASSISTANCE - 15005

June 19, 2015 Project No. 15005

**BROWNING
DAY MULLINS
DIERDORF**
LEADERSHIP + DESIGN

53



Interior Lot: Looking East



Interior Lot: Looking South

EXHIBIT I
(2 parts)
2



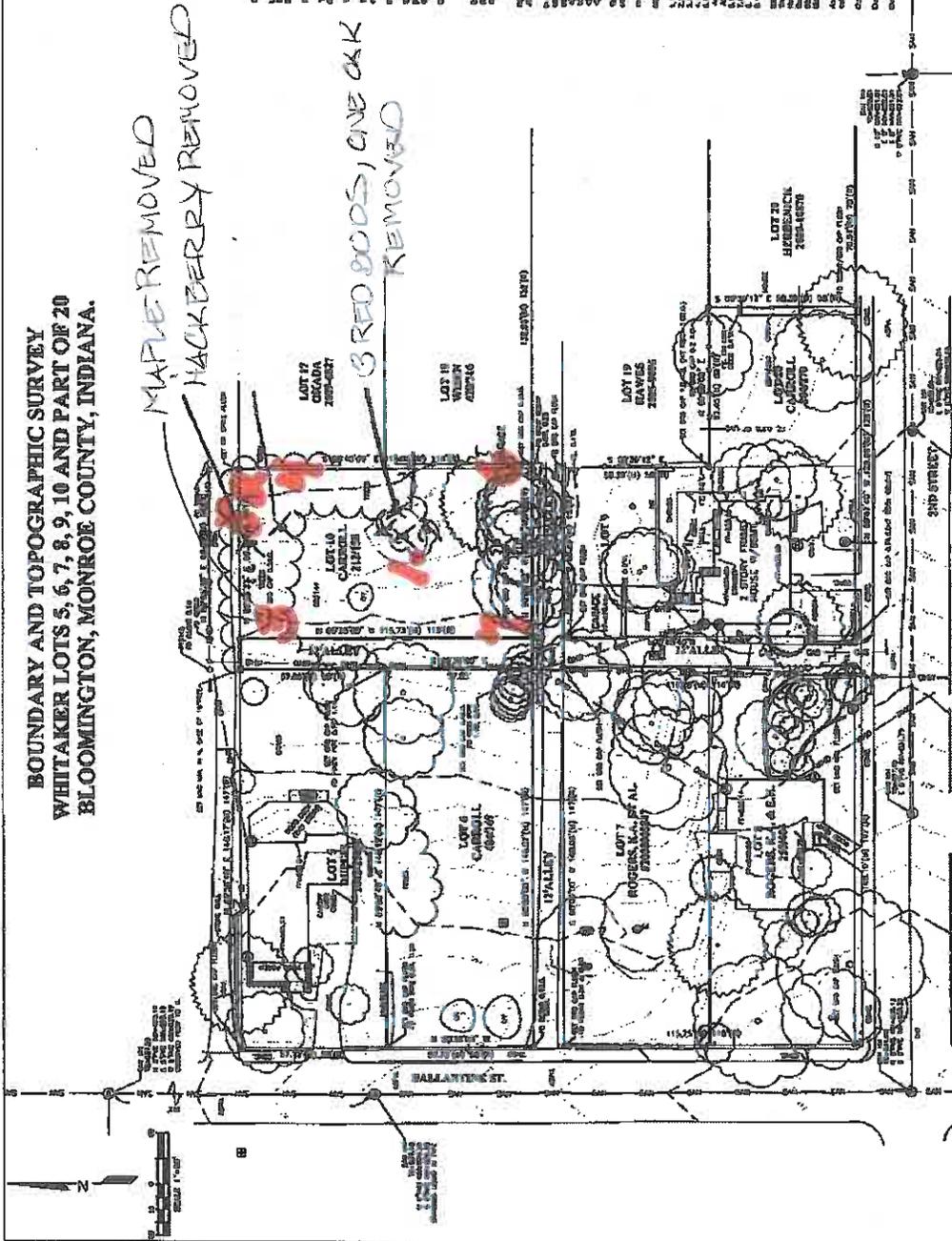
Interior Lot: Looking North



Interior Lot: Looking West

**BOUNDARY AND TOPOGRAPHIC SURVEY
WHITAKER LOTS 5, 6, 7, 8, 9, 10 AND PART OF 20
BLOOMINGTON, MONROE COUNTY, INDIANA.**

MAPLE REMOVED
HACKBERRY REMOVED
3 RED BODIES, ONE OAK
REMOVED



LEGEND:

- 1. 1/4" = 1' SCALE
- 2. 1/8" = 1' SCALE
- 3. 1/16" = 1' SCALE
- 4. 1/32" = 1' SCALE
- 5. 1/64" = 1' SCALE
- 6. 1/128" = 1' SCALE
- 7. 1/256" = 1' SCALE
- 8. 1/512" = 1' SCALE
- 9. 1/1024" = 1' SCALE
- 10. 1/2048" = 1' SCALE
- 11. 1/4096" = 1' SCALE
- 12. 1/8192" = 1' SCALE
- 13. 1/16384" = 1' SCALE
- 14. 1/32768" = 1' SCALE
- 15. 1/65536" = 1' SCALE
- 16. 1/131072" = 1' SCALE
- 17. 1/262144" = 1' SCALE
- 18. 1/524288" = 1' SCALE
- 19. 1/1048576" = 1' SCALE
- 20. 1/2097152" = 1' SCALE
- 21. 1/4194304" = 1' SCALE
- 22. 1/8388608" = 1' SCALE
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- 25. 1/67108864" = 1' SCALE
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① CENTER OF LOT 3 RED BUDS, ONE OAK REMOVED



② MAPLE REMOVED



③ WEST OF PATH PRESERVED



④ ASH TREE PRESERVED, SCRUB REMOVED



⑤ HACKBERRY (REMOVED)
OTHERS STAY



⑦ INTERSECTION SCRUB REMOVED



⑥ ALL PRESERVED BUT LEANING TREE
CASSAFRAS

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 delay period for this permit was extended when the petitioners expressed an interest in modifying their drawings. We anticipate changes will be made in the plans and they will be presented at the hearing.

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

el

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).