

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, May 26, 2016

5:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
March 31, 2016
- IV. CERTIFICATES OF APPROPRIATENESS**
 - Staff Review**
 - A. COA-16-27**
528 S. Highland Ave.
Petitioner: Debra Herbenick
Tree removal.
 - Commission Review**
 - A. COA-16-28**
713 W. Wylie: McDoel
Petitioner: Jennifer Will
Installation of a porch railing and porch step rebuild.
 - B. COA-16-29**
1210 S. Madison: McDoel
Petitioner: Derek Taylor
Demolish storage shed and build a new one.
 - C. COA-16-30**
416 E. 16th St.: Garden Hill
Petitioner: Justin Fox
Reside house and replace windows.
- V. DEMOLITION DELAY**
 - A. Demo Delay 16-15**
106 E. Hillside Dr.
Full demolition.
 - B. Demo Delay 16-16**
611 E. University
Partial demolition.
 - C. Demo Delay 16-17**
3820 E. Moores Pike
Substantial demolition.
- VI. NEW BUSINESS**
 - A. Comment on Dunnhill PUD**
- VII. OLD BUSINESS**
 - A. 5th Annual Old House Expo & Architectural Cake Contest**
- VIII. COMMISSIONERS' COMMENTS**

- IX. PUBLIC COMMENTS
- X. ANNOUNCEMENTS
- XI. ADJOURNMENT

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.

Next meeting date is Thursday, May 26, 2016 at 5:00 p.m. in the McCloskey Room

Posted: May 5, 2016

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, March 31, 2016

5:30 P.M.

Minutes

I. CALL TO ORDER

Meeting is called to order by Vice-Chairman Chris Cockerham at 5:30.

II. ROLL CALL

Commissioners:

Jeannine Butler
Chris Cockerham
Dave Harstad
Marleen Newman
Lee Sandweiss
Chris Sturbaum

Advisory:

Lesie Abshier
Duncan Campbell
Jeff Goldin
Derek Richey

Staff:

Patty Mulvihill – City Legal
Dan Sherman – Council Office
Bethany Emenhiser – HAND
Doris Sims – HAND
Valerie Hosea – HAND
Jackie Scanlan – Planning & Transportation Dept.
James Roach – Planning & Transportation Dept.

Guest(s):

Doran May – 401 S. Walnut
Steven Hoffman – H.M.Mac
Harris Mujezinovic – H.M.Mac
Tim Copper – H.M.Mac
Mark Hoffman – H.M.Mac
Kale Wills – IU News Net
Ash Vega – Public
Catherine Brennan – Public
Emily Hines – Public
Keith Siezer – Public
Susan Seizer – Public
Jeremy Stone – Public

I. NEW BUSINESS

A. 401 S Walnut St

Bethany Emenhiser gave her presentation. See packet for details.

Marleen Newman asked if the original building begins under the roof.

Bethany Emenhiser said yes.

Marleen Newman asked if the pink and brown roof is original.

Bethany Emenhiser said no.

Chris Sturbaum asked if the lot includes the parking lot and the building.

Bethany Emenhiser said yes.

Dave Harstad asked about the building's square footage, lot acreage, and what the Commission is designating.

Bethany Emenhiser estimated 180 to 200 square feet. It is on 1/3 of an acre. The Commission is designating the property as it exists today. The Commission can decide whether to include the signs or not. The property could also be relocated if it is designated.

Leslie Abshier asked if the building could be sold to a different company.

Bethany Emenhiser said yes.

Marleen Newman asked how the Commission could determine whether to designate a building as it today versus the building in past years.

Bethany Emenhiser explained the Commission can't designate something that is not currently visible.

Patty Mulvihill explained the Commission is discussing whether it wants to designate the building. The owner has the right to demolish due to a vested permit right. The property owner could rescind the permit application and the Commission could place the property under interim protection.

Jeff Goldin asked if the roof is compromised without the A-Frame.

Bethany Emenhiser said that can't be verified.

Chris Cockerham asked if the general condition is good enough to move the structure.

Bethany Emenhiser explained it is in fairly good condition. A lot of the base is original. **Bethany Emenhiser** read a letter, from Justin Loveless, the Chocolate Moose owner, about the condition of the surrounding buildings.

Doran May, 401 S Walnut St property owner, explained the people of Bloomington will not lose the Chocolate Moose. It is just moving. The current building is falling apart and needs to go.

A number of residents in attendance wanted to discuss the developer's plans for the Chocolate Moose and the parking lot.

Bethany Emenhiser and **Patty Mulvihill** clarified the purpose of the meeting is to discuss designation of the structure at 401 S. Walnut, not the business operating at the location or the parking lot.

Marleen Newman suggested the developer build over the structure with a flat roof as a compromise to allow integration between the interior and exterior space.

Derek Richey supported the compromise idea to preserve the building.

Lee Sandweiss asked if anything salvageable from the structure could be incorporated in the new business structure.

Jeff Goldin said the building has been changed enough that it is no longer valuable enough to designate. He encourages the developer to donate the building.

Chris Sturbaum made a motion to waive Demolition Delay for 401 S Walnut Street. **Dave Harstad** seconded. Motion passed 6-0.

VIII. COMMISSIONERS' COMMENTS

Chris Sturbaum said he would like the Commission to meet about a structure before the demo permits are out.

IX. PUBLIC COMMENTS

No comments.

X. ANNOUNCEMENTS

No announcements.

XI. ADJOURNMENT

Meeting is adjourned by Chris Cockerham at 6:44 p.m.

END OF MINUTES

Certificates of Appropriateness: Staff Review

A. COA-16-27

528 S. Highland Ave.: Elm Heights

Contributing, c. 1945, split level.

Petitioner: Debra Herbenick

Tree removal due to proximity to house.

SUMMARY

Installation of a porch railing and porch step rebuild.

COA-16-28

713 W. Wylie
McDoel Gardens
Petitioner: Jennifer Will

Contributing

House; American Small House, c. 1940



This is a c.1940 slightly altered American Small House in good condition. The property is located in the McDoel Gardens historic district. This is a proposal for Installation of a porch railing and to rebuild porch steps. The concrete steps have deteriorated to a state of not being usable. They created a temporary wood stepping structure over the top of the concrete steps. This request is to construct new steps up to the entry.



They are also proposing putting decking material over the existing concrete front porch. The petitioners are requesting replacing the current flat aluminum porch roof, decorative columns and railing. This is a request for replacing the aluminum roof with another aluminum roof but will be angled and will be a tighter corrugation pattern. They are proposing replacement of the decorative columns with wood posts to match the wood porch. They are proposing replacement of the railing with a wood and horizontal wire

railing. Please see below.



Staff is supportive of all requests. The horizontal railing is open, which is preferred by the McDoel Gardens Design Guidelines. The materials also work with the style and era of the house and will not detract from the historic character of the house.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 11 2016
BY: BME

Case Number: CDA-16-28

Date Filed: May 11, 2016

Scheduled for Hearing: 5/26/16

Address of Historic Property: 713 W Wylie St.

Petitioner's Name: Jennifer Will

Petitioner's Address: 713 W Wylie St.

Phone Number/e-mail: 812-320-1462

Owner's Name: Jennifer Will, Bryan Will

Owner's Address: 713 W Wylie St.

Phone Number/e-mail: 812-320-1462 (jennijwill@gmail.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. 015-23880-00 Dixie Hwy Lot 122
2. A description of the nature of the proposed modifications or new construction:
decking over concrete front porch, replace railings w/ wood posts.
awning replaced with unpainted aluminum.
Concrete porch and steps are crumbling. Replace w/ decking and
wood.
3. A description of the materials used.
wood, aluminum (awning only)
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.

713 W. Wylie
McDoel



713 W. Wylie
McDoel



Awning Material

713 W. Wylie
McDoel



Decking Materials



SUMMARY

Demolish storage shed and build a new one.

COA-16-29

1210 S. Madison:
McDoel Gardens
Petitioner: Derek Taylor

Contributing

House; Pyramidal Cottage, c. 1927



This is a c.1927 slightly altered pyramidal cottage in good condition. The property is located in the McDoel Gardens historic district. This is a proposal for demolition of a non-original shed and replace with a pre-manufactured shed. The existing shed is non-original and in poor condition.

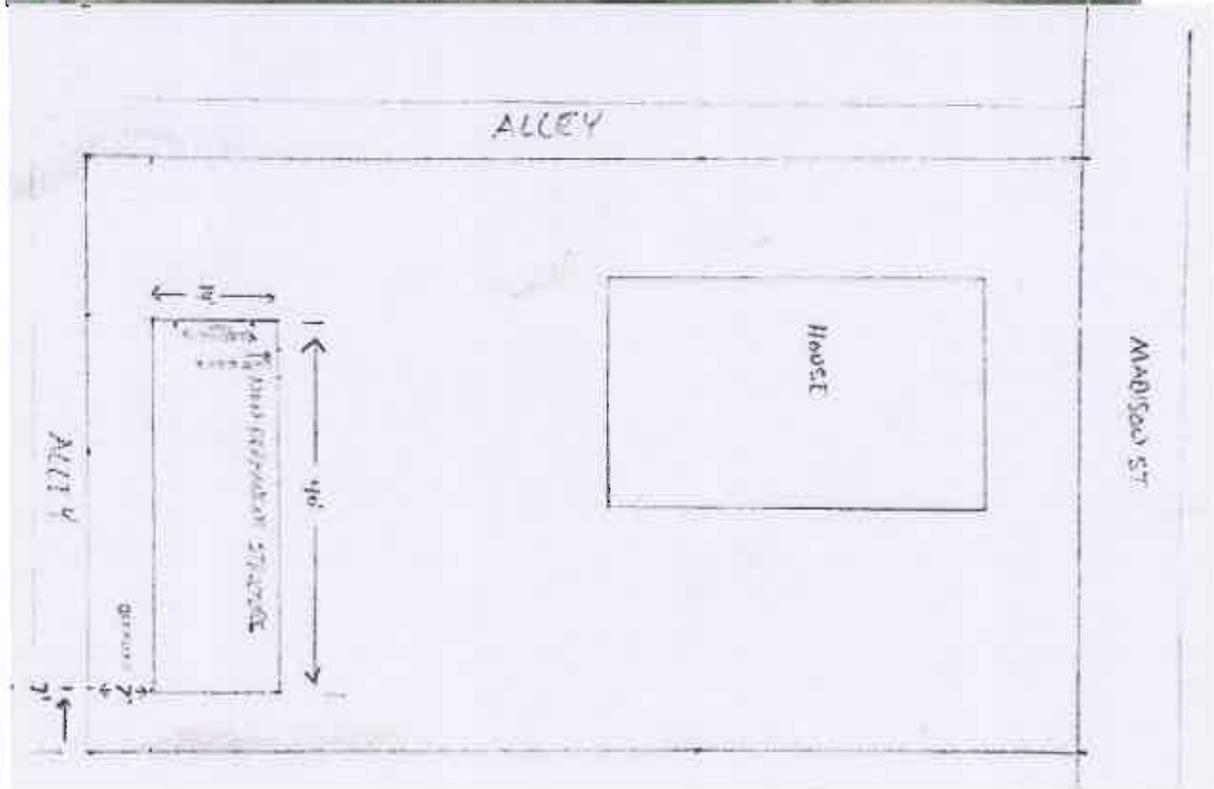


The new shed will be the size and shape of the one above, but will not have any windows and will be gray siding and charcoal colored roof. It will be 14' by 40'.



This is the existing condition of the current shed.





The new garage will be minimally visible from Madison St. and will therefore only be visible from the alleyways. Staff recommends approval of the demolition of the non-original garage and approval of the new construction shed. It meets planning setback requirements.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 12 2016
BY: BME

Case Number: COA-16-29
Date Filed: May 12, 2016
Scheduled for Hearing: May 26, 2016

Address of Historic Property: 1210 S. Madison St Bloomington IN 47402
Petitioner's Name: Derek Taylor
Petitioner's Address: 1210 S. Madison St Bloomington IN 47403
Phone Number/e-mail: 812-340-3127 / falls city 2@gmail.com
Owner's Name: Derek Taylor
Owner's Address: 1210 S. Madison St Bloomington IN 47403
Phone Number/e-mail: 812-340-3127 / falls city 2@gmail.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. Single family residential home

2. A description of the nature of the proposed modifications or new construction:
This will be used as a garage / storage shed

3. A description of the materials used.
Pre-manufactured off site structure. Garage made with wood and tin

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

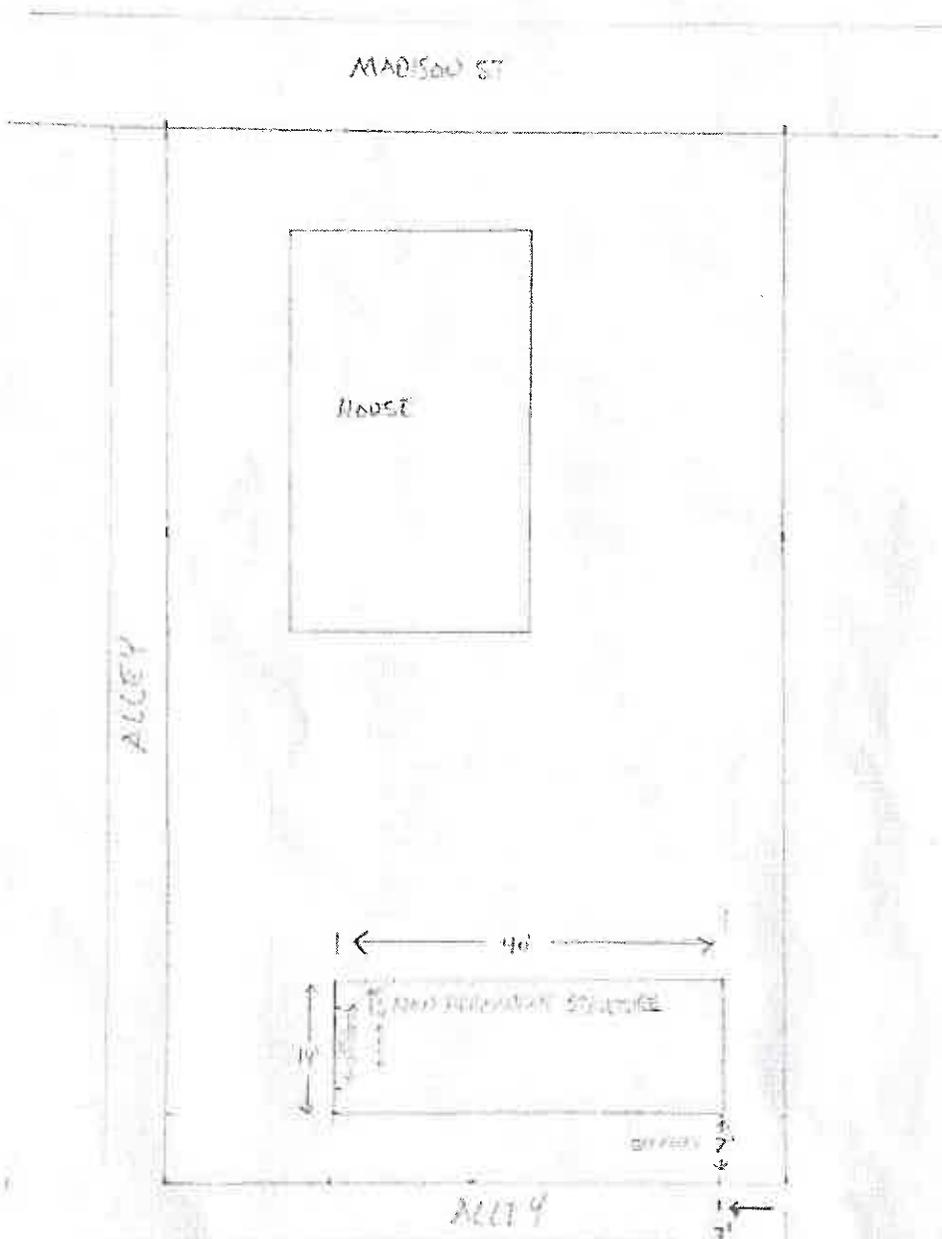
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

DEER TAYLOR 12105 MADISON
ST
BLENHEIM 92002
312-340-3127

R
W
E
S



* DO NOT SCALE
* MEASURE ME IF CORRECT DIMENSIONS & SETBACKS
* ALSO MEASURE ALLEY

SITE PLAN

- * ALL FIREWOOD WILL BE MOVED FROM PROPERTY.
- * EXISTING SHED WILL BE REMOVED FROM PROPERTY.
- * SITE WILL BE LEVELED & GRADED.
- * BUILDER OF STRUCTURE WILL DELIVER STRUCTURE, MANUFACTURED OFF SITE.
- * BUILDER OF STRUCTURE WILL SET STRUCTURE.

E-mail to; fallscity2@gmail.com

Wagler Mini Barn Products

Barn Sales Order / Invoice

14091

Dales
Wagler Mini Barn Products
8972 N 550 E
Plainville, IN 47568
(812) 687-7716

Customer Name Derek Taylor

Address 1810 South Madison St. Ellettsville, IN

Phone 812/340-3127 Work 812/345-3045 Home 773/0470

SALESPERSON Kenny

Shipping Directions _____

Date Ordered 5/16/11

Door Loading: Front Back Side Driver Passenger

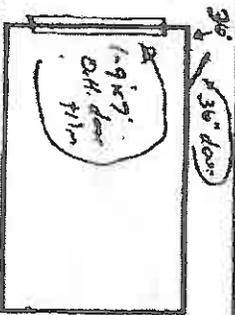
STYLE Garage Kit

Sliding Color Gray

Roof Color Charcoal

Trim Color 36" 36" door

PLEASE SKETCH
(Roughly)
Location of All
Doors and Windows



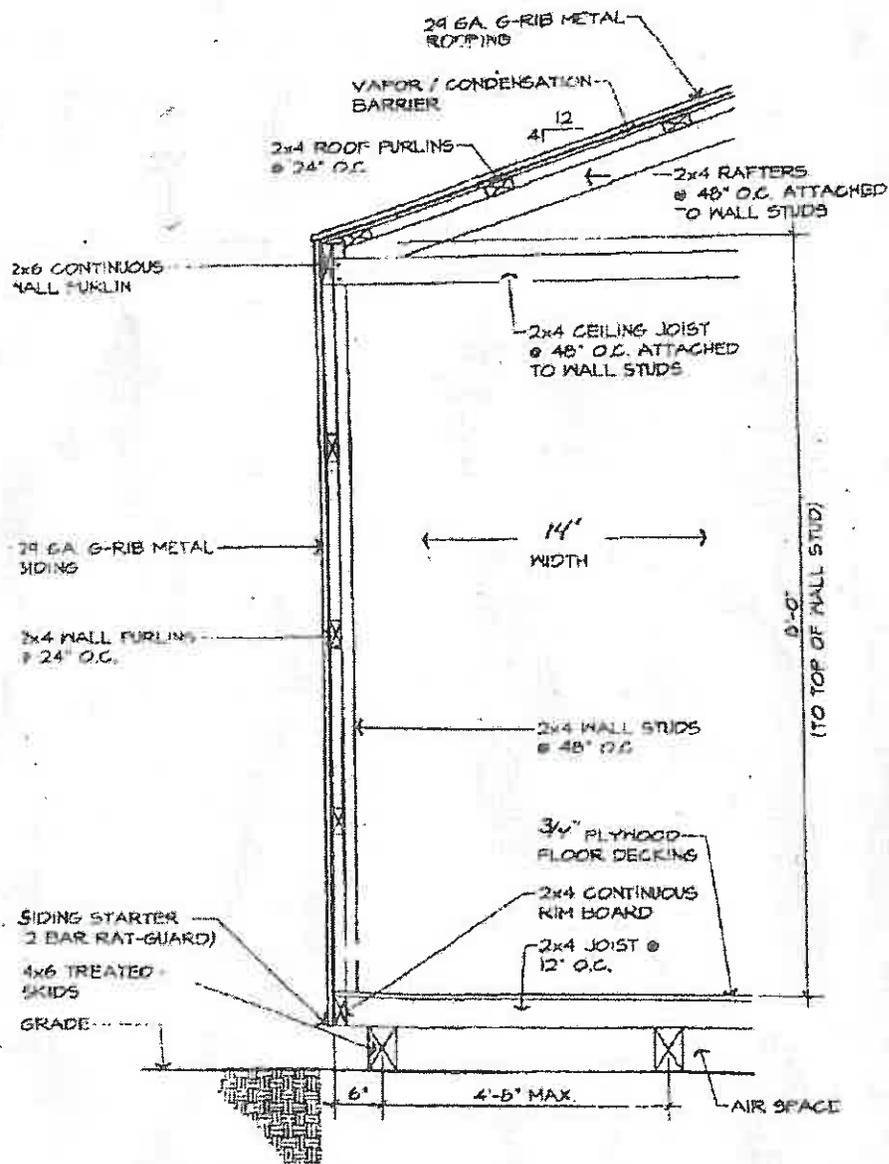
QUAN.	DESCRIPTION	PRICE	AMOUNT
	Building Price (Before estimate)		5945.00
	Special Price		
1	White Ridge Cap	235.00	
1	9'x7' Old Door		Inc
	Window Shutters		
	Windows		
	20" Flower Boxes	24.50	
	3-9'ile Prehung Door	220.00	
1	Additional 3' Doors	125.00	Inc
	6' x 4' Ramp	99.00	
	8' x 4' Ramp	125.00	
	Loft (per sq. foot)	2.00	
	Shelving (per sq. foot)	2.00	
	Extra Freight Charge @ 4.95 Per Mile Over 20 mi.		Inc
	Sub Total		6220.00
	Site Built Charge		
	Tax		
	Total		
	Deposit		575.00
	BAL DUE		

Customer Acknowledges: We, the customer do agree that said contracted product from Wagler Mini Barn Products has been delivered in Good and Acceptable Condition, which hereby releases further obligation, including other instances or damage which may have occurred in Contractor's attempt to place building at project location. Also, we or any other extra customers do hereby assume responsibility for any usage issues that in said areas which may be applicable toward said product just delivered to us by freight truck or pay provider of party.

CUSTOMER ACKNOWLEDGEMENT (sign)

Need
25.00
Thank You!

E-mail to; fallscity2@gmail.com



WALL DETAIL

SCALE: 3/4"=1'-0" W/ METAL SIDING







SUMMARY

Reside house and replace windows.

COA-16-30

416 E. 16th St.
Garden Hill
Petitioner: Justin Fox

Contributing

House; L-Plan cottage, c. 1900



This is a c.1900 slightly altered L-plan cottage in excellent condition. The property is located in the Garden Hill historic district. This is a proposal for residing the house in 4" reveal vinyl siding and replacement of original windows with vinyl single-hung two-over-two windows. The siding of the original house is 2" wood siding and the addition is 4" wood siding. The original wood windows are one-over-one

double hung windows and the original L-plan structure retains wood storm windows.

The Garden Hill design guidelines encourage flexibility with siding. The guidelines go on further to state that "In exceptional cases, vinyl or aluminum may be used as the primary exterior siding." Care should also be taken to preserve the original material for possible future restoration. After site visit investigation, the siding appears to be in good and

repairable condition, but if vinyl is used, staff recommend retaining the historic fabric.

2. Avoid removing or altering historic material or distinctive architectural features, such as those listed. If materials are original and in good condition, the means to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA. If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.

As far as the windows are concerned, the guidelines state to avoid removing historic fabric such as windows. See pull out from design guidelines to the left regarding exploring options to retain original materials.

Staff would recommend retaining as much of the original material as possible as this is one of the few houses in the district that still has original fabric intact and in fairly good

condition. However, if vinyl siding is used, staff recommends retaining the original siding and covering it for possible future restoration. Staff also recommends keeping framing and trim visible on top of vinyl siding. Staff recommends retention of the original windows and if replacement windows are requested that a survey be done documenting the non-repairable condition.

RECEIVED
MAY 13 2016

BY: Bme

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-16-30

Date Filed: 5/13/16

Scheduled for Hearing: May 26, 2016

Address of Historic Property: 416 E 16th (Garden Hill)

Petitioner's Name: Justin Fox

Petitioner's Address: 6440 Wellston Drive

Phone Number/e-mail: (773) 454-9538 / foxtrading@gmail.com

Owner's Name: Justin Fox

Owner's Address: 6440 Wellston Drive

Phone Number/e-mail: (773) 454-9538

Instructions to Petitioners

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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. 013-49080-00 Northview Lot 10

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

To vinyl side the home with the same style of siding that exist - All trim boards will stay or be replaced. Trim boards will be capped with metal of the same color of trim - Windows to be replaced with same grid pattern that existing

3. A description of the materials used.

Double 4 Vinyl siding, Metal capping, All same color as existing Metal clad Vinyl window with same grid pattern.

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.



MENARDS QUOTE
 1285 SOUTH LIBERTY DR
 BLOOMINGTON, IN 47403
 (812) 339-6210
 (812) 339-7390
 Store Number: 3174
 Store Code:

Date: 5/18/2016

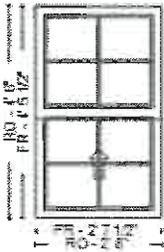
Business:
 Guest:

Team Member:
 Quote Number: TBD
 Quote Name: Unassigned Quote

Phone:
 Fax:

Line Item	Quantity	Product Description	Unit Price	Total Price
100-1	1		\$176.12	\$176.12*

Rough Opening: 2' 8" X 4' 6"
Frame Size: 2' 7 1/2" X 4' 5 1/2"



Unit is viewed from the outside looking in.

Room Location:
 None Assigned

Vinyl Builders Single Hung , Frame Size = 31 1/2 x 53 1/2, Ordered by = Rough Opening: 32 x 54
 Assembly = Complete Unit, Product Model = Tilt,
 Certification = AM,
 Design Pressure Performance Rating = DP-20, Frame Type = Pocket Frame
 Frame Width = 31 1/2, Frame Height = 53 1/2, Sash Split = Even
 Energy Package = Energy Star,
 Zip Code = custom, Custom Zip Code = 47404, Energy Star Zone = EStar North-Central,
 Glazing = Insulated, Low-E = Low-E,
 Glass Color/Texture = Clear, Glass Type = Annealed (Standard),
 IG Options = Argon
 5/8" Flat, Colonial, Grid Color = Desert Sand, 2W2H
 With or Without Screen = Screen,
 Select Screen Options = Standard Screen Frame,
 Select Screen Mesh Type = Fiberglass Mesh
 Lock Type = Cam Lock(s), Number of Locks = 2 Locks,
 Hardware Finish - Interior = Desert Sand
 Drywall Unit = Not a Drywall Unit
 Inside Sales Fax # = 855-720-3026, Inside Sales Email Address = VinylEastCustomerService@jeld-wen.com, Catalog Version Date = 04/17/2016
 Active Vent Height = 27
 Exterior Color = Desert Sand, Interior Color = Desert Sand
 Exterior Frame Options = Slope Sill Adaptor,
 Exterior Frame Option - Applied or Loose = AP, Interior Frame Options = Head Expander



Price Breakdown

Base Price	\$161.15
Argon	\$5.96
Grid	\$7.85
Head Expander	\$2.97
Lock Type	-\$3.14
Sloped Sill Adaptor	\$1.33

If purchased today, you save \$19.57

Total: \$176.12







DEMOLITION DELAY-16-15

Summary

Full demolition.

106 E. Hillside

Contributing

105-055-52208

House, Bungalow/Craftsman, c. 1925



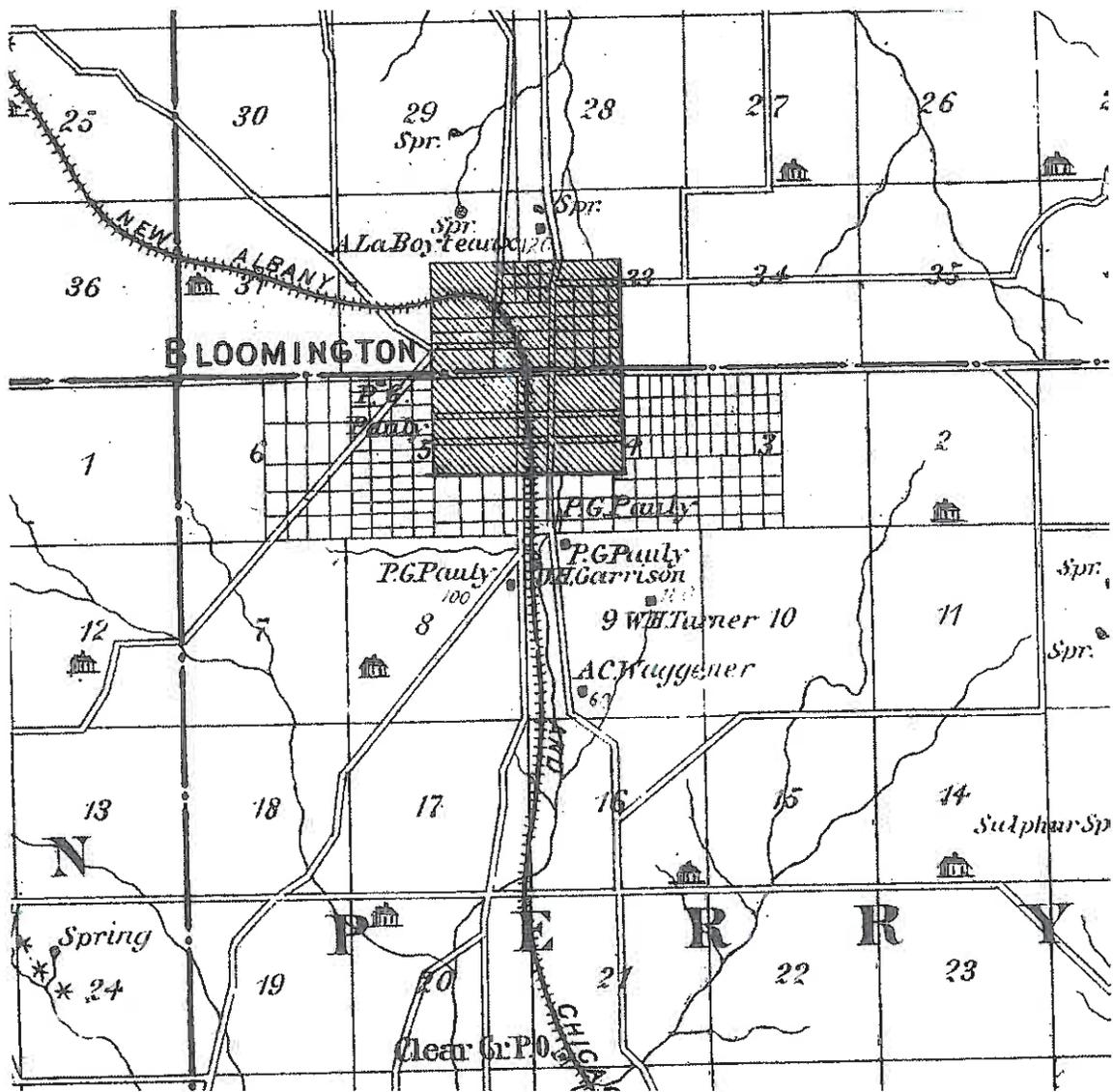
This is a contributing c.1925 bungalow/craftsman style house. It is slightly altered, but highly deteriorated from years of deferred maintenance. It was listed as Notable in the 2001 Survey, but has deteriorated over the years. A site visit was conducted on May 19th and an earlier structure was dated to pre-Civil War due to saw marks on floor beams. The original house was presumably an I-House with a central hall flanked by two rooms with end fireplaces and a second story mimicking the first floor. There was also an L off the north side with two

additional rooms based on the brick exterior walls discovered behind the deteriorating plaster.

The land that now comprises the Monon Study Area was created from Seminary Lots 66 and 67. The oldest residential neighborhood was Railroad Park (1891), located adjacent to the Monon Railroad Round House. In these early days the extension of Hillside west of Walnut was called Railroad Street, leading as it did, to the Monon yards. Walnut Street was simply called South Pike and Rogers was named Bedford Pike. Sarah and Phreborn Pauley, who were significant landholders in Perry Township and descended from its earliest settlers, owned the undeveloped land. When the Driscoll Plat was recorded in February of 1916 there were only two houses in the area. One was a farmstead with a barn on the east side of Walnut north of Driscoll, which had become a service station by 1929 and the other is the existing house at 106 East Hillside. The land for 239 lots was subdivided by the Driscoll Land Company, whose president was William Graham, later the owner of Graham Motor Sales and developer of the Graham Hotel (1929).

Perry Township formed later 1830, October 1827 land sale to Abraham Pauley (section 7 Perry township and Isaac Pauley Section 17. In town members of the family attended the First United Methodist Church (Phreborn) was the name on an early map. There is a map with the name Phreborn Pauley over this parcel before the 20th century. At the time of the Driscoll subdivision (1917) I believe it was still in the hands of the Pauleys.

The land that now comprises the Monon Study Area was created from Seminary Lots 66 and 67. The oldest residential neighborhood was Railroad Park (1891), located adjacent to the Monon Railroad Round House. In these early days the extension of Hillside west of Walnut was called Railroad Street, leading as it did, to the Monon yards. Walnut Street was simply called South Pike and Rogers was named Bedford Pike. Sarah and Phreborn Garrison (PG) Pauley, who were significant landholders in Perry Township and descended from its earliest settlers, owned the undeveloped land. When the Driscoll Plat was recorded in February of 1916 there were only two houses in the area. One was a farmstead with a barn on the east side of Walnut north of Driscoll, which had become a service station by 1929 and the other is the existing house at 106 East Hillside. The land for 239 lots was subdivided by the Driscoll Land Company, whose president was William Graham, later the owner of Graham Motor Sales and developer of the Graham Hotel (1929). "



1876 Atlas of Monroe County

Although there is no documentation showing the transition of this site due to the Sanborn mapping no expanding this far south, the site is assumed to have held a hotel for Monon workers at some point. This property may have been “bungalowized” at some point and the porch was added. The bricks are wire brushed so presumably around the 1930s. The house has seen changes over time and the same lot has been plotted since the late 1820s, which is consistent with the age of the original I-House that remains. The house has deteriorated over the years, but has not been deemed unsafe per the engineering report, attached. Staff would like to encourage discussion on possible designation, especially if more research can be gathered on the Pauly family in early Bloomington history.









POTTER ENGINEERING
Structural Engineering
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 331-7981
EMAIL- kevinbpotter@gmail.com

May 11, 2016

James A. Crane
110 East Hillside Avenue
Bloomington, IN 47401

Re: 106 East Hillside Avenue, Bloomington, IN

Per your request, I recently performed a structural inspection at 106 East Hillside Avenue, Bloomington, IN. The subject house at this location is a vacant 1 ½ story structure. The house has a 46 foot by 48 foot main level with a partial second floor typical of bungalow structures using the roof volume and dormers to create a partial second level of living space.

The subject home has had neglected maintenance for an extended period of time. The problems seen in this structure include the following:

1. Extensive roof leaks resulting in collapsed ceiling areas and flooring damage.
2. The exterior walls are brick masonry with stucco on the outside and plaster inside. The brick walls are in poor condition at the Northwest corner and on the West side adjacent to the porch. Sections of brick are missing and wall movement is present. The exterior stucco is cracked and allowing water to enter behind resulting in brick damage.
3. Interior ceiling and wall plaster has fallen off in numerous location. Bricks from the exterior walls have also fallen into the inside of the building.
4. Holes exist in the floor due to water damage. Several floor areas are spongy due to water exposure.
5. Some of the original windows are missing with the openings boarded up.
6. Interior floors are uneven due to failing structural floor support.

Restoration of this house into habitable code compliant living space would require the following:

- a. Complete removal of all roof shingles. Replacement of all damaged roof decking. Replacement or reinforcement of damaged roof framing. Entire new roof underlayment and shingles.

- b. Complete removal of exterior stucco. Rebuild damaged brick wall at Northwest corner. Replace missing brick in several other locations. Re-point missing mortar as required. Install new conventional exterior stucco or EIFS.
- c. Removal and replacement of all siding on second level gable walls and dormer walls.
- d. Replacement of all windows and exterior doors.
- e. Complete interior finish removal including lath, plaster, floor coverings, and interior doors.
- f. Remove and replace all damaged flooring, floor framing, wall framing.
- g. Furr out all exterior walls with 2 x 4 framing and insulate.
- h. Additional piers and beams in the crawl space as required for structural support.
- i. Install all new drywall, floor sheathing, interior doors and trims.
- j. Replace all electrical, plumbing, and HVAC systems.
- k. Painting and floor finishes as required.
- l. Exterior yard cleanup, grade and re-seed yard, and new walks/ steps.

The property card indicates 2208 sft on the main level. There is a potential 1000 sft, more or less, available on the second level, if finished.

We estimate a cost of at least \$110/sft for restoring this structure to code compliant living space which would equal \$242,880 for the main level or \$352,880 if both levels are finished. Costs could easily be more due to unknown conditions encountered during the restoration process.

Please contact us if there are questions.



Kevin B. Potter, P.E. j

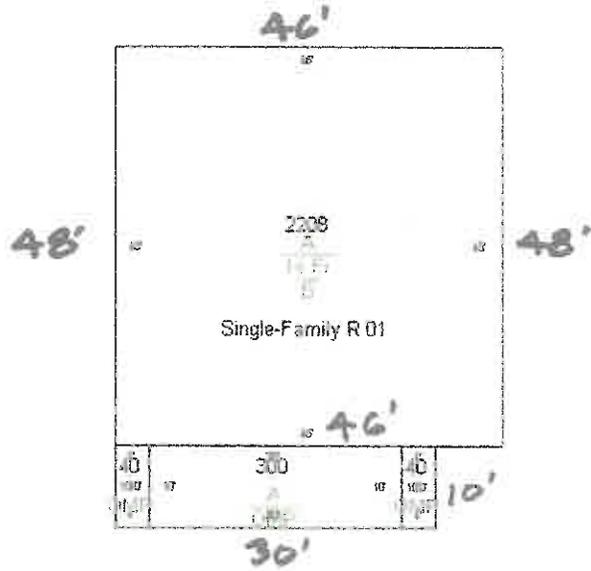


NORTH & WEST SIDES -
LOOKING SOUTHEAST

Floor	Construction	Floors	Base	Finished
1	Wood Frame		2208	2208
A			2608	0
B			2208	0

Photos and Sketches

Attached Garage R 01



INTERIOR PICTURES - 106 E. HILLSIDE



INTERIOR PICTURES - 106 E. HILLSIDE

SW PORCH CORNER 7



106 E. HILLSIDE -
WEST PORCH PICTURES



DEMOLITION DELAY-16-16

Violation

Summary

Partial demolition.

611 E. University St.

Contributing

105-055-49090

House, pyramidal cottage, c. 1910



This is a contributing c.1910 pyramidal roof cottage. It is slightly altered and in good condition. This case is retroactive as the porch roof was removed without a permit or review. Staff would recommend rebuilding the porch roof, but as this is demolition delay staff recommends not recommending local designation.



DEMOLITION DELAY-16-17

Summary

Substantial demolition.

3820 E. Moores Pike

Contributing

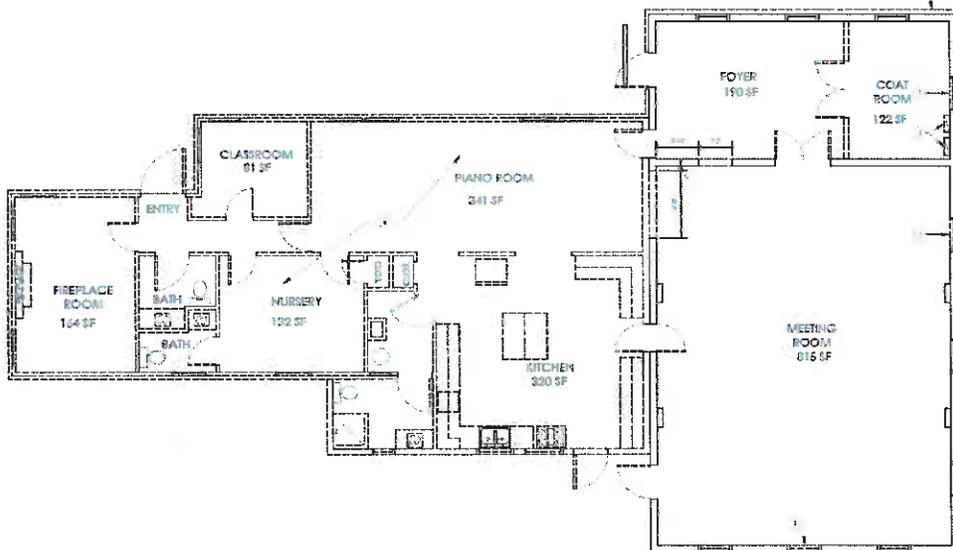
105-639-31326

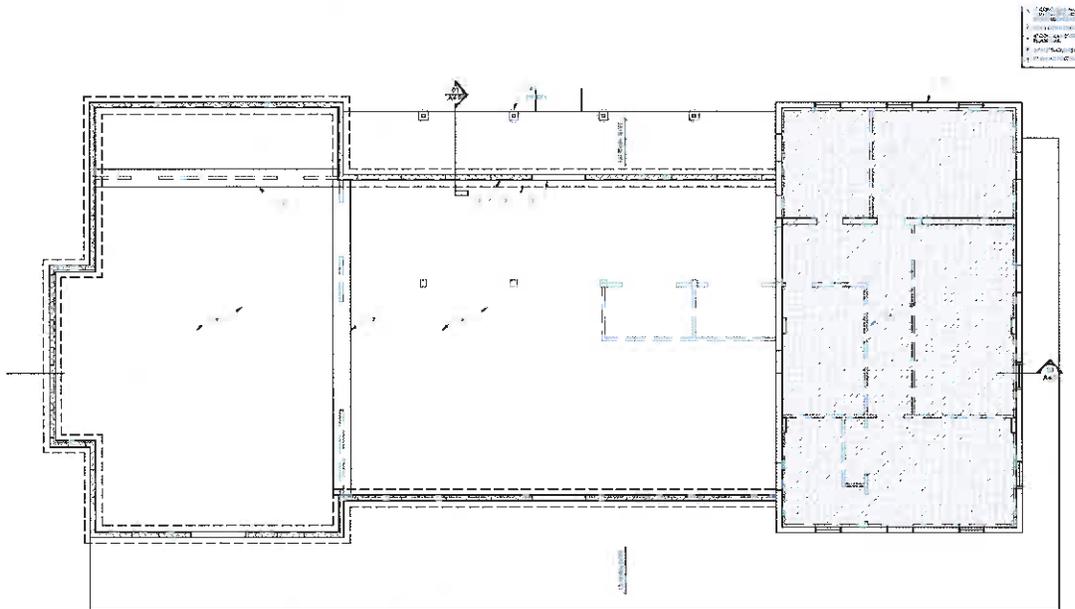
Meeting House, ranch, c. 1960



This is a contributing c.1960 ranch Meeting House for the Bloomington Religious Society of Friends. It is slightly altered and in good condition. The petitioner is proposing removing just over 50% of the original building, but maintaining the east side meeting room and mirroring the meeting room on the other side.

Existing Floor Plan





Proposed floor plan

The ranch feel will be maintained in the proposed changes and staff does not recommend local designation of this property individually. Staff recommends release of the permit.