BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, August 11, 2016
5:00 P.M.
AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

June 23, 2016

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-16-42

332 S. Rogers St.: Prospect Hill
Petitioner: Pedro Machado and Krista Maglen
Replace original accessory building carriage style doors with Clopay Coachman series steel overhead garage door.

B. COA-16-43

606 W. Howe St.: Greater Prospect Hill
Petitioner: Lindsey and Daniel Muller
Replace non-original concrete block porch railing with wood railing. Replace non-original porch step pipe railing with matching wood railing.

Commission Review

A. COA-16-40

122 S. College Ave.: Courthouse Square
Petitioner: Susan Su
Storefront restoration and window restoration on 4th Street façade.

B. COA-16-41

321 S. Davisson St.: Greater Prospect Hill
Petitioner: Jamie Kuzemka
Replace all original four-over-one double hung wood windows with Thermo-o-Loc 1000 series one-over-one vinyl double hung windows.

V. DEMOLITION DELAY

Staff Review

A. COA-16-25

812 W. 8th St.
Petitioner: Bob Meadows
Removal of non-original gable above porch. This is part of a larger porch restoration project.

Commission Review

A. Demo Delay 16-22

812 N. College
Petitioner: The Hannah Center
Roof material change.

B. Demo Delay 16-23
322 S. Jordan Ave.
Petitioner: Bruce Storm
Removal of concrete and brick porch and construction of wraparound wood porch.

VI. NEW BUSINESS
VII. OLD BUSINESS
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, August 25, 2016 at 5:00 p.m. in the McCloskey Room
Posted: July 21, 2016

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall
McCloskey Room
Thursday, June 23, 2016
5:00 P.M.
Minutes

I. CALL TO ORDER

Meeting was called to order by Chairman John Saunders at 5:00 p.m.

II. ROLL CALL

Commissioners:

Jeannine Butler
Sam DeSollar
Marjorie Hudgins
Lee Sandweiss
John Saunders
Chris Sturbaum – arrived at 5:02

Advisory:

Leslie Abshier – arrived at 5:02
Duncan Campbell
Jeff Goldin
Derek Richey

Staff:

Patty Mulvihill – City Legal
Valerie Hosea – Housing and Neighborhood Development
James Roach – Planning and Transportation
Beth Rosenberger – Planning and Transportation
Nate Nickel– Planning and Transportation

Guest(s):

Mark Lauchli – Dwellings, LLC
Christine Carver – Bloomington Friends
Jim Crane – 106 E Hillside

Steve Wyatt – Bloomington Restoration, Inc.
Rich Carder – Stasny & Horn
Bill Boggs – Duke Energy Indiana, LLC
Mike Carmen – RCR: Dunnhill
Matt Ellenwood – Matee Black Architecture, LLC
Marc Cornett – Bryan Park Neighborhood Association
Doug Horn – Stasny & Horn

III. APPROVAL OF MINUTES

A. March 31, 2016
B. May 12, 2016
Marjorie Hudgins made a motion to approve the minutes from March 31, 2016, and May 12, 2016. **Jeannine Butler** seconded. Motion carries **4-1-0.**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-16-27
528 S. Highland Ave.: Elm Heights
Petitioner: Debra Herbenick
Tree removal.
Patty Mulvihill gave her presentation. See packet for details.

B. COA-16-31
613 W. 4th St.: Greater Prospect Hill
Petitioner: Sandra Washburn
Add faux chimney with cap to conceal fireplace flue pipe.
Patty Mulvihill gave her presentation. See packet for details.

C. COA-16-32
701 S Ballantine: Elm Heights
Petitioner: Jennifer Schopf and Jon Fiedler
Replace fence and remove trees.
Automatically approved per 30 day statute.
Patty Mulvihill gave her presentation. See packet for details.

D. COA-16-28
713 W. Wylie: McDoel
Petitioner: Jennifer Will
Installation of a porch railing and porch step rebuild.
Patty Mulvihill gave her presentation. See packet for details.

E. COA-16-29
1210 S. Madison: McDoel

Petitioner: Derek Taylor
Demolish storage shed and build a new one.
Patty Mulvihill gave her presentation. See packet for details.

F. COA-16-30
416 E. 16th St.: Garden Hill
Petitioner: Justin Fox
Reside house and replace windows.
Patty Mulvihill gave her presentation. See packet for details.

Commission Review
A. COA-16-33
912 W. 2nd St.
Petitioner: Scott and Jessica David
Request to replace two front steel framed windows with Midway vinyl double hung windows.
Patty Mulvihill gave her presentation. See packet for details.

Jeff Goldin commented that Prospect Hill is in favor.

Marjorie Hudgins commented that she would prefer to see wood or vinyl based on the materials on the other windows.

Jeannine Butler made a motion to accept COA 16-03. **Marjorie Hudgins** seconded. **Sam DeSollar** amended the motion, adding the condition that the materials match that of the existing materials. **John Saunders** seconded. The motion carried **6-0-0.**

V. DEMOLITION DELAY

A. Demo Delay 16-15
106 E. Hillside Dr.
Petitioner: James Crane
Full demolition.
Patty Mulvihill gave her presentation. See packet for details.

Marjorie Hudgins asked how it is zoned.

Nate Nickel explained it is Multi-family. There may five occupants. It may have 21 units per acre.

The Commissioners supported a full demolition by neglect. Repair the structure would be economically unfeasible.

Jeannine Butler made the motion to approve Demo Delay 16-15 with full documentation and records. **Marjorie Hudgins** seconded. The motion carried **6-**

0-0.

B. Demo Delay 16-17
3820 E. Moores Pike
Petitioner: Loren Stumpner, Stumpner's Building Services
Substantial demolition.
Patty Mulvihill gave her presentation. See packet for details.

Christine Carver gave a brief background for the property. She explained the purpose of the partial demolition is due to lack of insulation.

Lee Sandweiss asked if there will be shorter version of what exists there now.

Christine Carver confirmed. She explained it is less expensive to build a replica.

Marjorie Hudgins made the motion to approve Demo Delay 16-17. **Sam DeSollar** seconded. The motion carried **6-0-0.**

C. Demo Delay 16-18
504 W. 11th St.
Petitioner: Bill Beggs (Bunger & Robertson)
Full demolition.
Patty Mulvihill gave her presentation. See packet for details.

Bill Beggs requested a release of the permit. He explained there is not a lot of material to salvage.

Lee Sandweiss asked about the possibility of moving the structure.

Steve White explained it would not make sense financially to move it.

Sam DeSollar made the motion to approve Demo Delay 16-18. **Jeannine Butler** seconded. The motion carried **6-0-0.**

D. Demo Delay 16-19
600 E. Hillside
Petitioner: Dwellings, LLC (Mark Lauchli)
Full demolition.
Patty Mulvihill gave her presentation. See packet for details.

E. Demo Delay 16-20
602 E. Hillside
Petitioner: Dwellings, LLC (Mark Lauchli)
Full demolition or potential moving building by BRI, Inc.
Patty Mulvihill gave her presentation. See packet for details.

Mark Lauchli explained he plans to salvage as much as possible. He intends to help BRI move the 602 E. Hillside structure.

Jeannine Butler made the motion to approve Demo Delay 16-19 and 16-20. **Sam DeSollar** seconded. The motion carried **6-0-0.**

F. Demo Delay 16-21
444 S. Walnut St.
Petitioner: TDDM LLC (Tim Ellis)
Full demolition.

G. Demo Delay 16-22
812 N. College Ave.
Petitioner: Hannah's House
Roof material change.

Demo Delay 16-21 and **Demo Delay 16-22** were removed the agenda prior to the meeting, per the petitioner's request.

VI. NEW BUSINESS

A. Comment on Dunnhill PUD

Patty Mulvihill explained the Planning and Transportation Department requested the Commission's opinion of the development as it will be located adjacent to historic properties. Planning is requesting feedback on the development's South frontage regarding the stories of the building and the materials to use.

Mike Carmin explained there are currently 2.5 stories. The development will have 3 to 4 stories when it is complete. This development will have a 20-foot set back, due to City Right of Way, and an additional 15-foot setback from that (totaling 35 feet). The development will not be completely residential. It will also consist of businesses and restaurants.

The Commission was concerned about the difference in height between the development and the bungalow-style houses near the South frontage.

Jeannine Butler and **Lee Sandweiss** commented they would prefer 3-stories instead of 4-stories, given the size of the houses around the development. **Derek Richey, Sam DeSollar,** and **John Saunders** agreed.

Jeff Goldin and **Leslie Abshier** supported the 4-story heights considering the lay of the land on 17th St. and the context of the area.

Chris Sturbaum and **Sam DeSollar** were concerned with the exterior appearance of parking garage unit's, considering it will face a residential structure.

Duncan Campbell suggested the developer reopen Grant St., instead of creating a Green Belt in that space. **Derek Richey, Sam DeSollar,** and **John Saunders** agreed.

B. Comment on Hillside and Henderson PUD
Beth Rosenberger referred to the design illustration to explain areas of commercial and residential usage. The proposal is for 93 bedrooms. Staff is currently debating the size of the setbacks. However, it will appear to be a build-to-zero lot line. There will be a required multi-use path on the Henderson side. She requested the Commission's feedback on the materials to use and overall aesthetics.
John Saunders asked how this will line-up with the other buildings in terms of street-façade.

Sam DeSollar was concerned with the front-line of the building across the street relative to the front-line of this building, and the Feast restaurant building.

Beth Rosenberger explained it is more similar to the Feast restaurant building.

Duncan Campbell was concerned about the safety of the slant-in parking there, especially 30-40 minutes after school. The other Commissioners agreed.

Duncan Campbell appreciated that the corner building addresses the other surrounding buildings, as it contributes to an urban hub. However, that disappears just beyond the corner building. He would appreciate more care with the building facades and the scale of the buildings. The material change and the roofline contribute to the suburban feel, when the objective is to urbanize the area.

Sam DeSollar, Lee Sandweiss, and **John Saunders** commented the development appeared to be significantly shorter than the surrounding buildings. They would prefer tall stories for the development.

Jeff Goldin suggested differentiation among the various residential and business components of the development. The Commission agreed.

Mark Cornett, with Bryan Park, was concerned that the sidewalk would not be wide enough. He felt there were site planning issues that transferred into issues for the development. He agreed with Duncan Campbell's opinion of the suburban feel of the area.

Duncan Campbell stated it is critical to have entrances to the businesses from the street.

Sam DeSollar and **Jeff Goldin** felt the side path should not be adjacent to the sidewalk without a lad buffer.

Beth Rosenberger supported a cultural side-path.

C. Comment on 7th and Morton development, adjacent to Antique Mall
Mark Cornett explained the development is a 12 to 14-foot 1st-story development. The developer is attempting to create individual entry for the units. Most of Bloomington uses interior-corridor entry. He commented that "one bad egg, can ruin it for everyone else." There will be four 4-bedroom units, four 3-bedroom units, and four 1-bedroom units. There currently is no parking. However, they are trying to coordinate sharing the parking garage across the street for the required 16 spaces. The project will begin in 1-2 years.

Beth Rosenberger listed the development's waivers: height step-down requirement, build-to-line but required to align with adjacent historic structures, materials on the backside, density.

The Commissioners supported the four waivers, and would not want the bricks painted.

Patty Mulvihill supported the development and Planning's attorney.

VII. OLD BUSINESS

A. Kirkwood Manor

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC COMMENTS

No comments.

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Meeting was adjourned by John Saunders at 7:15 p.m.

END OF MINUTES

Certificates of Appropriateness: Staff Review

A. COA-16-42
332 S. Rogers St.: Prospect Hill
Notable, c. 1900, Free Classic
Petitioner: Pedro Machado and Krista Maglen
Replace original accessory building carriage style doors with Clopay Coachman series steel overhead garage door. Per the Prospect Hill design guidelines, garage door and windows should maintain original materials, if possible. However, the door are deteriorated and/or broken and difficult to open. The current carriage doors do not fit a modern car.

B. COA-16-43
606 W. Howe St.: Greater Prospect Hill
Contributing, c. 1930, Bungalow
Petitioner: Lindsey and Daniel Muller
Replace non-original concrete block porch railing with wood railing. Replace non-original porch step pipe railing with matching wood railing. The guidelines do not have anything specific for railings, but suggest natural materials. The railings were non-original materials and they are proposing changing back to a railing that fits into the neighborhood better.

SUMMARY

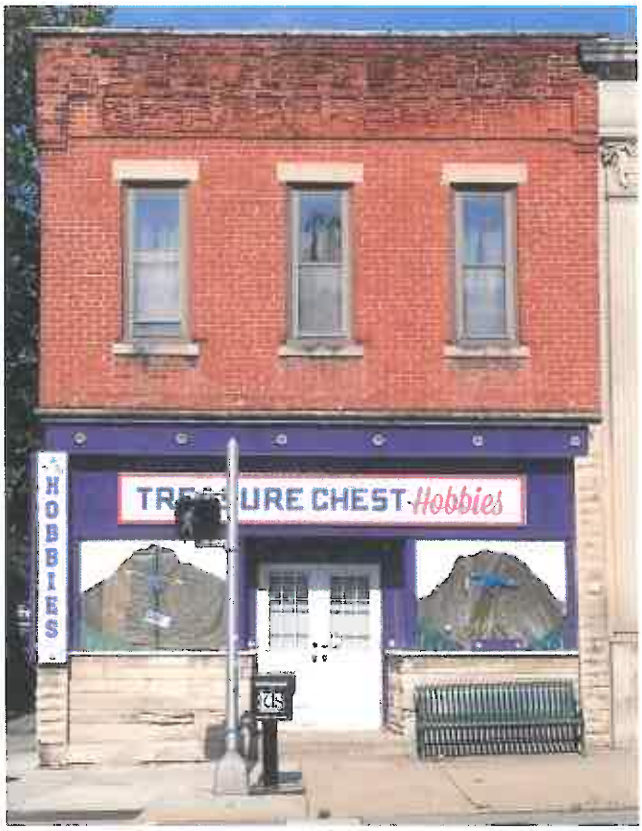
Storefront restoration on S. College facade and window restoration on 4th Street façade.

COA-16-40

122 S. College Ave.
Courthouse Square
Petitioner: Susan Su

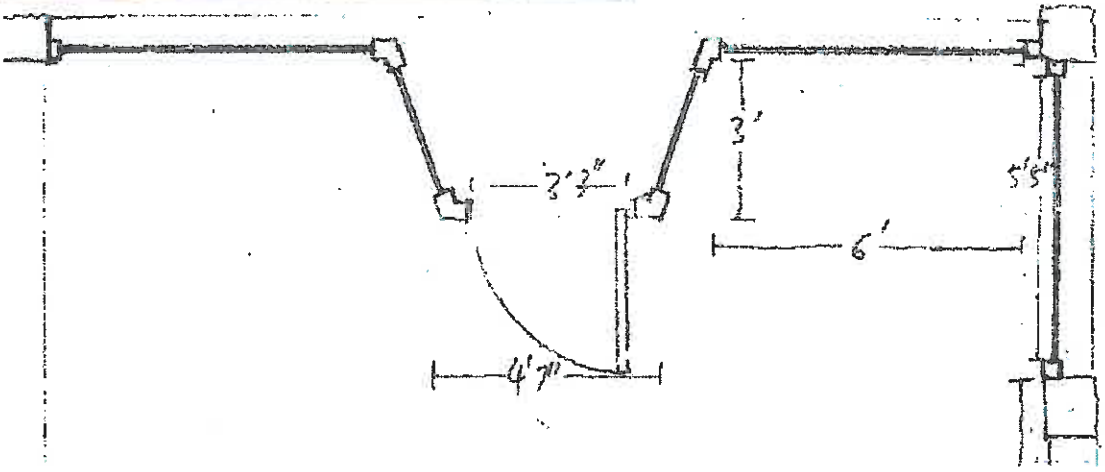
CD Zoning
Contributing
Commercial; Functional Commercial, c. 1890

105-055-23022

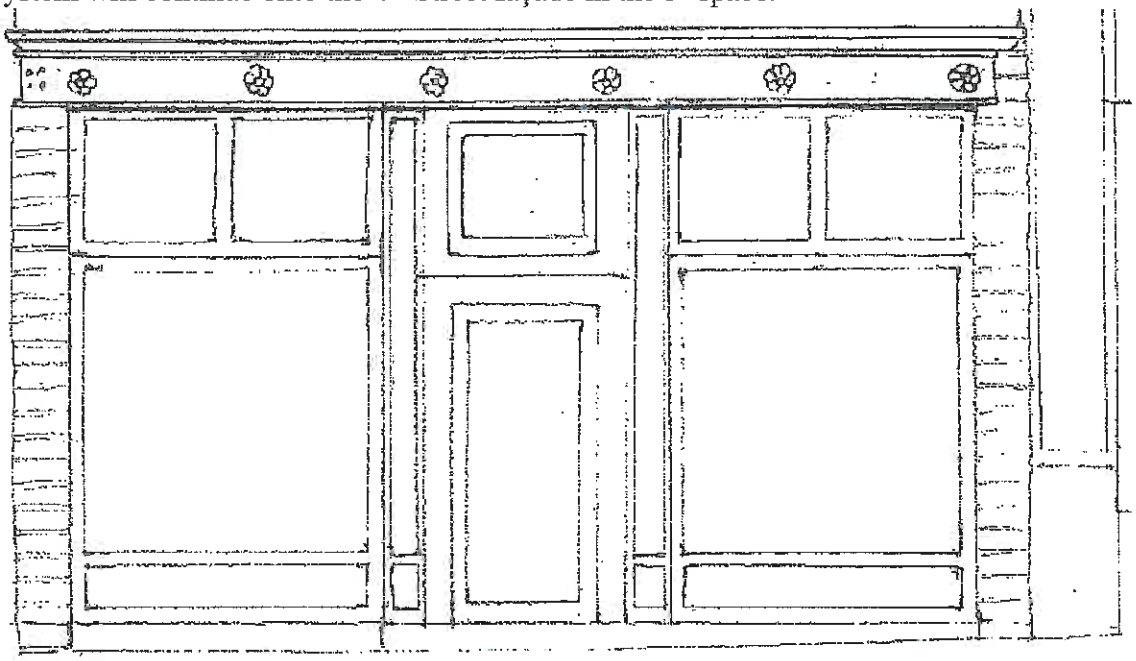


This is a c.1890 severely altered functional commercial building in good condition. The property is located in the Courthouse Square historic district. This is a proposal for a storefront restoration, filling in removed windows on 4th Street façade and tuck-pointing. This project is being proposed as a BUEA façade grant project.

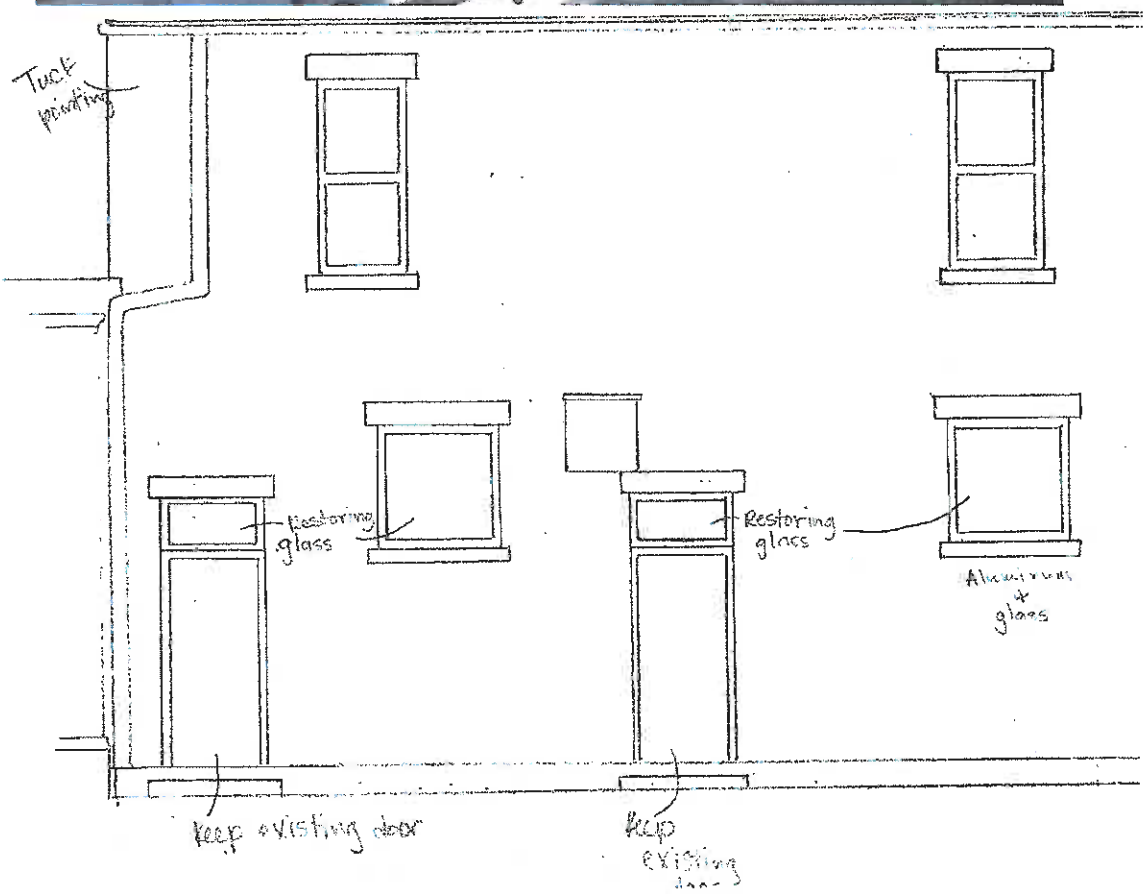
This property had a wooden structure in the same footprint and according to the 1887 Sanborn map, it was a blacksmith. By the 1892 Sanborn map, it was a metal clad wood frame building listed as a billiard hall. The current brick building first appears on the 1907 Sanborn and has held various groceries from the early 1900s-1950s.



The proposal will maintain the steel beam with flower detailing. The storefront system will be aluminum and glass. The current signboard will be removed and transom windows will be included in the storefront system. Much of the original storefront has been removed and appears to have been wood, but is badly deteriorated. The storefront system will continue onto the 4th Street façade in the 5' space.



Work also includes returning window openings that have been closed off over time on the 4th Street façade.



Staff is recommending approval. Although there is not photographic evidence of the historic façade, the remaining material visible from the interior is enough to support reconstruction of the façade. The property owner is working with staff to select an appropriate mortar for the tuck-pointing. Staff is also supportive of reopening the windows on the 4th Street façade.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-16-40

Date Filed: 7/19/16

Scheduled for Hearing: 7/28/16 → Aug. 11th

RECEIVED
JUL 19 2016
BY: BME

****

Address of Historic Property: 122 S. COLLEGE AVE, BLOOMINGTON, IN. 47404

Petitioner's Name: SUSAN SU

Petitioner's Address: 1292 S. COBBLE CREEK CR. BLOOMINGTON, IN 47401

Phone Number/e-mail: (251) 689-2012 SUSANSUSYN@LIVE.COM.

Owner's Name: SUSAN SU.

Owner's Address: 1292 S. COBBLE CREEK CR. BLOOMINGTON, IN 47401

Phone Number/e-mail: (251) 689-2012

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. 013-21830-00 ORIG PLAT PT LOT 87

2. A description of the nature of the proposed modifications or new construction:
Store Front Restoration with the help of BUEA Facade Grants.

3. A description of the materials used.

Aluminum & Store front and Glass.
possibly lime Stone Base (Front side Facade).
wood Doors Mid & back side Facade.
Tuck Pointing w/ Brick & mortar.

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.

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Anna M. LeSeure, of legal age

(Grantors), of Monroe County, in the State of Indiana **CONVEYS AND WARRANTS** to

One Pair of Deuces LLC, an Indiana limited liability company

(Grantees), of Monroe County, in the State of Indiana, for the sum of $1.00 and other valuable consideration, the following described real estate in Monroe County, Indiana:

A part of In Lot Number 87 in the City of Bloomington, Indiana, bounded and described as follows: Beginning at the Southeast corner of said lot, running thence North 22 feet; thence West 60 feet; thence South 22 feet; thence East 60 feet to the Place of beginning, being located at the Northwest corner of the intersection of South College Avenue and West Fourth Street, City of Bloomington, County of Monroe, State of Indiana.

Tax ID No.: 53-05-33-310-286.000-005

The address of the real estate described herein is 122 S. College Avenue, Bloomington, IN 47404.

Subject to Taxes for the year Fall 2015 payable 2016 and thereafter, and, subject to Covenants, Conditions, Restrictions, and Easements of record.

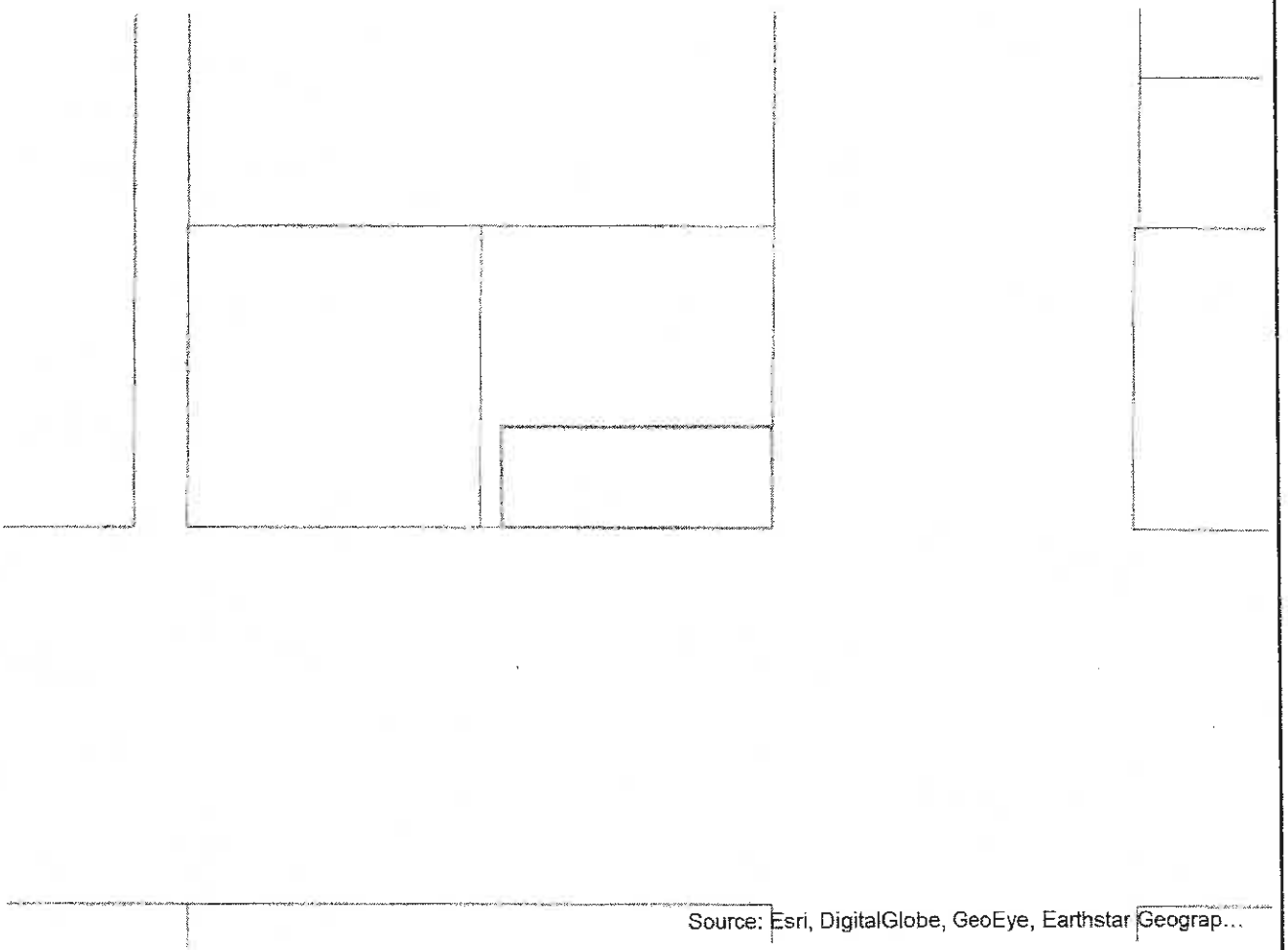
IN WITNESS WHEREOF, Grantors have executed this Deed this 29th day of April, 2016.

Anna M. LeSeure

Anna M. LeSeure

Monroe County, IN

Property Assessment Detail Report
Parcel Number: 53-05-33-310-286.000-005
39°North- 855.GIS.3939



Parcel Information

Parcel Number:	53-05-33-310-286.000-005
Alt Parcel Number:	013-21830-00
Property Address:	122 S College AVE Bloomington, IN 47404-5165
Neighborhood:	38 BLOOMINGTON CITY - DOWNTOWN - COM
Property Class:	Other Retail Structures
Legal Description:	013-21830-00 ORIG PLAT PT LOT 87
Owner Name:	One Pair of Deuces LLC
Owner Address:	1789 W ALLEN ST Bloomington, IN 47401

Taxing District

Township:	BLOOMINGTON TOWNSHIP
Corporation:	MONROE COUNTY COMMUNITY

Land Description

Land Type	Acreage	Dimensions
11	1452.0000	

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
09-05-2006	LESEURE, ANNA M			QC	

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Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
06-06-2003	LESEURE, ANNA M; EVANS, HAROLD		2003 - 3286	QC	
11-09-1999	LESEURE, JAMES C & ANNA;		1999 - 2939	WD	
11-04-1997	PIKE, NORMA L		1997 - 2775	PR	
11-23-1992	HUMPHREY, JAMES E & NORMA L PIKE		1992 - 2750	MI	
11-10-1992	HUMPHREY, JAMES E; HUMPHREY, LUCY M;		1992 - 2749	MI	
01-01-1900	PIKE, NORMA L; L/E		1900 - 18751	MI	
01-01-1900	UNKNOWN			WD	

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
05-27-2015	GENERAL REVALUATION	55200	57200	112400
05-15-2014	Annual Adjustment	55200	57500	112700
06-03-2013	Annual Adjustment	55200	56900	112100
06-27-2012	Annual Adjustment	55200	59300	114500
06-20-2011	Annual Adjustment	55200	42500	97700
06-08-2011	Annual Adjustment	55200	42500	97700
03-01-2010	Annual Adjustment	55200	42000	97200
03-01-2009	MISCELLANEOUS	55200	44100	99300
03-01-2008	MISCELLANEOUS	55200	42000	97200
03-01-2007	MISCELLANEOUS	55200	41600	96800
03-01-2006	MISCELLANEOUS	55200	36000	91200
03-01-2005	MISCELLANEOUS	30500	27400	57900
03-01-2004	Homestead Change	10200	27400	37600
03-01-2002	GENERAL REVALUATION	10200	27400	37600
03-01-2000	Homestead Change	0	0	0
03-01-1998	GENERAL REVALUATION	0	0	0
03-01-1995	GENERAL REVALUATION	0	0	0
03-01-1994	GENERAL REVALUATION	0	0	0

Public Utilities

Water:	N
Sewer:	N
Gas:	N
Electricity:	N
All:	Y

Exterior Features

Exterior Feature	Size/Area

Special Features

Description	Size/Area

Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
C/I Building C 01	C-1	A	1960	1970	2640

Commercial and Industrial Buildings

C/I Building C 01

20

Wall Types

Floor	Wall Type 0	Wall Type 1	Wall Type 2	Wall Type 3	Wall Type 4
1	0	0	164	0	0
2	0	0	164	0	0

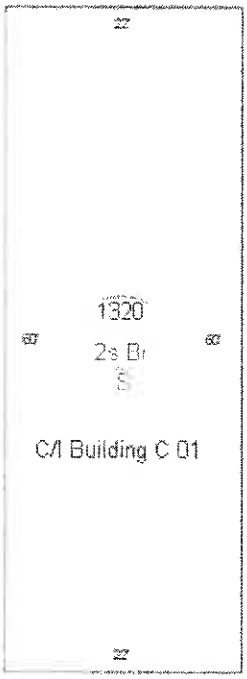
Floor Uses

Floor	Description	Area In Use	Area Not In Use	Area AC	Area Heat	Area Sprinkled
1	General Retail	1320	0	0	1320	0
2	Apartment	1320	0	0	1320	0

Plumbing

CommFixtures:	2
CommExtraFixtures:	2

Photos and Sketches



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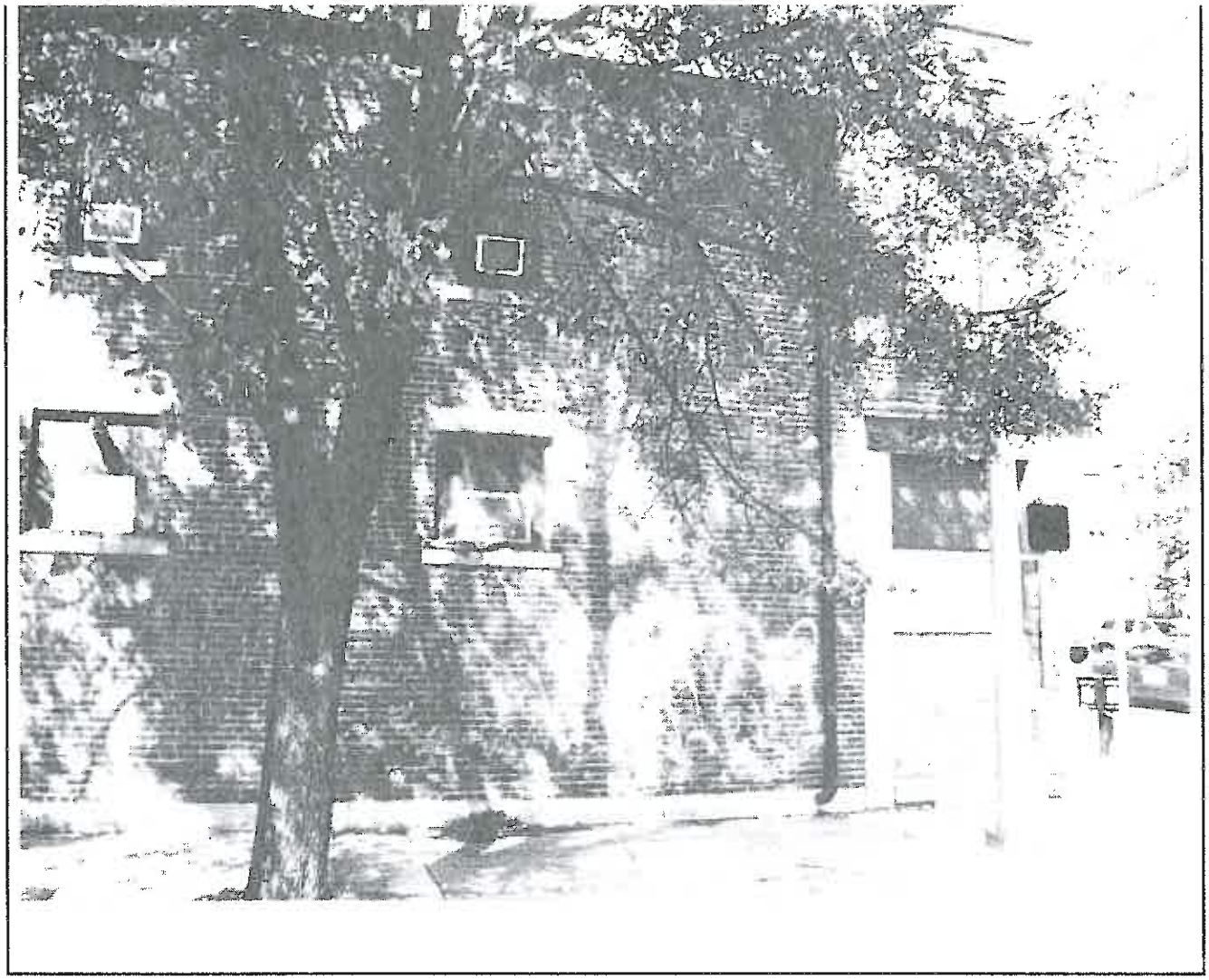

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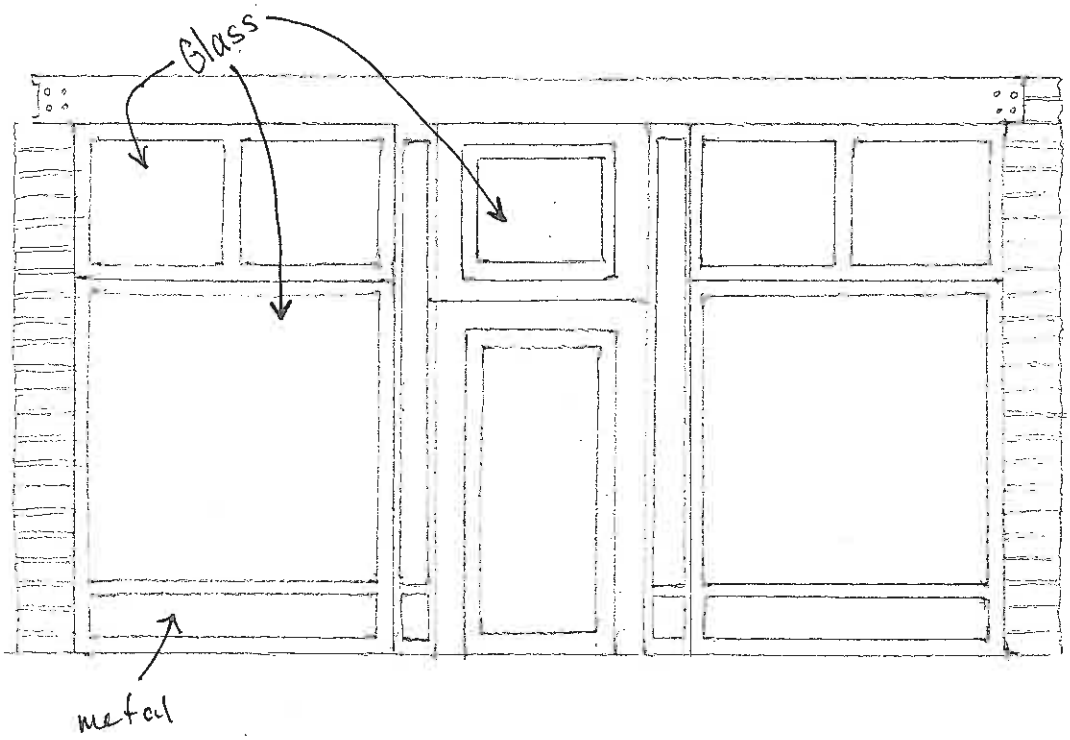
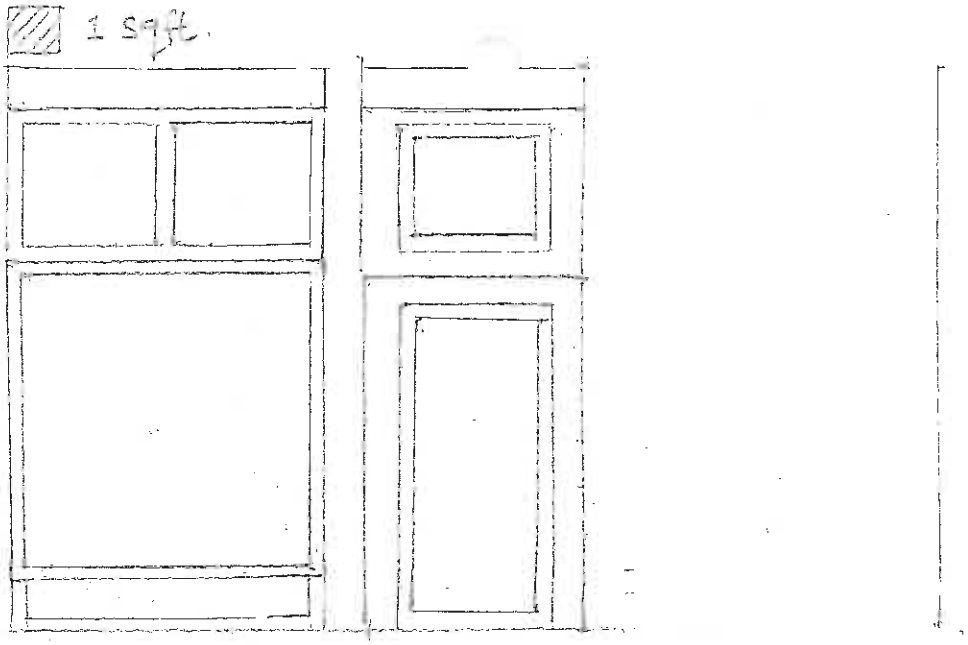
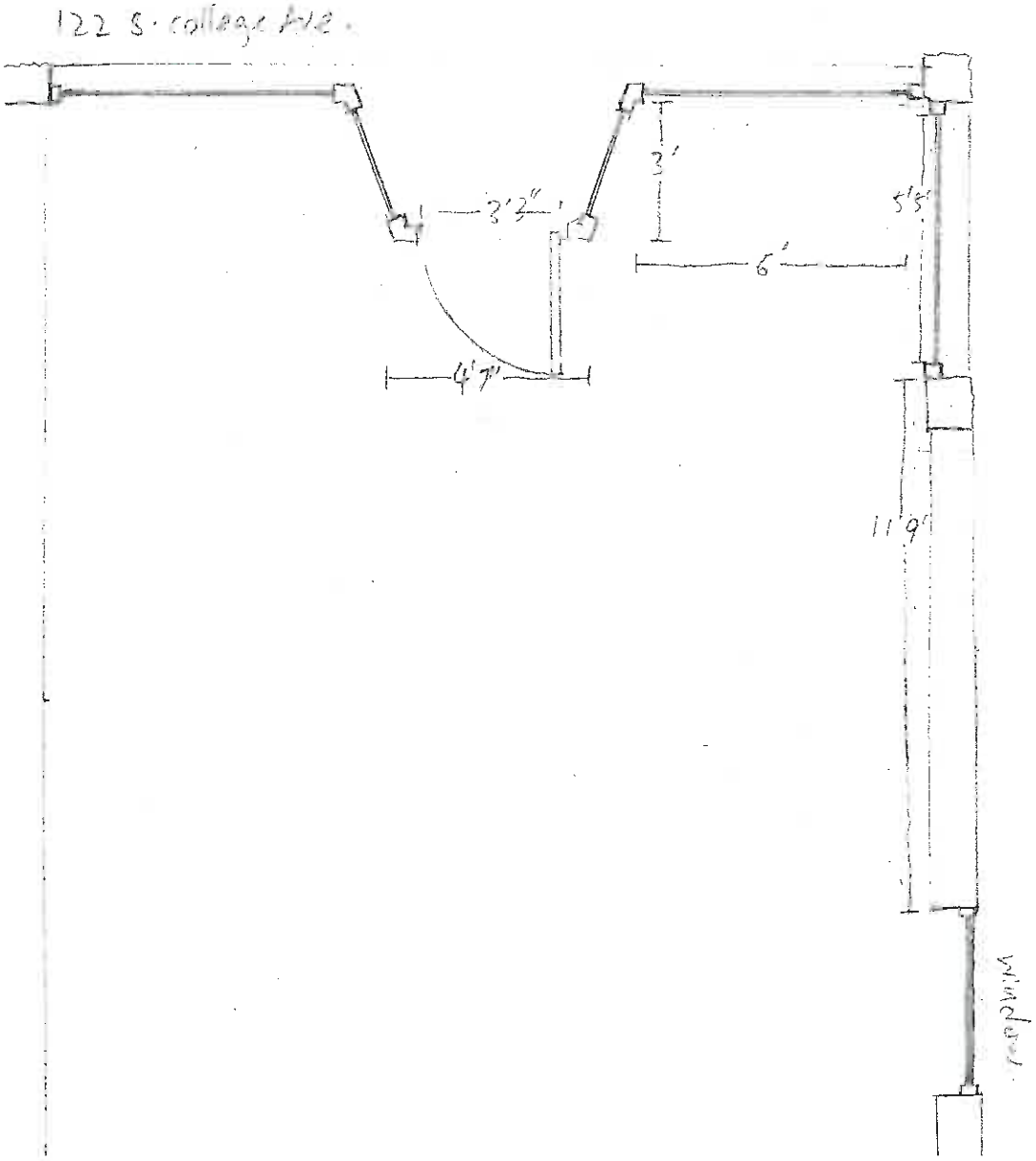


122 S. College

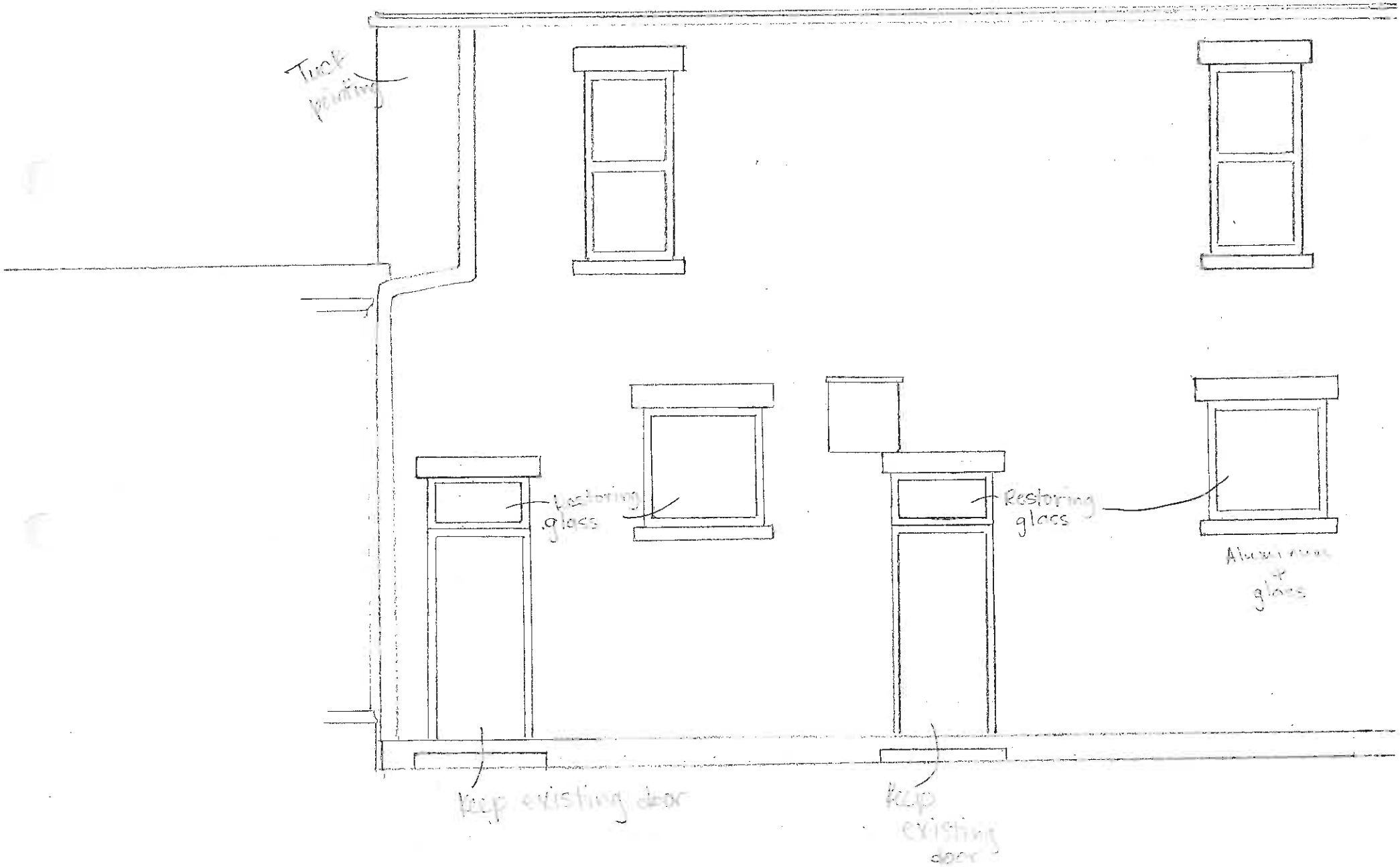


S. College Ave.
Interior

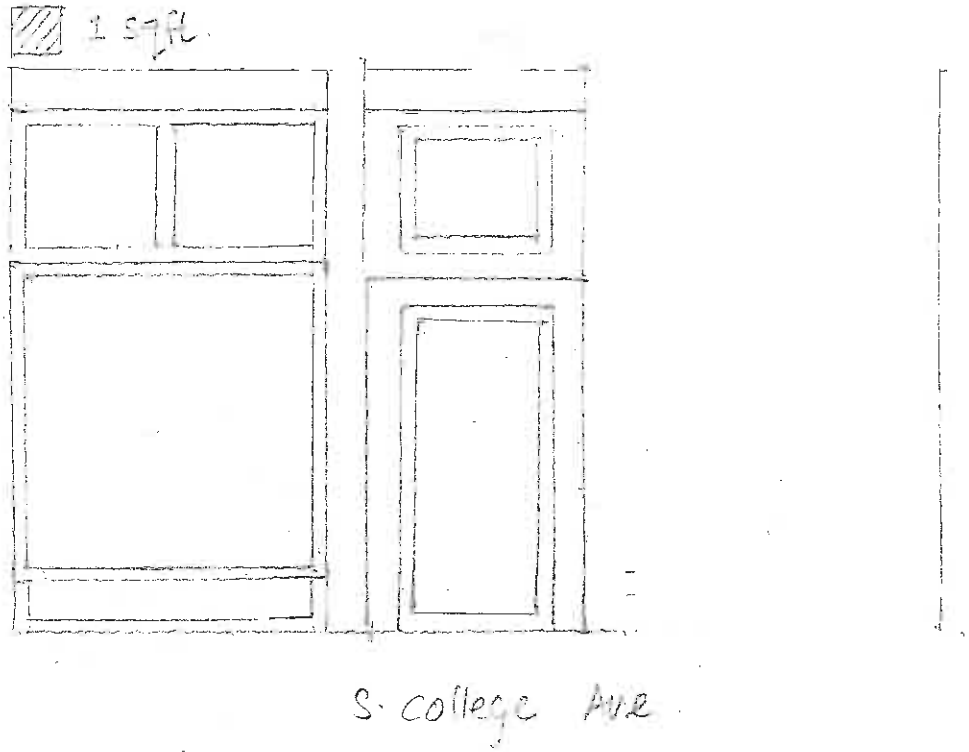


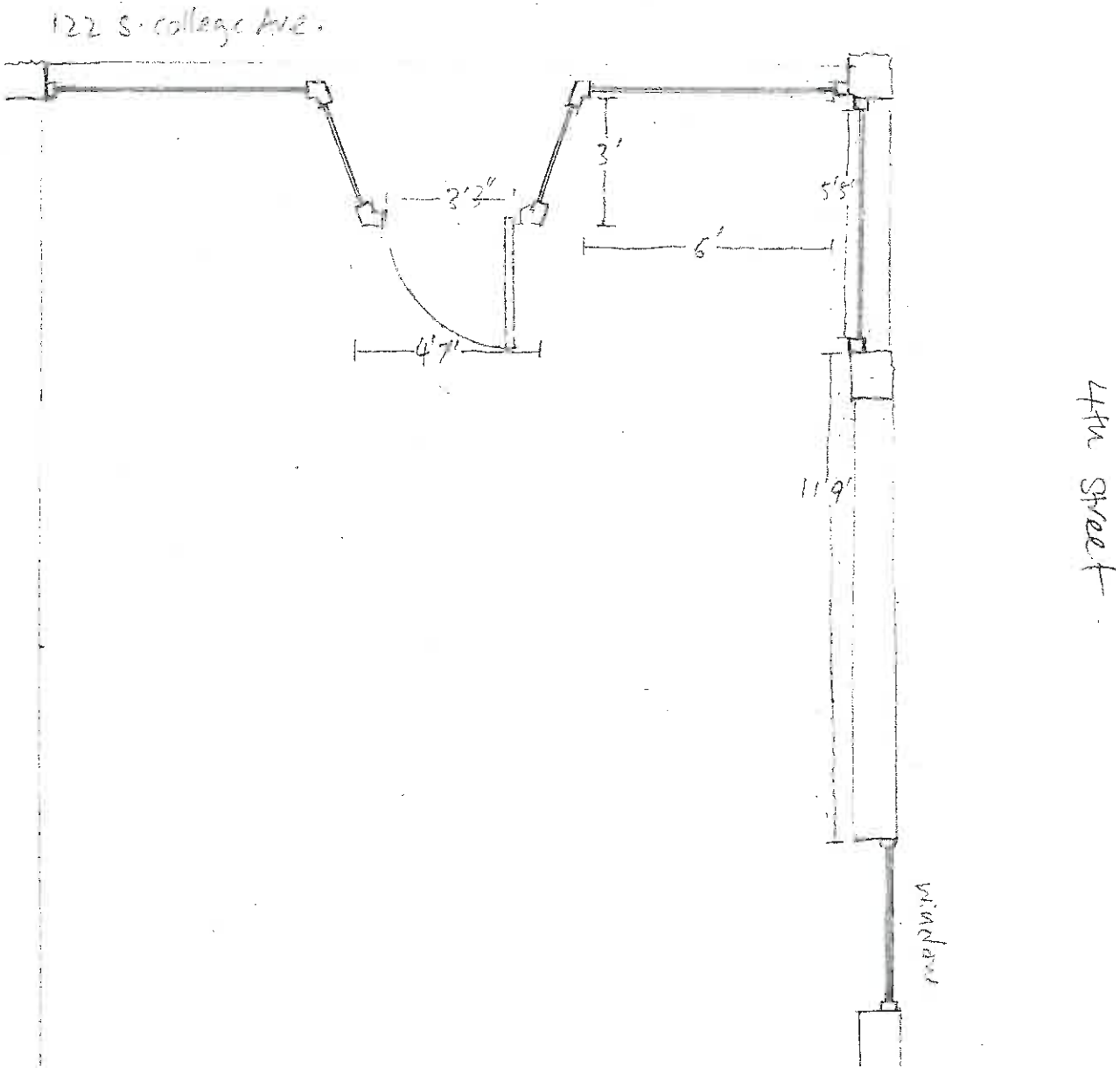
1 sq.ft

Aluminum
+
glass storefront
replacement


1 sq ft
Truck painting
Restoring glass
Restoring glass
Aluminum + glass
Keep existing door
Keep existing door

Tuck pointing
ONE PAIR OF DEUCES
Possible glass restoration


1 story
S. college Ave


122 S. college Ave.
3'
3'3"
5'5"
6'
4'7"
11'9"
4th Street
Windows

SUMMARY

Replace all original four-over-one double hung wood windows with Thermo-o-Loc 1000 series one-over-one vinyl double hung windows.

COA-16-41

321 S. Davisson St.
Greater Prospect Hill
Petitioner: Jamie Kuzemka

RC Zoning
Contributing **Survey #: 105-055-54150** **House;** Bungalow, c. 1920

This is a c.1920 slightly altered Bungalow in good condition. The property is located in the Greater Prospect Hill historic district. This is a proposal to replace all original four-over-one double hung wood windows with Thermo-o-Loc 1000 series one-over-one vinyl double hung windows.

Existing:
The property is a slightly altered bungalow with subsequent additions over the years, including an enclosed front porch. The property retains the original wood clapboard siding, four-over-one windows, and wood storm windows.

Per the Greater Prospect Hill design guidelines removal of original materials should be avoided, which is further explained, "If materials are original and in good shape, means with which to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and condition…" Regarding windows specifically, the design guidelines ask that window

openings be retained and that replacement should duplicate the size and scale, and stay within the character of the house.

This petition is to replace 9 original windows, "3 windows do not open, rest open with force. 2 are cracked." Windows appear to be in repairable condition and the house retains original wood storm windows. The National Parks Service Secretary's Standards for Rehabilitation states in Standard 6 "*Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*" However, the guidelines allow for replacement if in the same size and scale.

Recommendations:

Greater Prospect Hill Design Subcommittee: The subcommittee has mixed comments on the petition. Generally, the committee is recommending the windows match the existing vertical four-over-one windows. The split is between weather the windows should be retained and repaired, or if the vinyl with the four-over-one would be appropriate. There has been suggestion to compare costs of replacement vs. repair of existing. There has also been a request for compelling evidence of deteriorated state. However, over all the consensus is that the guidelines allow replacement of this type but that they should be four-over-one or repaired.

Staff recommends that options should be explored to repair, rather than replace. However, it is an acceptable treatment in this district. If replacement is approved, staff concurs with the neighborhood, that four-over-one windows be used in the front to maintain the same street façade. Staff also recommends maintaining the window framing and that windows be stored for future use.

RECEIVED
JUL 20 2016
BY: BME

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-16-41

Date Filed: 7/20/16

Scheduled for Hearing: August 11, 2016

****

Address of Historic Property: 321 S. Davisson St.

Petitioner's Name: Jamie Kuzemka

Petitioner's Address: 321 S. Davisson St.

Phone Number/e-mail: 812-322-1668 jkkuzemka@gmail.com

Owner's Name: Michael and Jamie Kuzemka

Owner's Address: 321 S. Davisson St.

Phone Number/e-mail: 812-322-1668 jkkuzemka@gmail.com

Zoning- RC

SHAARD #- 105-055-54150

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- 48800-00 Prospect Park 3rd Lot 6

2. A description of the nature of the proposed modifications or new construction:
Replace wood siding with wood siding (in-kind)
Replace wood windows with vinyl energy efficient windows
(windows will stay same size) ~~but~~ - current windows cracked / do not open
Replace gutters with new gutters - fixed to home w/o leaks

3. A description of the materials used.
Cedar wood siding
vinyl windows (all windows replaced) - See brochure / local company
galvanized metal gutters - in kind

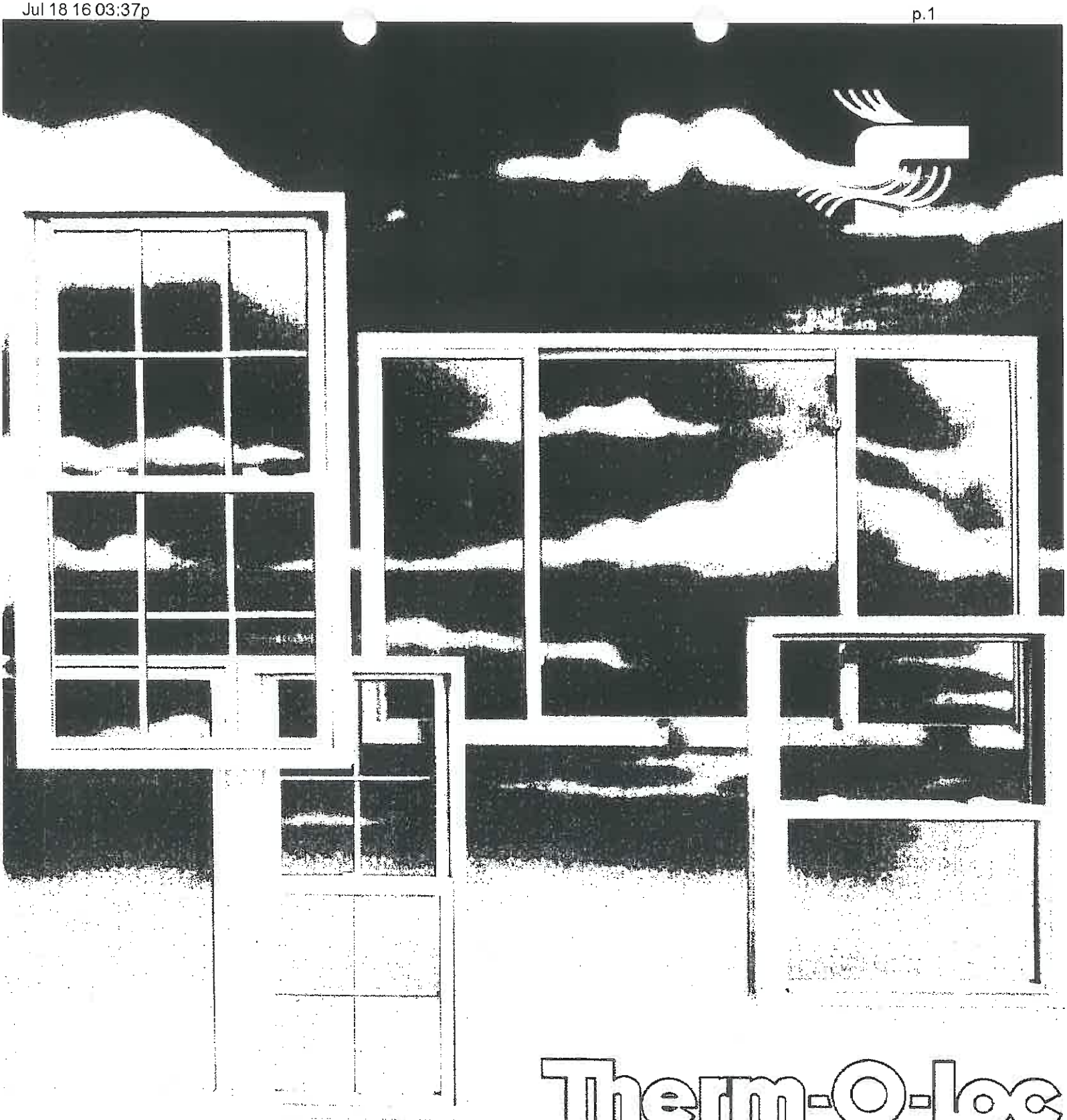
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.

****

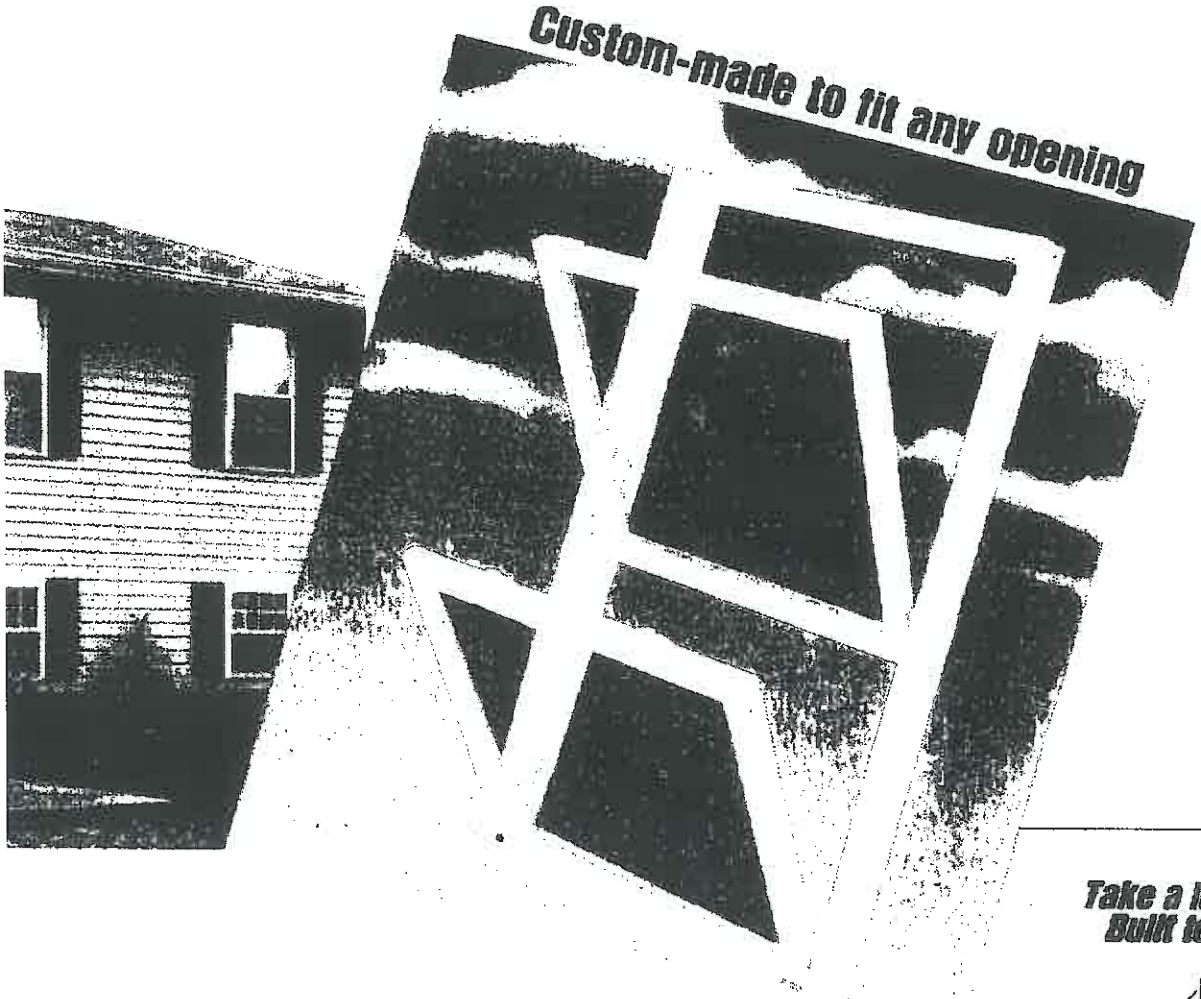
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



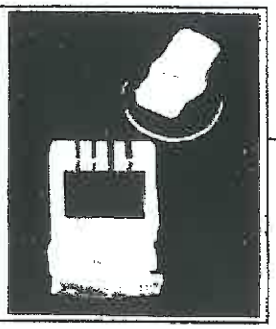
Therm-O-Loc 1000

VINYL REPLACEMENT WINDOWS

and Performance Replacement Windows



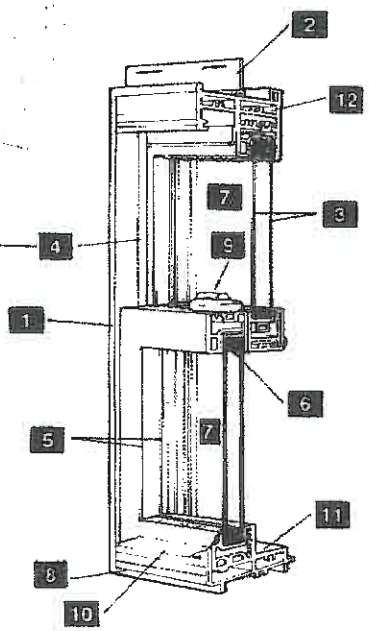
Our special formulated stainless steel balance eliminates hardware replacement. Its unique heat treatment makes it virtually indestructible.



Low Maintenance

Therm-o-loc windows' easy-to-remove sash and the unique double hung tilt provides a quick and carefree cleaning from inside your home — no ladders! The double hung design tilts on a remarkable pivot which also permits easy access for swift cleaning — more free time! And remember, you'll never have to paint your window frames. Vinyl won't chip, flake, rust, rot, blister or peel — virtually maintenance free!

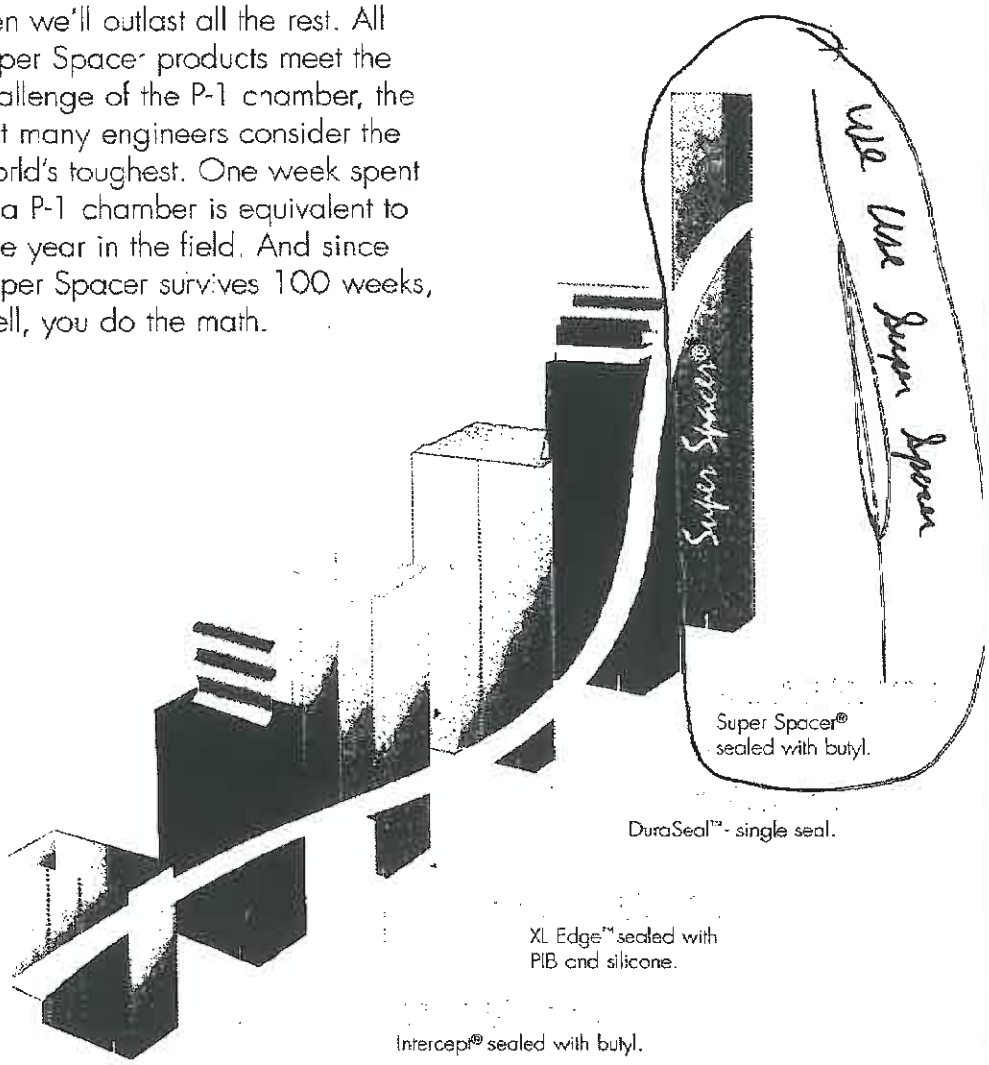
Take a look . . . Built to last.



1 STRONG, SOLID VINYL FRAMES
2 NAILING FIN FOR NEW CONSTRUCTION
3 DOUBLE-PANE SEALED INSULATING GLASS
4 BALANCE SPRINGS
5 WRAP AROUND, FLEXIBLE VINYL MARINE-TYPE GLAZING
6 DOUBLE WEATHER-STRIPPING
7 TILT-IN SASHES
8 FACTORY-SEALED FRAMED
9 EXCLUSIVE CAM-TYPE LOCK & KEEPER
10 FULL LENGTH, MOLDED-IN LIFTS
11 SLOPING OUTDOOR SILL
12 CHAMBERED PROFILES

the way Super Spacer can. Thanks to our Thermoset Spacer (TSS)® technology, the spacer will expand and contract, but it will always return to its original shape. Rigid metal and plastic spacers cannot compensate for the natural expansion and contraction that occurs daily in insulating glass. Without all-foam Super Spacer, windows can develop stress cracks that eventually lead to seal failure. Super Spacer's 100% memory formula will stand up to a wide range of temperatures, and is even designed to provide outstanding UV resistance.

then we'll outlast all the rest. All Super Spacer products meet the challenge of the P-1 chamber, the test many engineers consider the world's toughest. One week spent in a P-1 chamber is equivalent to one year in the field. And since Super Spacer survives 100 weeks, well, you do the math.



up to

warmer temperature at the edge of the glass

Outside 0°F/-17.78°C ± 2°F/-16.67°C
Inside 70°F/21.11°C ± 2°F/-16.67°C

Super Spacer® is a registered trademark of Edgetech I.G. Inc.
DuraSeal™ is a trademark of TruSeal Technologies, Inc.
XL Edge™ is a trademark of Cardinal Glass Industries
Intercept® is a registered trademark of PPG Industries Inc.
Swiggle® is a trademark of TruSeal Technologies, Inc.

Simulations performed by Enermodal Engineering Ltd. using Window 5.2 and Therm 5.2 as per NFRC 100-2001. All air spaces are .500" wide, IGUs are 24" x 48", low-E glass is Cardinal Low-E² 172.

GRABER THERM-O-LOC
VINYL WINDOW MFG., LLC
9058 E. 500 N.
MONTGOMERY, IN 47558
PHONE (812) 486-3273

36

ENERGY STAR® Qualified
in Highlighted Regions

ENERGY STAR

NFRC
National Fenestration Rating Council®
CERTIFIED

GRABER THERMO-LOC WINDOWS

1000 Double Hung

Vinyl frame, Double glazed, Low E coating (e=0.156, S2)

VYL-K-1-00014-00006

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.37	**0.50**

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.57	

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
www.nfrc.org

ENERGY STAR® Qualified
in Highlighted Regions

ENERGY STAR

NFRC
National Fenestration Rating Council®
CERTIFIED

GRABER THERMO-LOC WINDOWS

1000 Double Hung

Vinyl frame, Double glazed, Low E coating (e=0.156, S2), Grids

VYL-K-1-00014-00007

ENERGY PERFORMANCE RATINGS

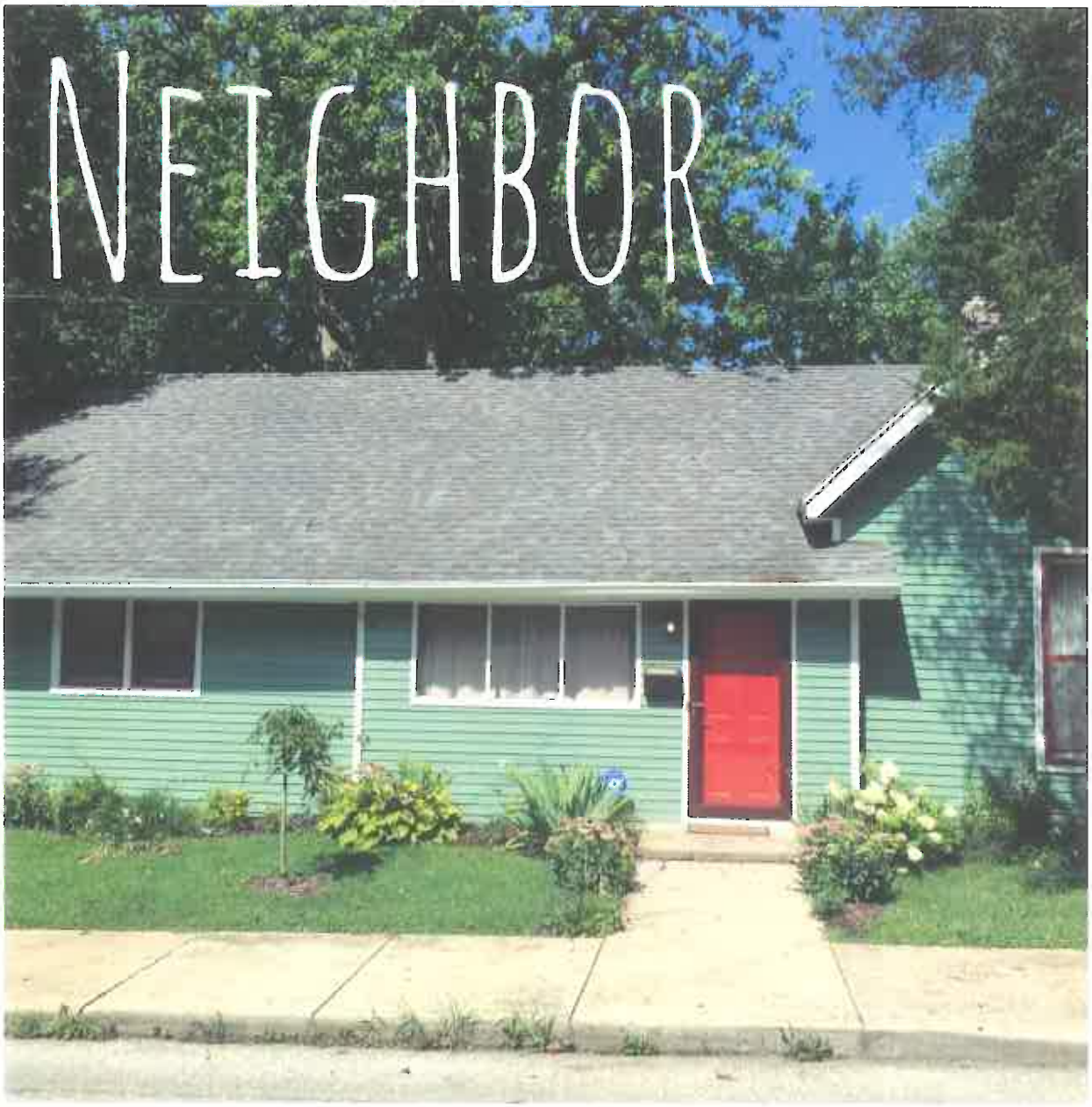
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.37	**0.45**

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.50	

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
www.nfrc.org

321 S. Davisson St. Photos



321 S. Davisson St. Photos

321 S. Davisson St. Photos

NEIGHBOR

View from back of our house

321 S. Davisson St. Photos

321 S. Davisson St. Photos

321

Demolition Delay: Staff Review

A. 916 W. 6th St. (Near West Side)
Contributing, c. 1895, T-plan cottage
Property owner: Matthew Todd (choice Realty & Management
This case is partial demolition as defined as "…removal or destruction of the exterior surface of forty percent or more of the area of an exterior façade…" This is listed as a contributing structure in both the 2001 Survey and 2015 update in the Near West Side National Register Historic District and is zoned as Residential Core. It is a slightly altered c. 1895 T-plan cottage. The scope of work is changing from non-original 6" aluminum siding to 4" vinyl siding. After staff review, as authorized in BMC 20.09.230(B)(5), staff determined it does not require any further review by the Bloomington Historic Preservation Commission or by staff.

B. 812 W. 8th St. (Near West Side)
Property owner: Robert Meadows
This case is partial demolition as defined as "…removal or destruction of the exterior surface of forty percent or more of the area of an exterior façade…" This is listed as a contributing structure in both the 2001 Survey and 2015 update in the Near West Side National Register Historic District and is zoned as Residential Core. It is a severely altered c. 1900 T-plan cottage. This property went through demolition delay on July 7th, 2016 for a rear addition and porch work. Since it has been more than a year, the owner must go through demo delay again. The scope has been expanded to remove the non-original gable above the porch. After staff review, as authorized in BMC 20.09.230(B)(5), staff determined it does not require any further review by the Bloomington Historic Preservation Commission or by staff.

DEMOLITION DELAY-16-22

Summary

Roof material change (partial demolition).

812 N. College Ave. (William Lowe Bryan House)

Notable **105-055-35798** **House;** Queen Anne, c. 1895

This is a notable c.1895 slightly altered Queen Anne house in excellent condition. The property retains most original features of the property and has been well maintained. This property was originally inhabited by one of Indiana University's presidents from 1902-1937. This is a petition for roof material change from non-original cedar shingles to an asphalt shingle roof, which will be consistent some parts of the existing roof material. As the roof is not the most character defining feature of this property, staff is recommending release of the permit to complete the work.

DEMOLITION DELAY-16-24

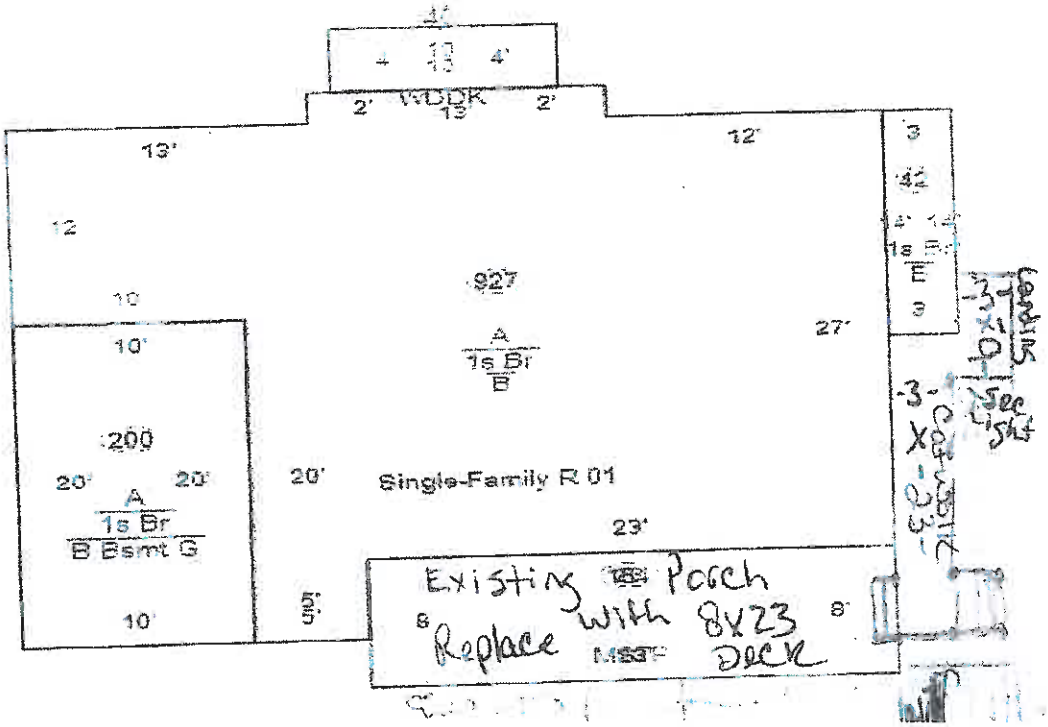
Summary

Removal of concrete and brick porch and construction of wraparound wood porch.

322 S. Jordan Ave.

Notable **105-055-51004** **House;** English Cottage, c. 1930

This is a notable, unaltered English Cottage in good condition. The house is largely untouched since its date of construction. The partial demolition being proposed is the removal of the brick and concrete patio, which is attached to the house, and replace with a wood deck in the same footprint. There will also be a connection of the front porch to a side entry. The patio is not the most character-defining feature of this property, however, staff is concerned about the building integrity with the removal of the integrated bricks. Although this is an excellent example of an English Cottage in Bloomington, staff is supportive of releasing the permit as the changes will not impact the most character-defining features of the structure.



August 4, 2016

City of Bloomington
Planning and Transportation Department
Hearing Officer

Re: 322 S. Jordan Avenue
Rehab of deteriorating front porch, with new safety steps to existing parking lot and connecting catwalk at ground level from existing kitchen side door, which will eliminate a very hazardous egress situation.

To whom it may concern:

We, the owners of the subject property, wish to replace a very hazardous and deteriorating front porch with a seasoned wood deck of exactly the same dimensions.

The north end of the new front deck would have a new set of steps with appropriate handrails that would go down approximately 26 inches to a new catwalk, matching the deck materials, that would be ground level, hugging the house and extending to the westside-kitchen-door existing steps which presently dead end hazardously at the retaining wall, which delineates the parking lot level 26 inches below.

The referred-to parking lot is immediately north of this house property, which is the *Bear's Place* parking lot, of which four (4) spaces are reserved for the tenants of the Jordan house. The property lines are very close, but the retaining wall separates the different elevations. The properties have had the same owners for forty (40) years.

We are requesting side-yard setback variance to correct a very hazardous egress situation for the tenants of the Jordan house, to give them a safe pathway from the kitchen door and front porch/deck to facilitate grocery unloading and trash removal from kitchen and safe access to their four (4) parking spaces.

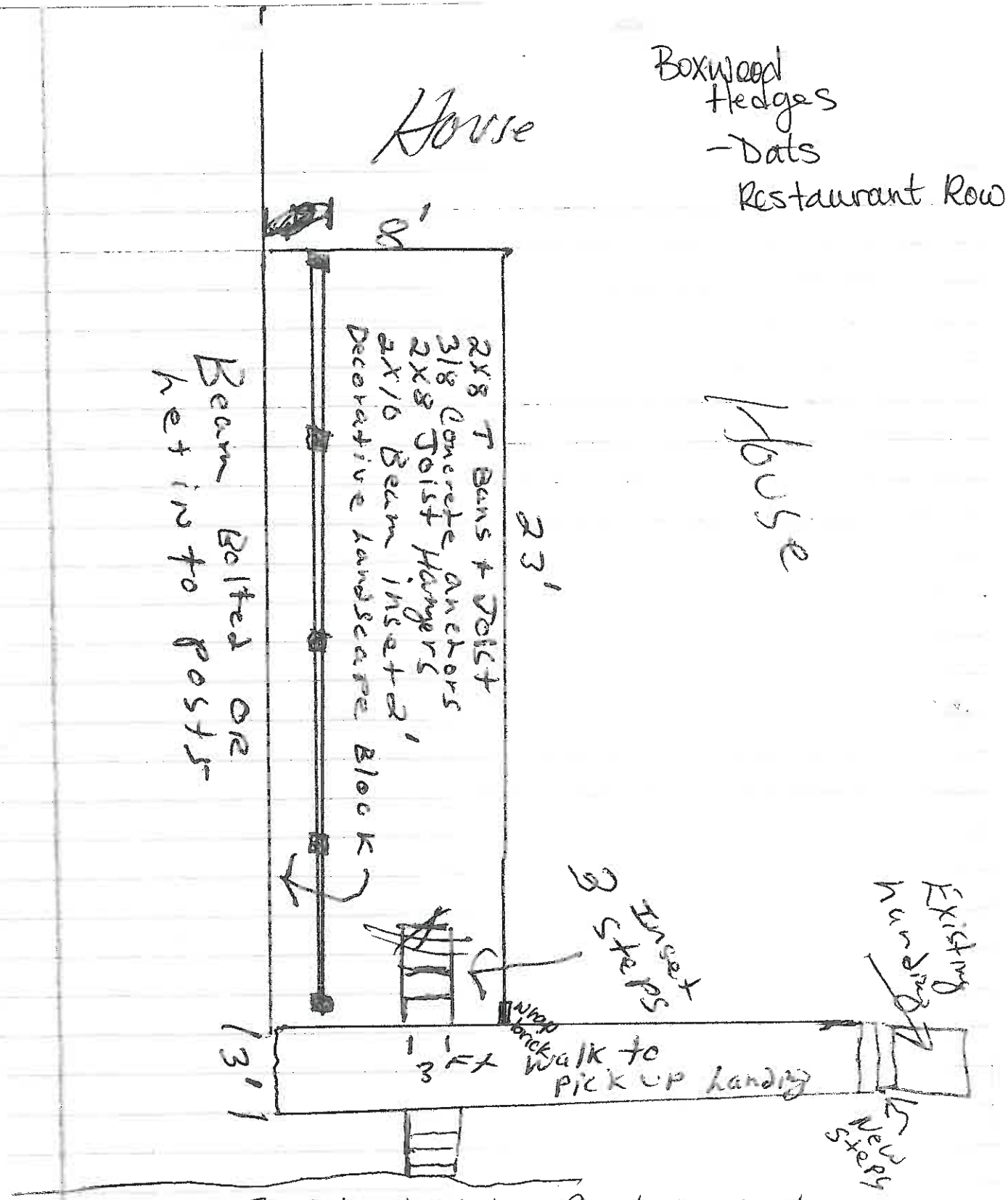
HAND Department has requested this improvement rehab. We have, along with our property managers, researched options and believe this proposal is the proper action to be taken.

Respectfully submitted,

Bruce R. Storm, Trustee
Bruce R. Storm, Trustee

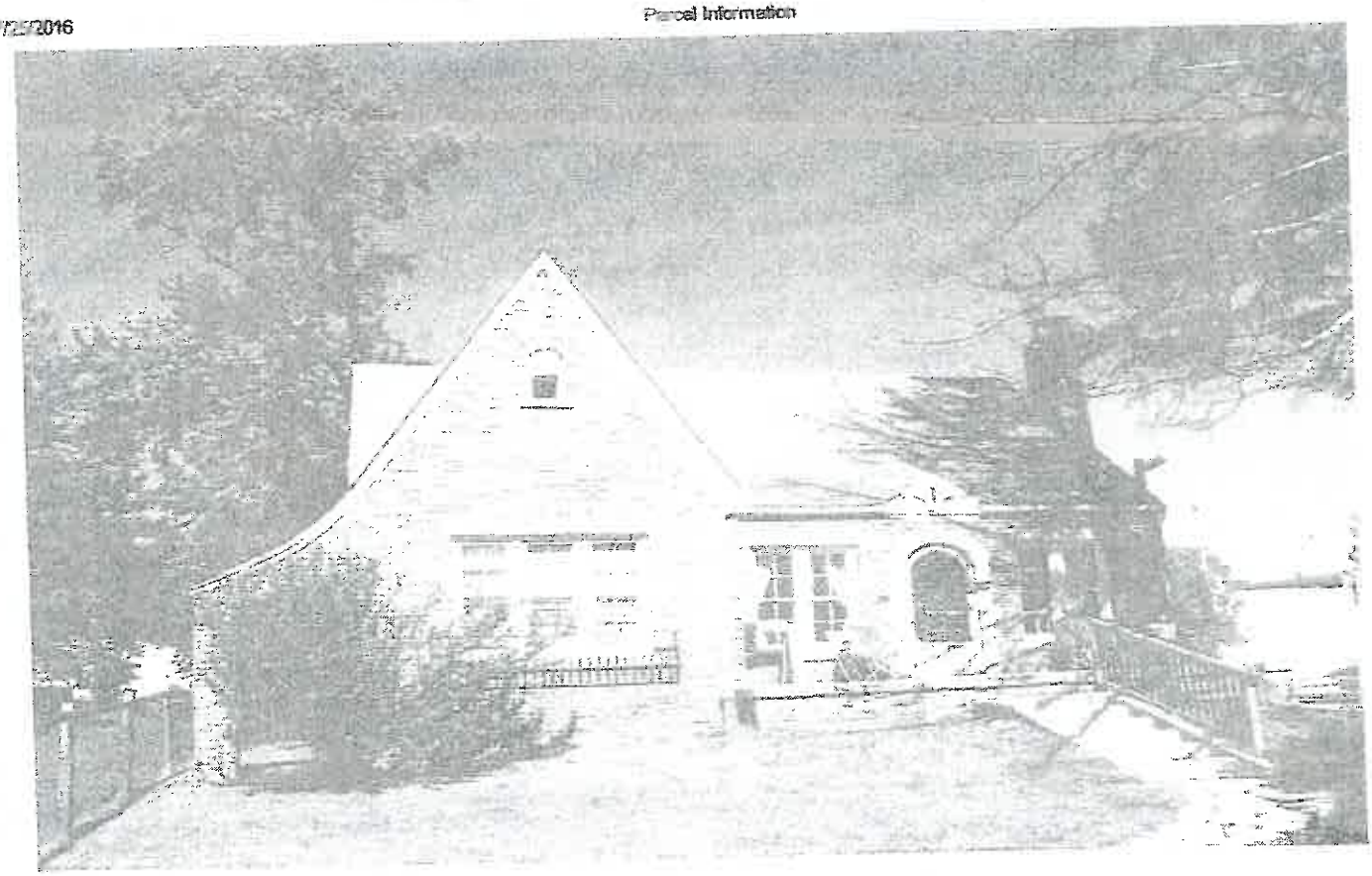
Shannon K. Storm, Trustee
Shannon K. Storm, Trustee

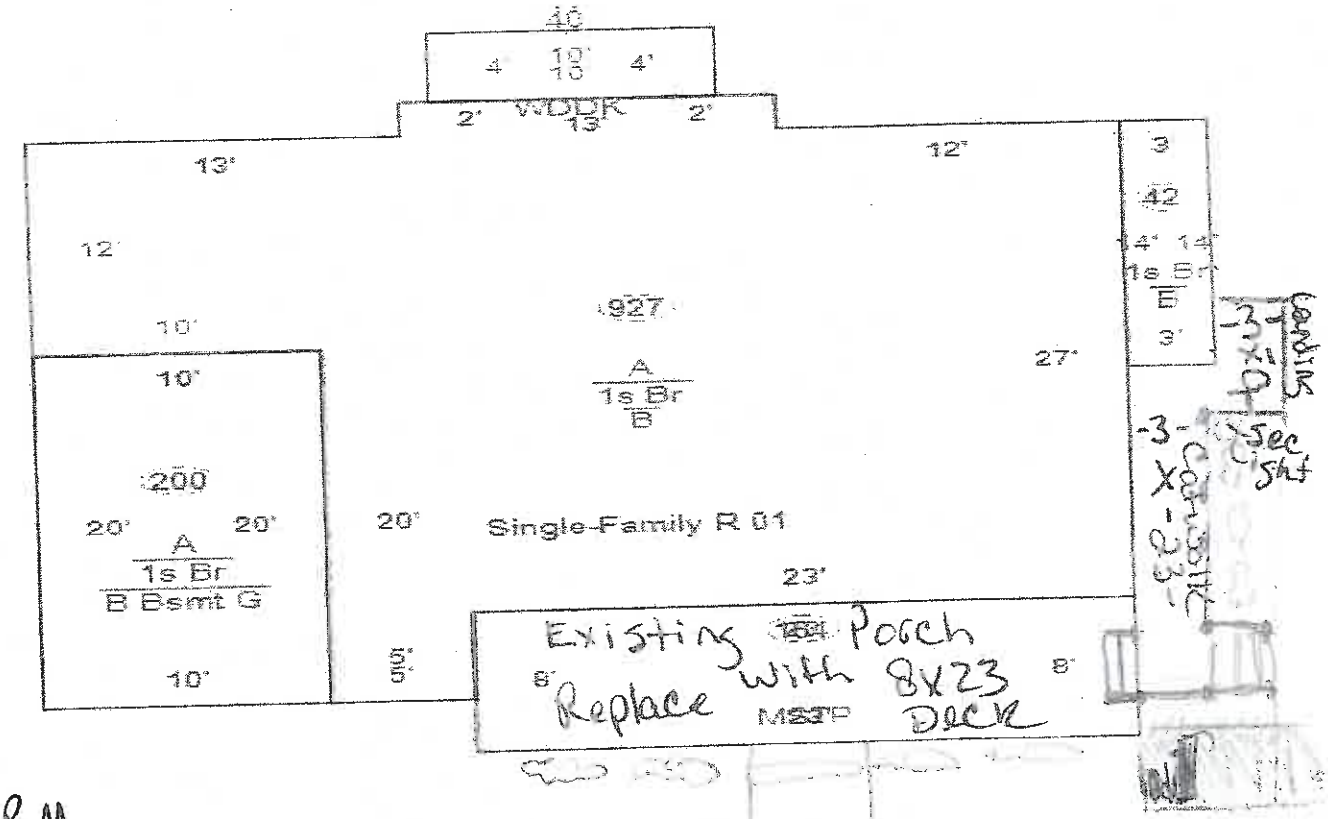
Property Owner: Bruce R. and Shannon K. Storm Revocable Living Trust



Treated Steps to Parking Lot
ON the ground or Recessed into Bank.

Parking Lot





RM
side - 15 ft
can repair or replace in kind

new portions must be 9' off side property line
replace existing in kind, ok

50

This photo shows previous repairs.

51

Existing Concrete Porch Keeps cracking after several repairs Mason said it can no longer be repaired and needs to be removed & repoured.

Brick around the porch is also falling apart We plan to put new ston around the bottom of the new wood deck.

The 3x21 Cat walk will extend from the Safety Light pole all the way to the front of the porch. The 3x9 Landing at the side door will come out 3ft off the house and go 9 ft to the security Light pole where it connects to the 3x21 Cat walk. There will be railling all the way around

54

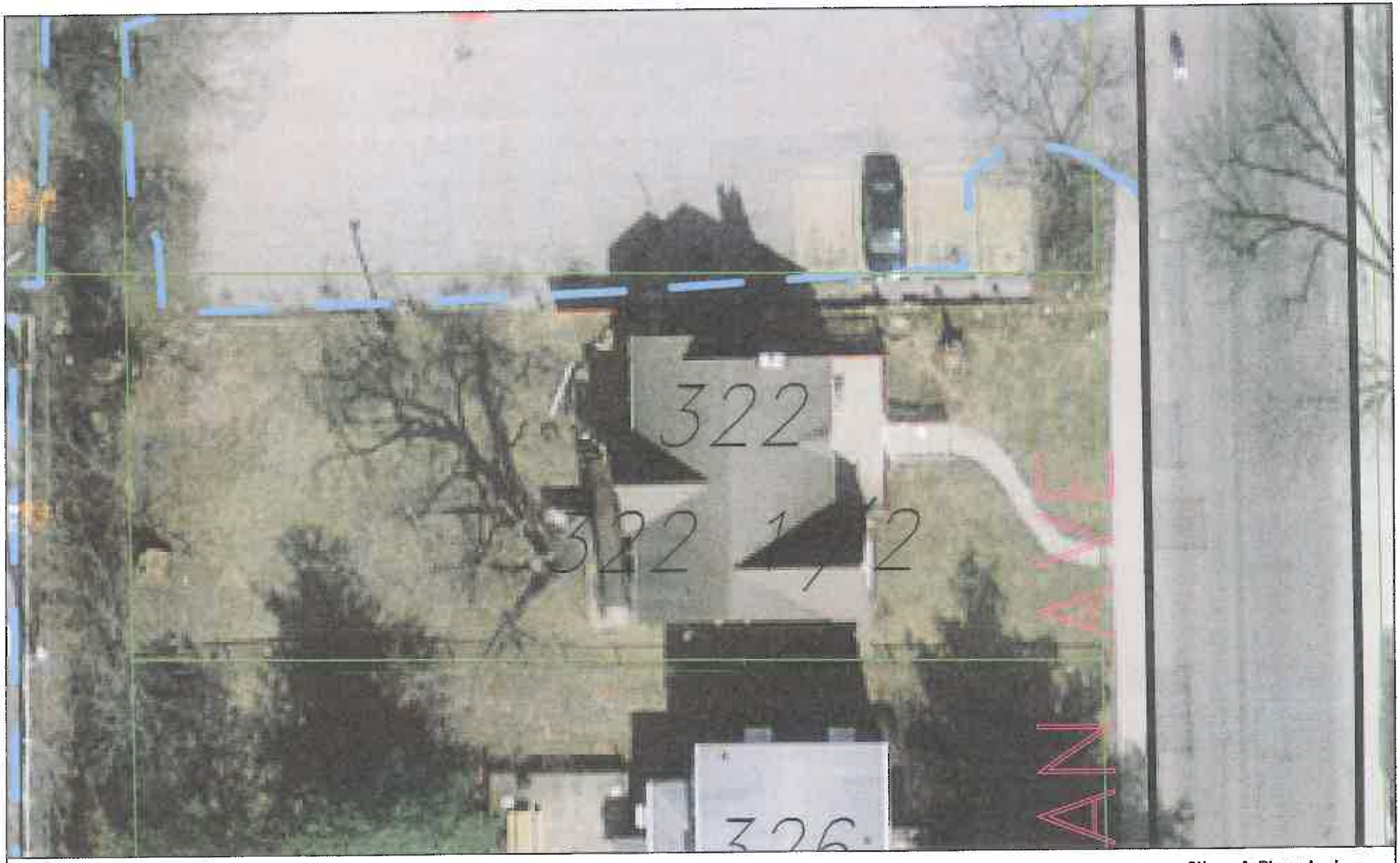
The existing concrete steps are fine and the new deck will be lower to meet up to the existing steps. It will be much safer to step onto new deck than this existing Porch.

55

fill in w/ existing stones

Nice New Wooden steps will be built to go up to the new deck from the parking lot. The existing stairs are a safety hazard.

The new deck will extend off the side with a 3 x 21 Cat walk from the side door to the new 8x23 Deck. The side door will have a 3x9 Landing that will connect to the 3x21 Cat walk at the other end. This will be much safer than the existing steps on the side door.



By: rosenbab
27 Jul 16

20 0 20 40 60 80

For reference only; map information NOT warranted.

N

City of Bloomington
Planning & Transportation

Scale: 1" = 20'

The existing stairs on the side door are grandfathered but obviously not safe. Although this is not a Hand Violation, we would like to build a 3x9 Landing from the door to the security light with a rail around it that will force the Tenants to use the cat walk to get to the safe stairs.