

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday July 23, 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-30-15**

912 West Smith Greater Prospect Hill Historic District

Owner: Jeff Mansfield and Amy Countryman

Request for a wood privacy fence along a rear lot line

**B. COA-31-15**

524 South Jordan Ave. Elm Heights Historic District

Owner: Vickie Renfrow

Replacement of a metal roof on the front portico with copper

**Commission Review**

**A. COA-32-15**

700 N. Walnut

Representative: Randy Sherman Weaver Sherman Design

Request to place an accessible ramp to the north side of the front porch, replace windows, limestone wall and reroof.

**VI. DEMOLITION DELAY**

**A. 108 West 6th Street Courthouse Square National Register District**

Owners: Sin Sheikh

Request for a rear addition and removal of a roof and wall.

**VII. NEW BUSINESS**

**VIII. OLD BUSINESS**

**A. Courthouse Square Update**

**IX. COMMISSIONERS' COMMENTS**

**X. PUBLIC COMMENTS**

**XI. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

Next meeting date is Thursday August 13, 2015 at 5:00 p.m. in the McCloskey Room

**Posted: July 16, 2015**

## Summary

### STAFF APPROVAL

Construction of a privacy fence along the rear lot line

COA-30-15

912 West Smith Avenue

Greater Prospect Hill Historic District

Owners: Amy Countryman and Jeff Mansfield

This is a new construction house that was approved in 2013 by the Commission. The house occupies 4 individually platted lots in the Greater Prospect Hill neighborhood. The bungalow style house faces east in the middle of the lots and backs up to



the Buckner Street side. The wood fence is 8' tall (limit of zoning) and will be placed across the rear of the property to gain privacy and block headlights coming from the adjacent alley.



Summary

STAFF APPROVAL

Resurfacing of a painted metal roof on a portico with copper sheathing.

COA-31-15

524 South Jordan  
Elm Heights Historic District  
Owner Vickie Renfrow

236. 326 C 524 House; Colonial Revival, c.1925

This is Colonial Revival style brick house with a formal portico supported by two



columns and an elliptical roof. The owner will be doing other work on the house, but all fall under repair and replacement in kind. The existing roof covering is painted metal and the owner wishes to replace it with copper. In this neighborhood, copper gutters and flashing are common and in this style of house, a copper roof on the entrance portico. itself is appropriate.



3

### Summary

Construction of an ADA ramp to the north side of the building, replacement of all windows, demolition of a limestone wall and replacement with Belgian blcok, reroofing.

COA-32-15

700 N. Walnut Street  
Representative Randy Sherman  
Weaver Sherman Design

105-055-61063 C      700      House; Craftsman/ Dormer Front Bungalow, c.1915



This property was designated during the discussions leading to the High Point Office Park sale and redevelopment. The Commission saw the designs for the apartment construction in April of 2014. The house on the corner of Walnut and Cottage Grove was designated in order to prevent its removal during a demolition delay process in 2012.

This dormer front bungalow has unique textured brick and many original architectural features which are unusual or rare in town. The plan is to reuse the building as a leasing office and club house for the apartment complex.



*cf*

Because it must be an accessible building, the owner is required to bring those with



limited mobility into the house in the most efficient way possible. The entire house sits above grade on a hill, which is seen plainly in the photographs provided. Both the front and rear access are substantially above the grade (5 steps front, 4 steps rear) that they are contiguous to. The basement is at grade but this floor will not be used publically, only for storage.

There are two possible approaches. One would be along the north line of the building from a handicapped space to the front porch and through the kneewall of the front porch. This wall is about 18" high. This approach would not require balusters and could be a



simple concrete ramp hidden by shrubs.

The other approach is to the rear off the parking area, where the owners plan a patio and access to a kitchen area in the rear of the house. This would require a ramp taking up much of the parking lot.

The owner has expressed other plans for the rear porch (mudroom) which is a more complex discussion about original materials, infill design and when materials accrue a status of significance even if they are not original. The owner wishes to remove the rear porch roof and make this an open porch rather than a mudroom. The window pattern on the porch structure is similar to

the original prairie style windows on the first floor. There are other similar windows in town of the same era. These windows were infill at a very early era. There is evidence that the porch was retrofitted with windows and that it was originally open.

The owner requests the path through the north wall of the front porch for the ADA ramp. (see design in packet) They explain that both side arches are failing structurally and will require repair. The owner plans to use the brick removed from the kneewall for repairs on the wingwalls on the porch steps and the arch on the south face of the building.



Staff concurs with the front placement of the ramp, because it will minimize the appearance of the ramp structure, even though it involves removal of historic brick. However staff is hesitant to approve the removal of the rear window system, because the windows are obviously early and match the Prairie style windows on the rest of the house.

Staff recommends approval of the roofing material as proposed.

Staff recommends denial of the wholesale removal of historic windows. These windows can be reconditioned and add much to the historic value of the property. This decision is neither sensitive to the historic building nor issues of sustainability. The windows upstairs may have a different solution since some of them have been modified (there are two original).

Staff recommends denial of the removal of limestone walls. It is true that there are areas of cement but the limestone part of the wall provides uniquely distinctive character to this neighborhood and should be retained.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** COA-32-15

**Date Filed:** 7.10.15

**Scheduled for Hearing:** 7.23.15

\*\*\*\*\*

**Address of Historic Property:** 700 North Walnut Street

**Petitioner's Name:** Randy Sherman of Weaver Sherman Design

**Petitioner's Address:** 6201 North Carrollton Avenue Indianapolis, IN 46220

**Phone Number/e-mail:** 317-202-0661 rsherman@weaversherman.com

**Owner's Name:** Todd May of the J.C. Hart Company, Inc.

**Owner's Address:** 805 City Center Drive, Suite 120 Carmel, IN 46032

**Phone Number/e-mail:** 317-573-4800 todd@homeisjchart.com

**Instructions to Petitioners**

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.



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. See attached legal description civil drawing.
2. A description of the nature of the proposed modifications or new construction:

**Inclined Walkway Addition:** Addition of an accessible inclined walkway to provide an accessible approach to the front door of the existing home by way of a poured concrete inclined walkway along the north side of the home from an accessible parking area at the rear of the home accessed off of the alley. This walkway will enter the north side of the front porch under a brick archway on the side of the porch. The brick knee wall on this side of the porch will be removed and the brick will be saved for repairs to the masonry elsewhere on the structure. The inclined walkway will consist of 6" tall concrete curbs at a 1 in 20 slope to prevent the need for guardrails and railings. The inclined walkway will be created on an elevated grade with a landscape hedgerow provided on its western edge to conceal the ramp from view from North Walnut Street the home's front elevation. The inclined walkway location on the north side will also protect the existing home's basement from site water runoff from the adjacent parcel to the north which has been a known issue for water intrusion into the basement of the home. This walkway will serve all residents of the 82 apartment units to be constructed north of this site as the front door and accessible entry to the existing home that will serve as the leasing office and community amenity space for the property. This walkway will satisfy required accessibility to the amenity space of the property as required by the 2010 ADA Standards for Accessible Design and the Fair Housing Act.

**Window Replacement:** Due to the various states of disrepair of the windows in-place in the home (mullions and frames rebuilt at different times were not replicated to original designs and mullions were removed and the frame profiles were not replicated) and the owners desire to replace the windows with double pane glazing to remove the storm windows from the home the owner would like to replace the windows in the home.

**Rear Porch Infill Window removal:** The owner would like to remove the windows in the rear porch of the home to make the rear porch open up to the rear patio amenity that will be built behind the existing home. The windows and the common pairing jambs would be removed and the continuous wood porch beam and brick piers, knee walls and limestone knee wall caps would remain.

**Roof Shingle Replacement:** The roof is in very poor condition. The owner would like to replace the roof shingles with new fiberglass architectural shingles.

**Retaining Wall Replacement:** The existing random ashlar limestone mortared retaining walls along Cottage Grove will need extensive repair/and or total replacement. The owner would like to replace the retaining walls.

3. A description of the materials used.

**Inclined Walkway Addition:** The inclined walkway will be of poured concrete 4" thick with 6" tall curbs on each side. The inclined walkway will be constructed on elevated finished grade and will have a landscape hedgerow on its western edge facing North Walnut Street.

**Window Replacment:** Anderson Windows 100 Series casement and double sash windows with Prairie Style Mullion Patterns reflecting original pattern locations at window locations on the existing home. The windows are a composite frame, with non-tinted low-E glazing and mullions between the glass panes. The windows come prefinished on the exterior in Sandstone, Terrastone, Cocoa Bean, and Dark Bronze finishes which will be selected with the owner as the exterior trim color is selected for the home. White and black colors which are available will not be used.

**Rear Porch Infill Removal:** The existing wood porch beam trim would be repaired or replaced as needed and the limestone porch knee wall caps would be cleaned.

**Roof Shingle Replacement:** The owner would like to replace the roof with a Tamco Heritage Premium Shingle Series in the Weathered Wood Color.

**Retaining Wall Replacement:** The owner would like to use recon retaining wall systems to replace the failing limestone retaining wall. The product is a concrete interlocking block system with oversized blocks in a dimension of 16" tall by 48" wide. They are 24" in depth. The blocks stack in a slightly battered (rear sloping) format (see images in the supporting photos document taken from the recon brochure for block sizes, shapes and stacking configuration.) The individual blocks have a chamfered perimeter edge. Also see the supporting photos document for a photo of a recent J.C. Hart project installation of this system.

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

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

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

\*\*\*\*\*

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

**APPLICATION FORM**

**CERTIFICATE OF APPROPRIATENESS – SUPPORTING PHOTOGRAPHS**

**Inclined Walkway Addition on north side of building showing existing grade to north which will approximate the inclined walk elevation:**



**Inclined Walkway Addition on north side of building showing north brick archway which will be kept and repaired, and brick knee wall which will be removed and brick salvaged for repair work at other façade locations:**





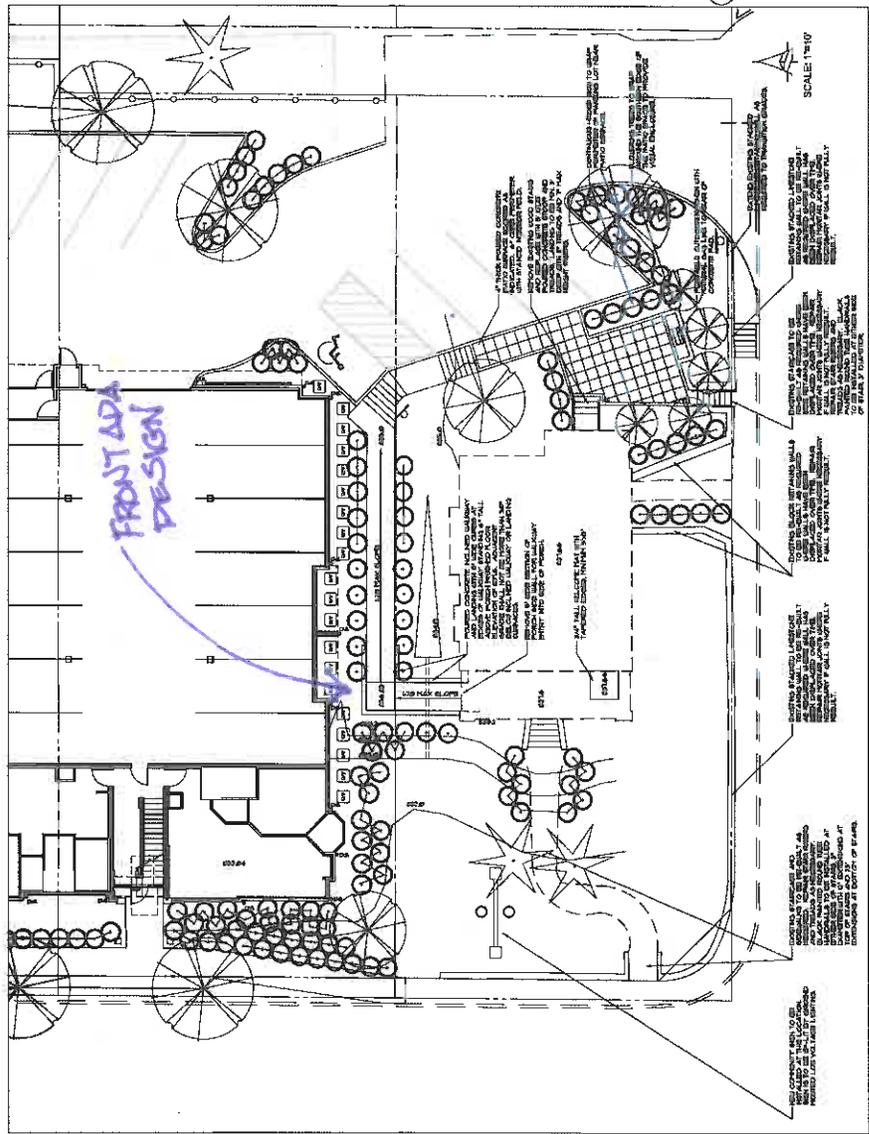


Wogauer Sherman Design  
 Architects and Interior Designers  
 6209 Georgetown Avenue  
 Indianapolis, IN 46220  
 Phone: 317.552.0201  
 Fax: 317.552.0202  
 Email: office@wogauershermandesign.com

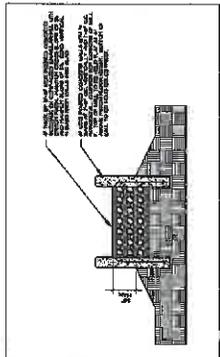
REVISIONS


BLOOMINGTON HIGH POINT  
 BLOOMINGTON, INDIANA  
 SITE SIGNAGE, PIERS AND AMENITY DETAILS

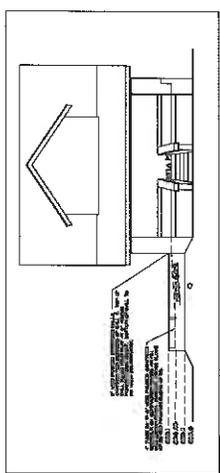
SHEET NO.  
 A301  
 DATE: 02/20/20



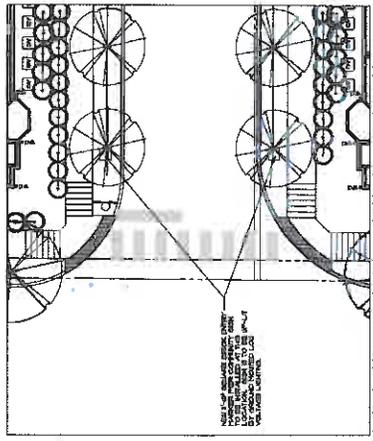
1 CLUBHOUSE AND AMENITY AREA SITE DETAILS  
 SCALE: 1/8" = 1'-0"



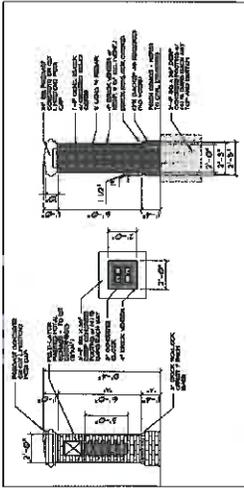
3 CLUBHOUSE INCLINED WALK SECTION DETAIL  
 SCALE: 1/8" = 1'-0"



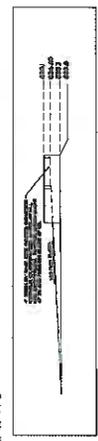
2 CLUBHOUSE INCLINED WALK WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



3 BRICK ENTRY PIERS - SITE LOCATIONS  
 SCALE: 1/8" = 1'-0"



4 BRICK SIGN WALL & PIERS - DETAILS  
 SCALE: 1/8" = 1'-0"



1 CLUBHOUSE INCLINED WALK NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



**Window Replacement example of various states of window repair and mullion removal of existing windows: (see previous photo page for exterior storm window examples)**



**No horizontal mullions**



**No Mullions**



**Rebuilt frames with square profiles / Original frames with ogee profiles, but rot and temporary reinforcement**

## GRILLES

Customize the look of your windows and doors with Andersen® grilles.

100 Series products are available with **Flaerlight™** grilles-between-the-glass that make window and patio door glass easy to clean. They have an elegant, sculpted profile, plus they offer a **two-sided color scheme**, allowing you to have grilles that match not only the interior but also your exterior color choice.



Colonial

Modified Colonial

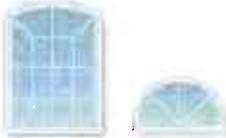
Prairie A



Short Fractional

Tall Fractional

Victoria



Renaissance

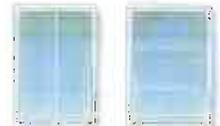
Sunburst

**SPECIAL EQUAL LIGHT**  
Any number of same-size rectangles across or down. Some limitations apply.



(2 x 2)

(2 x 4)



(2 x 1)

(1 x 3)

## COLOR

Choose the right color to enhance the beauty of your home, inside and out.

### EXTERIOR COLORS

Andersen® 100 Series products come in six exterior colors, including Black, Dark Bronze and Cocoa Bean — colors that are darker and richer than most vinyl windows.



Black

Dark Bronze

Cocoa Bean

Terracotta

Sandtone

White

### INTERIOR COLORS

100 Series products feature an attractive matte finish inside. This gives you the ability to select your favorite exterior color without compromising options for interior decoration.



White

Sandtone

## HARDWARE

You get attractive hardware that performs reliably for years.\*

### WINDOW HARDWARE

All window hardware is white or sandtone to match the interior of your windows.

**Single-hung and gliding windows** feature hardware that automatically locks when windows are closed.

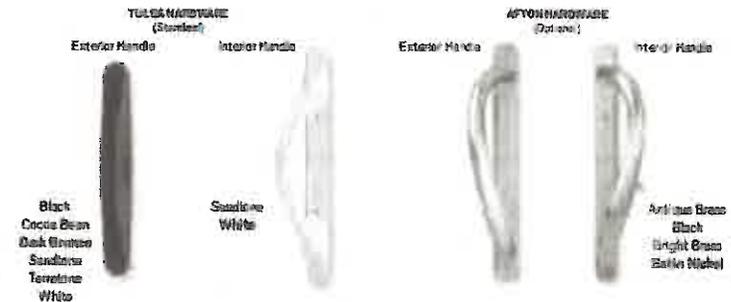
**Caseament and awning hardware** folds down so it doesn't interfere with window treatments.



Optional single-hung lift/lower window handle

### GLIDING PATIO DOOR HARDWARE

Tulsa and Afton hardware options are available. Tulsa hardware exterior handles match the door's exterior color, while interior handles are white or sandtone to match the interior. Afton hardware has the same finish inside and out. Also available, an optional auxiliary foot lock that secures the gliding panel in the track. It provides an extra measure of security when the door is in a locked position.



TULSA HARDWARE (Standard)

AFTON HARDWARE (Optional)

Exterior Handle

Interior Handle

Exterior Handle

Interior Handle

Black  
Cocoa Bean  
Dark Bronze  
Sandtone  
Terracotta  
White

Sandtone  
White

Antique Brass  
Black  
Bright Brass  
Satin Nickel

Color name indicates finish shown.

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details. Printing limitations prevent exact color duplication. See your Andersen dealer for actual color samples.

# CHOOSE THE WINDOWS, DOORS & OPTIONS THAT ARE RIGHT FOR YOU.

## WINDOW & DOOR TYPES

Building an energy-efficient home doesn't mean you have to restrict your dreaming. Andersen® 100 Series windows and doors come in styles, shapes and even custom sizes to create the look you want.



### SINGLE-HUNG WINDOWS

This style features a stationary upper sash that is also available with an arched top to enhance the look of your home.



### CASEMENT & AWNING WINDOWS

Both styles open with a simple turn of a handle and can also be ordered as stationary windows.



### SLIDING WINDOWS

These windows have one stationary sash and one that opens. A three-sash configuration, where two sash glide past a fixed center sash, is also available.



### SLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. They feature a multi-point locking system for enhanced security, and an optional exterior keyed lock for convenience. For more character, consider adding 100 Series sidelight windows on each side of your door and a transom window on top.



### PICTURE & SPECIALTY WINDOWS

Arch, Springline™, half circle, quarter circle, full circle, and rectangle shapes are available to complement your home's architecture. Curved specialty windows are not available in custom sizes.



Available in custom sizes to fit all projects, including replacement.

## GLASS

Choose the right glass to maximize performance.

### SMARTSUN™ GLASS

Low-E SmartSun™ glass is the most energy-efficient glass we have ever offered. It rejects unwanted solar heat to help reduce cooling costs and blocks 95% of UV rays that can cause your home furnishings to fade — all while providing a clear view.

### LOW-E GLASS

Energy-efficient Low-E glass is available on all 100 Series products, and can help reduce energy bills in any climate.

### HEATLOCK™ TECHNOLOGY

Our HeatLock™ coating can increase the energy efficiency of any 100 Series window or patio door with Low-E or SmartSun glass. Applied to the room-side glass surface, it reflects heat back into the home and improves U-Factors, which can help the window or door meet ENERGY STAR® requirements.

### DUAL-PANE GLASS

Dual-pane glass is available for projects where codes allow its use\*.

### SOUND-REDUCING GLASS

This glass option helps reduce the volume of outside noise. Available with Low-E, SmartSun and HeatLock coatings.

### PATTERNED GLASS

Our patterned glass is ideal in bathrooms, entryways, offices and other areas where you want to let light into your home while obscuring the vision of people outside. It delivers all the benefits of Low-E glass and can also be ordered with Low-E SmartSun glass.



Obscure

Cascade



Road

Fern

\*See your local code official for building code requirements in your area.

**Rear Porch Infill Window removal:**



**Window and door infill requested to be removed by owner**



**Roof Shingle Replacement: Existing condition**



**Proposed Tamko Heritage Premium Shingles – weathered wood color**



NOTE: FINISH OF ROOFING IS SUBJECT TO CHANGE WITHOUT NOTICE. COLOR AND APPEARANCE OF THESE COLORS IS AS APPROXIMATE AS POSSIBLE. SEE PHOTO.

**Retaining Wall Replacement:**

**Existing wall condition**



**Existing wall condition**



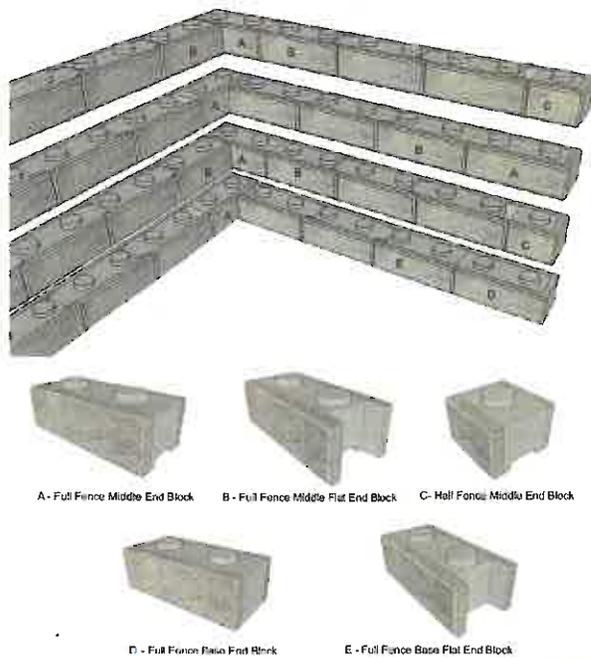


## Retaining Wall Replacement:



Photo of a typical recon retaining wall at a recently completed J.C. Hart community

Fence Block Wall Layout with 90° Corners



Typical chamfered corner block details.

RT



REAR APPROACH

Image capture: Aug 2014 © 2015 Google

23



**W 10th St**
  
**N Walnut St**
  
**W 129 E Cottage Grove Ave**
  
 Bloomington, Indiana
   
 Street View - Aug 2014

*BASEMENT LEVEL*

Image capture: Aug 2014 © 2015 Google

*24*



FRONT APPROACH

Image capture: Sep 2014 © 2015 Google

25

## DEMOLITION DELAY

### Summary

**Removal of a rear addition in order to build second floor living space facing the alley.**

**Partial Demolition**

**6-9-15**

**108 West 6th Courthouse Square Survey District**

**Owner: Sib Sheikh**

**Representative: Doug Bruce**

**Zoning CD**

105-055-67005

C

108

Commercial, Smith Tuley Hall; Italianate, c.1860 NR



This building was discussed in March of 2015 under demolition delay. At that time the phased project included the reconstruction of a storefront, funded by the BUEA. This project is still underway. According to the 1991 nomination, this property is a contributing part of the Courthouse Square National Register District, although its facade has been seriously modified over the years. At one point archival photographs suggest that an iron front was removed from the façade. The newly proposed work affects basically the rear of the property. Staff discussed the significance of the hipped roof which is visible from the courthouse area. The aerial to the left shows that this roof ends a

little over half way to the rear of the site.



The roof is one of a handful of significant original features remaining on the building, including the bricks, window moulding and the metal store lintel.

The plan is to rehabilitate the second floor of the existing building with residential uses which will continue into a newly

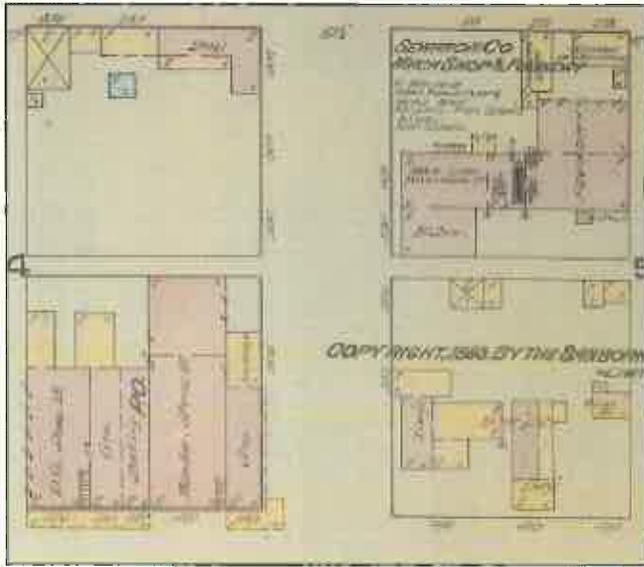


constructed second floor addition at the rear. The front window sash replacement is part of the first façade grant. The new second floor to the rear will be placed atop an existing one story structure (pictures below).

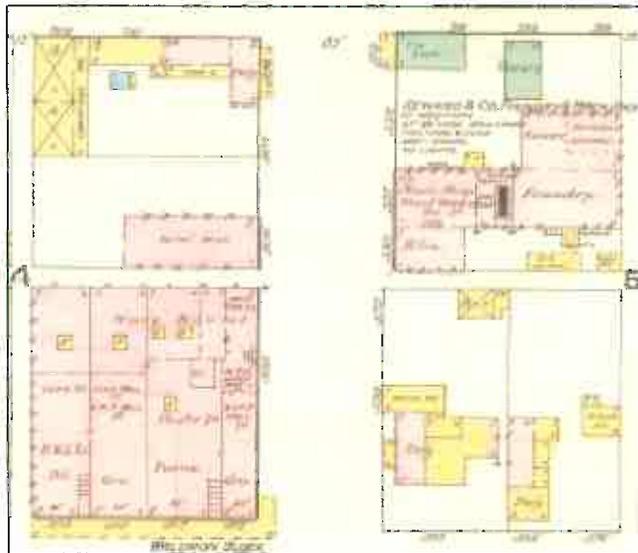




The developer has submitted many photographs of alley redevelopment across the downtown. It is his proposal to pay for the ongoing commercial rehabilitation by placing rental units into service. This is similar to what was done on the Vance Building and several Omega properties on 6th Street. The property is 44 feet wide and adjoins at the alley a two story structure on the west and a single story on the east. There is an existing door opening and a window (boarded) as well as a loading area. It's difficult to determine the era of construction here from physical evidence only. The Sanborns clearly show a division in the building as early as 1887. In 1883 only the front of the structure was extant.



1883 Stationary P.O. Grocery



1887

The plans show access to an open third level through two third story enclosed landings. The height on the north side at it greatest point will be 37' 10. " This will be above the principal hipped roof but should not be visible from the street in front because of the

grade change to the first floor from 6th Street. There is an image in the packet showing the distance in which visibility would be possible.

Staff has no problem with the concept of trying to accommodate residential usage, particularly when it funds a much needed rehabilitation. This particular building with a one story rear section coupled with the design of the proposed addition, should not bring any significant damage to the principal façade on 6th Street. In theory, the use of the alley as a secondary façade is beneficial.

For many years, there have been discussions about the use of alleys to increase the flexibility of uses downtown. There is no historic reason why this shouldn't happen and why it shouldn't be encouraged.

However staff thinks that there is already a functional design aesthetic downtown along alley ways, and this utilitarian aesthetic is also conducive to interesting interior spaces, for instance, a more vernacular looking ribbon of large windows across the rear.



The existing design sets up a different aesthetic than the surrounding properties along the alley. The detailing is rather ornate for the rear of a building. The multi-paned glass doesn't refer to anything on the rest of the building and the attached columns, paneling and scrollwork are too ornate for the rear. Staff completely endorses the concept but thinks that the design should be more plain like the large scale ribbon windows that are original to a building farther down the alley.

This case does highlight the greater need for design guidelines, before setting a precedent that stands independently, of any more comprehensive thought.

30

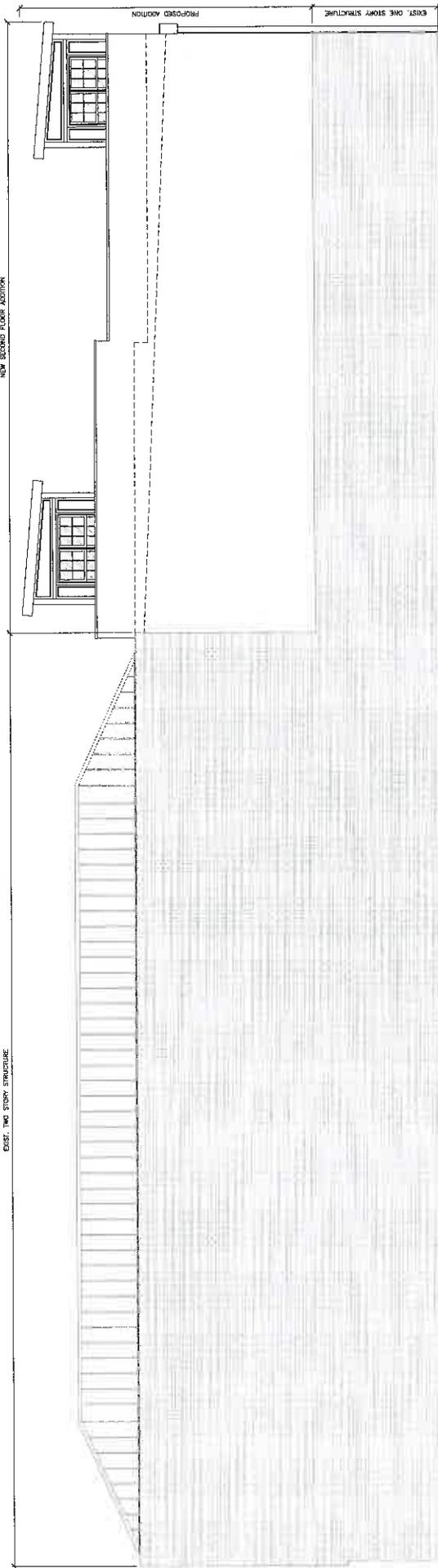
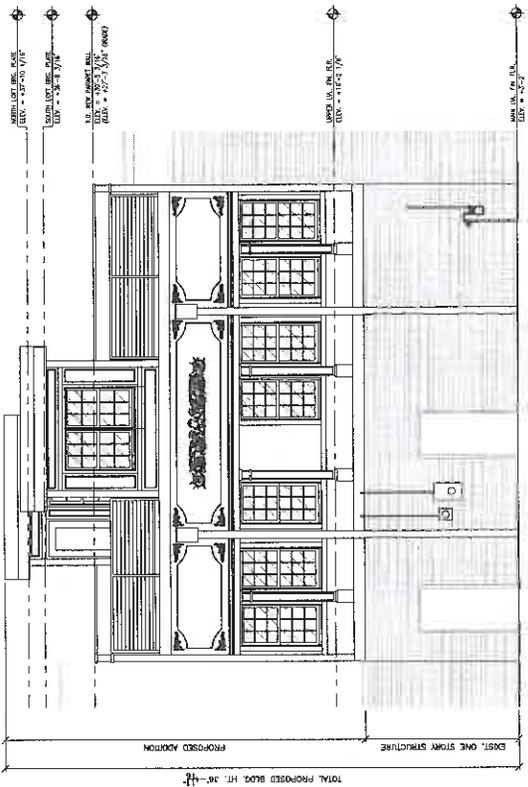
History (from previous report)

There are several archival photographs of the building extant, which trace changes in the exterior through time. This building is quite early (1860) but very little remains beneath the remodeled brick storefront. It was recently discovered that the lintel is metal rather than wood. The building adjoined the "Waldron Block" in the late 19th Century, which was a cast iron storefront with elaborate cornices, seen below. This storefront was completely removed and the two modern buildings (Grazie's and Samira) are classified as non-contributing buildings.

The earlier shot (below) seems to depict an iron front store while the photograph to the right may either have been painted or the posts removed. But the earlier photograph does not show the door on the east side of the building. It also shows a very low kick plate associated with an iron front building.



32

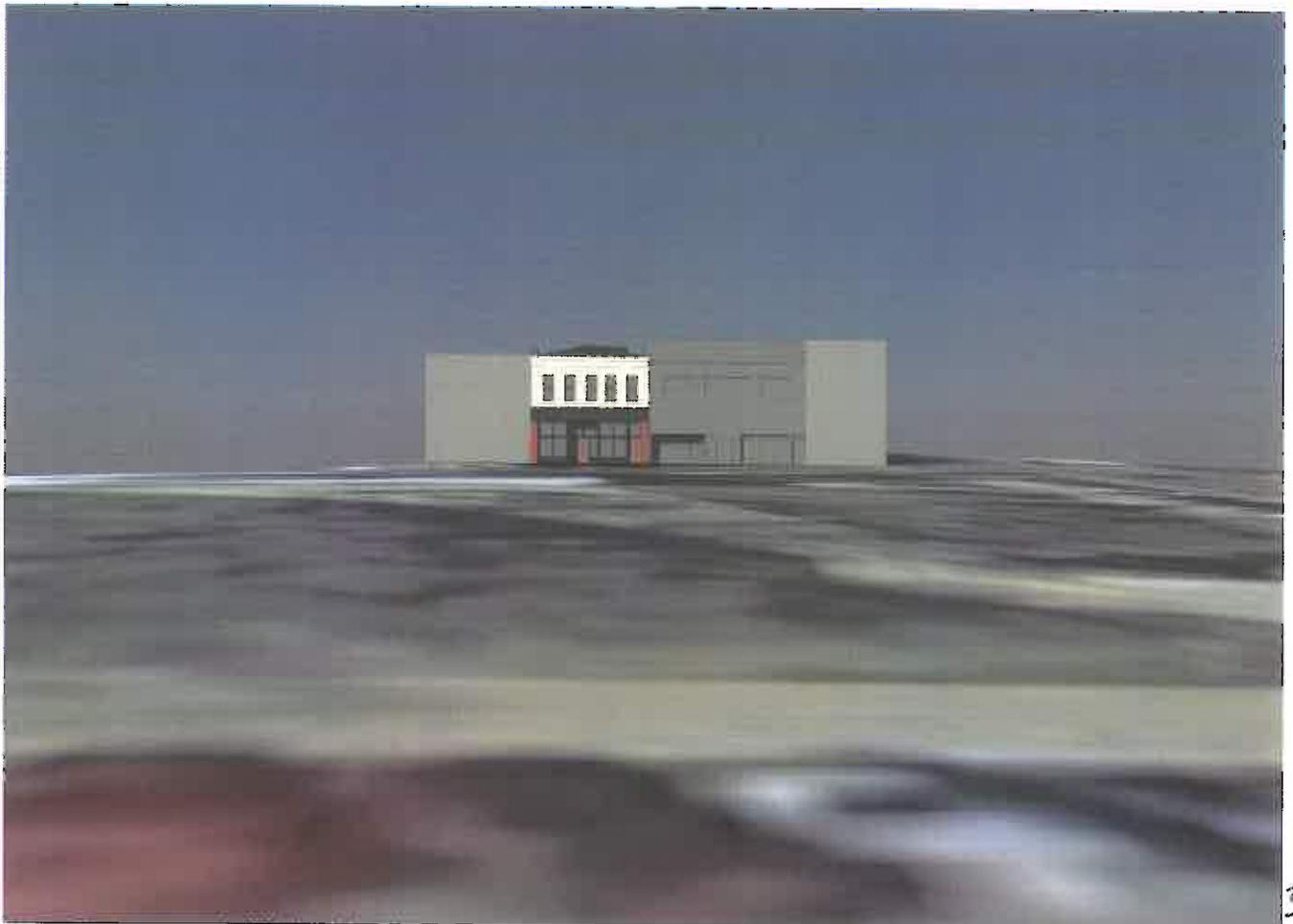


**SCHEMATIC ELEVATIONS**

PROJECT NAME	PROJECT LOCATION	DATE	SCALE
APARTMENT #108	108 WEST 8TH STREET	6/24/15	1/4" = 1'-0"
CONCEPT PLANNING	DESIGNER: MEDICITY PARTNERS & DESIGN INC.		















PRINCESS CONDOS



ALLEN BUILDING



PRINCESS CONDOS



ODD FELLOWS REAR



SMITH HOLDEN



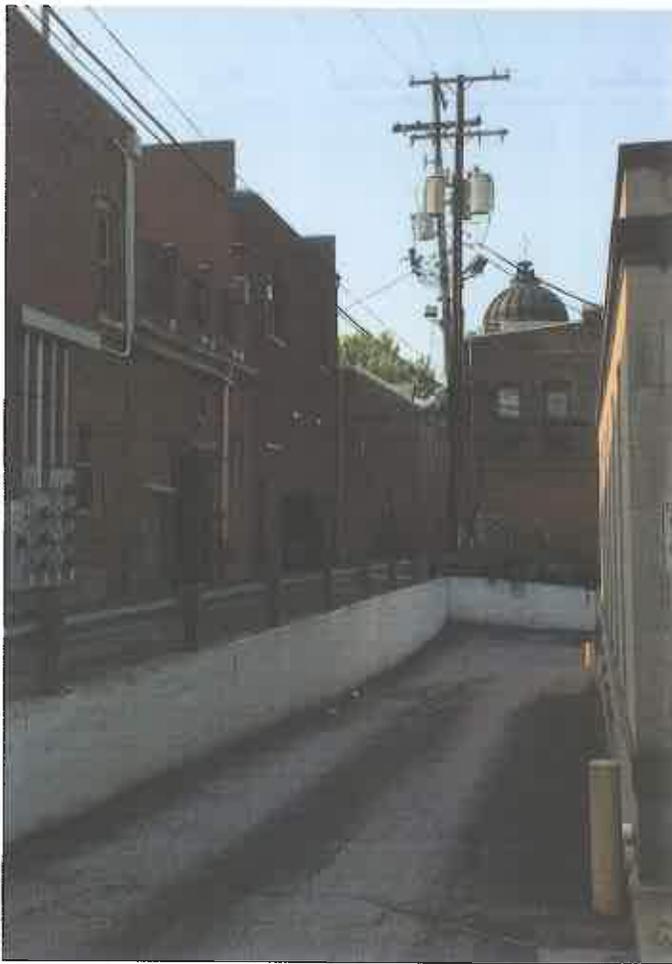
MORTON + KIRKWOOD



4TH AND GENTRY



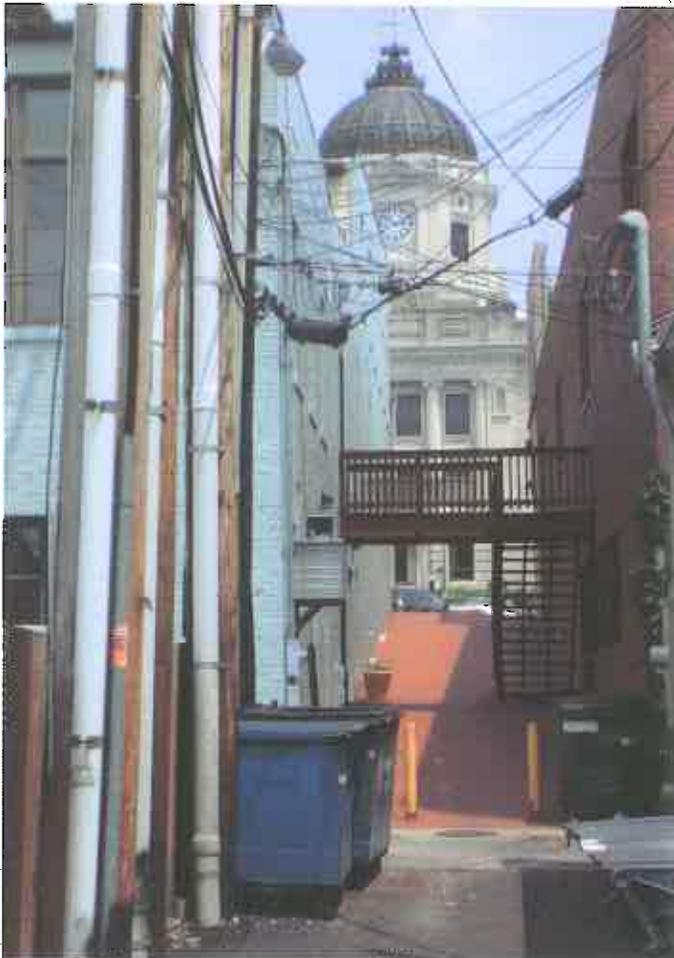
COLLEGE DOWN ALLEY



FROM 7TH BET COLLEGE + WALNUT



GENTRY (REAR COLLEGE BLDG)



ALLEY BET COLLEGE AND MORTON