

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, August 25, 2016

5:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-16-45

820 W. Howe St.: Greater Prospect Hill

Petitioner: Joe Lamantia

Replace hail damaged non-original fiber shingle siding with 7" reveal Shakertown straight edge cedar panels and stained grey to match existing coloring.

Commission Review

A. COA-16-44

706 W. Wylie St.: McDoel Gardens

Petitioner: Matthew Gwaltney

Retroactively applying for construction of a wooden porch railing.

B. COA-16-46

224 N. College Ave.: Courthouse Square

Petitioner: Frank Muscato

Request for two exterior, 4' and 5' respectively, round 1/8" thick aluminum colored signs.

V. DEMOLITION DELAY

Staff Review

A. 1309 S. Grant St.

Partial demolition.

Owner: Leone Musgrave

Commission Review

A. Demo Delay 16-25

317 E. 10th St. (Cottage Grove Survey Area)

Owner: Stasny & Horn

Full demolition.

B. Demo Delay 16-26

2600 W. Sunstone (Woolery Stone Mill)

Owner: Randy Cassidy

Partial demolition.

VI. NEW BUSINESS

A. McDoel National Register

B. Review DRAFT Comprehensive Master Plan

VII. OLD BUSINESS

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

A. HAND Town Hall at the Market, August 27th, 10-11:30 AM

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: August 18, 2016

Certificates of Appropriateness: Staff Review

A. COA-16-45

820 W. Howe St.: Greater Prospect Hill

Petitioner: Joe Lamantia

Contributing, c. 1920, American foursquare

Replace hail damaged non-original fiber shingle siding with 7" reveal Shakertown straight edge cedar panels and stained grey to match existing coloring. After the removal of the existing fiber siding, installation of a Tyvek water barrier house wrap will be applied before the application of the cedar panels. Wood is a recommended material for siding under the Greater Prospect Hill design guidelines.

SUMMARY

Retroactively applying for construction of wooden porch railing.

COA-16-44

VIOLATION

706 W. Wylie St.

McDoel Gardens

Owner: Matthew Gwaltney

Contributing

House; Bungalow, c. 1930



This is a c. 1930 bungalow. The property is located within the McDoel Gardens local historic district. This is a proposal for a retroactive Certificate of Appropriateness for construction of a front wooden porch railing. The first photo on the top left shows the pre-work porch, the top right shows the porch railing installed without a COA (COA-16-01 denied at January 14, 2016 meeting), and bottom left photo shows current railing with

modifications also done without a COA. It is wood coated in polyurethane.

The McDoel Gardens design guidelines give some guidance on porches in the district. The guidelines states, "The look of open front porches is perhaps the most significant feature of the neighborhood both architecturally and culturally." The house is a bungalow style and typically has porch railings that have a vertical pattern. The McDoel Gardens design sub-committee was supportive of the originally installed railing and recommended approval back in January 2016, but the Commission denied the request. Since January, the petitioner did modifications to the railing without a COA and is here retroactively applying for a COA. Although this style of house would typically have a more vertically oriented railing, staff is supportive of the more open feel of the current railing and it is more consistent with the McDoel Gardens design guidelines.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
AUG 08 2016

BY: BME

Case Number: COA-16-44

Date Filed: 8/8/16

Scheduled for Hearing: 8/25/16

Address of Historic Property: 706 W. Wylie

Petitioner's Name: Matthew Gwaltney

Petitioner's Address: 707 W. Dodds St 47403

Phone Number/e-mail: 812-525-9934

Owner's Name: Matthew Gwaltney

Owner's Address: 707 W. Dodds St.

Phone Number/e-mail: 812-525-9934

prime minister painting @
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. 015-54460 Dixie Hwy L132

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

The proposed modifications include a wooden horizontal railing on the front porch where the old porch was removed two years prior.

3. A description of the materials used.

2x4's, 4x4's, deck boards and exterior screws

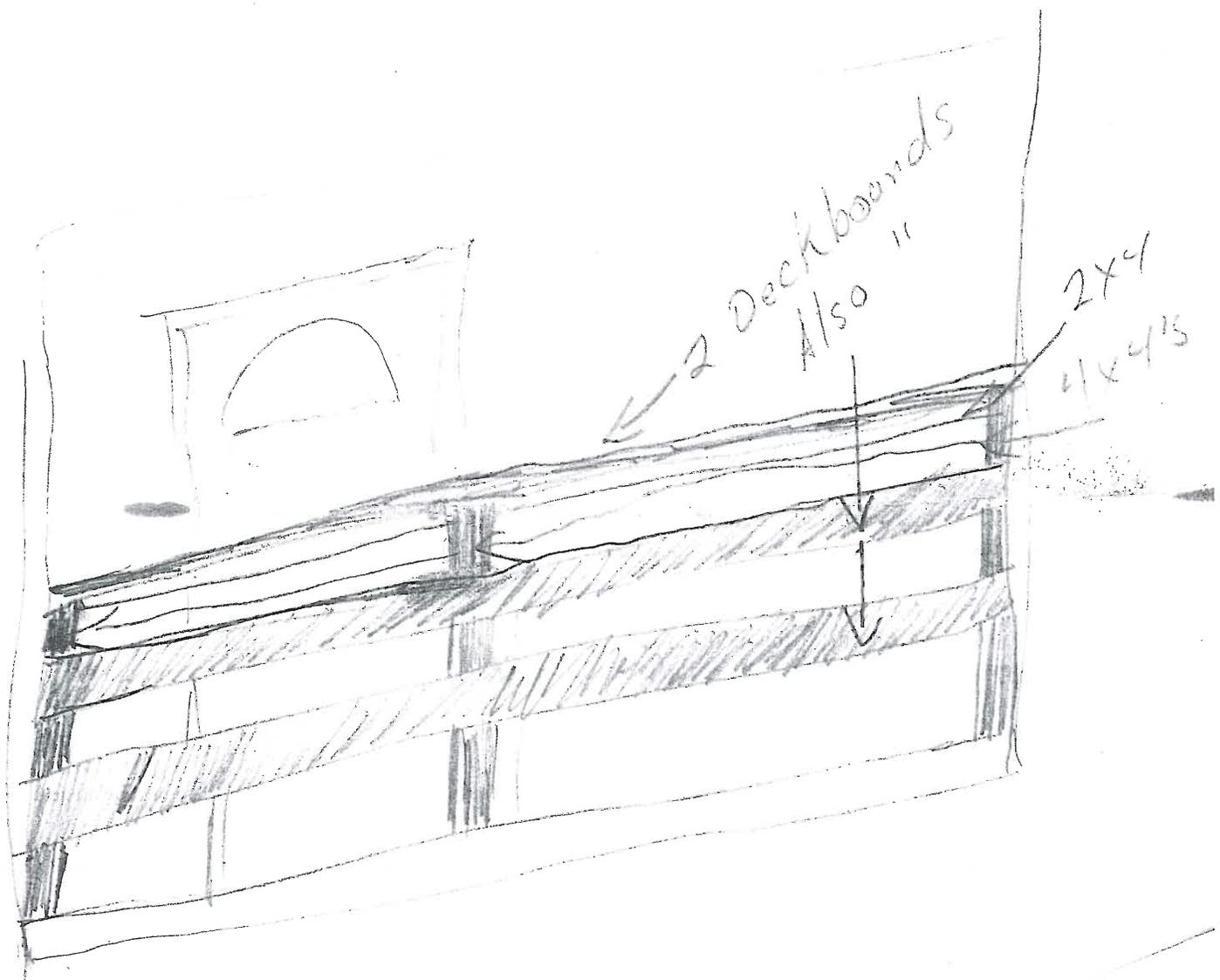
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

Drawing of railing on back.

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.



2 Deck boards
Also 11"

2x4
4x4's





SUMMARY

Request for two exterior, 4' and 5' respectively, round 1/8" thick aluminum colored signs.

COA-16-46

224 N. College Ave.
Courthouse Square
Petitioner: Frank Muscato

**Contributing
19th Century Commercial; Commercial, c. 1859**

Survey #: 105-055-23038



This is a c.1859 severely altered 19th century commercial building in good condition. The property is located in the Courthouse Square historic district. This property is an addition to the property 122 E. 6th St. This is a request for two exterior, 4' and 5' respectively, round 1/8" thick aluminum colored signs. They are requesting for a 4' diameter x 1/8" thick circle aluminum sign on the alley façade and a 5' diameter x 1/8" thick circle aluminum sign on the N. College Street façade. Both signs will be affixed to the building via the mortar and will not disrupt the brick. The draft design guidelines say the signs should fit the scale of the building and within the scale of the windows and doors. Staff is supportive of the signage, but believes the scale is too large for this structure and should be scaled more appropriately to the size and scale of the windows and doors.



APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-16-46
Date Filed: 8/17/16
Scheduled for Hearing: 8/25/16



Address of Historic Property: 224 N. College Ave. Bloomington, IN 47404

Petitioner's Name: Frank C. Muscato

Petitioner's Address: 1810 S. Maxwell Street Bloomington, IN 47401

Phone Number/e-mail: (214) 930-9359 fc.muscato@gmail.com

Owner's Name: Omega Master Bond LLC (Omega Properties) ^{per website} 115 E. 6th Street
per eGIS site: → 122 W. 6th Street, Bloomington, IN 47404 Suite 1
47408

Owner's Address: 122 W. 6th Street, Bloomington, IN 47404

Phone Number/e-mail: (812) 219-3348, (812) 333-0995 omegaproperties@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:

Parcel ID: 53-05-33-310-214.000-005

1. A legal description of the lot. 013-22750-00 ORIG PLAT PT 225; 225A

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

Signage: (no lighted outdoor signage.)
- Circular sign affixed to exterior facing N. College,
4ft in diameter, flush against building.
- Perpendicular sign on bracket near entryway/window.
- Circular sign affixed to North exterior wall (alley facing)

3. A description of the materials used.

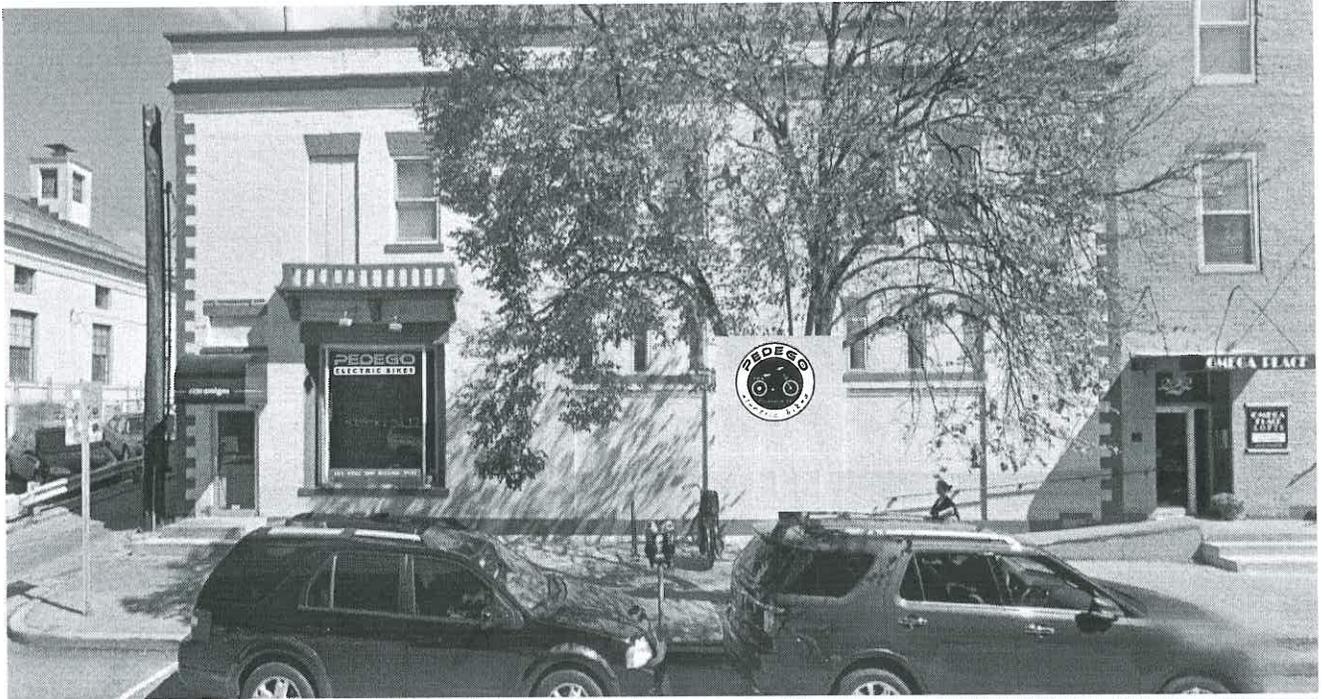
Aluminum compounds backed with PVC, 1/8" thick
It will be mounted into the mortar, not the building's brick.
The circular signs will be colorful as pictured.
The lettering will be vinyl and have no ill effects on building.

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.



5' diameter circle on street side
4' diameter circle on alley side





Demolition Delay: Staff Review

A. 1309 S. Grant (Bryan Park Study Area)

Contributing, c. 1930, California Bungalow

Property owner: Leone Musgrave

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 2007 Survey and 2015 update in the Bryan Park survey and is zoned as Residential Core. It is a slightly altered c. 1900 T-plan cottage. The scope of work involves removal of the non-original aluminum siding and if the original wood siding is in repairable condition will be restored and paint, if it is too damaged, they will replace with 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.

DEMOLITION DELAY-16-25

Summary

Full demolition.

317 E. 10th St. (Cottage Grove Study Area)

Contributing **105-055-31062** **House; c. 1900, pyramid roof cottage**



This is a contributing slightly pyramid roof cottage in fair condition. This is a proposal for a full demolition. This property has been vacant for some time and as such, the condition has deteriorated quite a bit. The owner had a structural report done by Kevin Potter, please see attached. The report stated that several areas were not structurally sound including the front porch floor and roof, the one story addition at the northwest corner and the floor joints spans are too long and not to code. The property has some level

of architectural integrity left, but staff does not recommend proceeding with local designation and recommends releasing the demolition permit.

KEVIN B. POTTER, P.E.
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 331-7981
EMAIL- kevinbpotter@gmail.com

December 1, 2014

Doug Horn/ Jerry Stasny
Horn Properties
doughorn@hpiu.com

Re: 317 East 10th Street

Per your request, I recently performed a structural inspection at a residential structure located at 317 East 10th Street, Bloomington, IN. This structure is a 1 ½ story wood frame structure built in the early 1900's. The structure was built over a partial basement and partial crawl space. A one story porch with a wood framed roof and wood framed porch floor is attached to the West end of the front wall of the home. A 22 foot by 22 foot one story wood framed addition over an inaccessible crawl space is attached to the Northwest corner of the original home. The results of this inspection are summarized as follows:

1. The subject home has not had exterior maintenance for an extended period of time. The roof is in very poor condition. An active roof leak exists in the kitchen at the intersection of the Northwest addition to the rear wall of the original home. A dead roof valley exists at this location not allowing positive drainage of the roof water away from the home.
2. The floor in the Northwest addition is very uneven with low spots and high spots. There is no access to the crawl space below this area. There appears to be very little space between the ground and the floor structure in this area. It is apparent that major structural issues exist in the floor framing of the Northwest addition, but the exact condition of the framing could not be determined due to lack of access.
3. The porch roof structure has failed along the front edge of the porch with significant sagging between the support posts. The wood porch floor has also failed with large holes in the floor boards. The floor joists supporting the floor framing also appear to be in poor condition due to weathering and ground contact.
4. The beveled wood siding has not been painted for an extended period of time. The siding has warped in several locations with gaps in the siding. Some missing siding pieces also exist in a few locations with direct exposure of the wood framing behind.

5. The floors in the original portion of the home are in poor condition. There is a smell of pet urine throughout the home where pets have gone on the floors. The floor surface is in poor condition and is uneven.
6. The ceilings in the home have been lowered in several rooms with suspended acoustical tile panels in a metal grid.
7. The interior walls either have the original plaster or have been covered with wood paneling.
8. The basement inspection found 2 x 8 wood floor joists bearing on limestone masonry walls. A lot of water penetration exists in the basement with a sump pump placed in the basement for removal of the water. Inspection of the crawl space was limited to the areas near the basement. The floor framing over the crawl space is supported by the perimeter masonry walls and also by the interior floor beams and stone support piers. The floor joist spans are too long for the size and spacing of the joists to meet current code requirements.
9. The windows are the original wood sash windows and single pane glass. Aluminum storm windows have been added on the outside several years ago. The windows have been poorly maintained.
10. Doug Horn stated that the electric panel appeared to be a 30 amp service. I am not qualified to inspect electrical service and wiring, but the panel did appear to be very old and substandard.

In our opinion, this home has several areas that are not structurally sound. This includes the front porch floor and front porch roof as well as the entire 22 foot by 22 foot 1 story addition at the Northwest corner. Both areas are beyond repair and would require complete removal and replacement if this home is continued to be occupied.

Lack of maintenance has jeopardized the structure on the original 1 ½ story home. If this home is continued to be occupied as a code compliant residence, repairs would include at least the following:

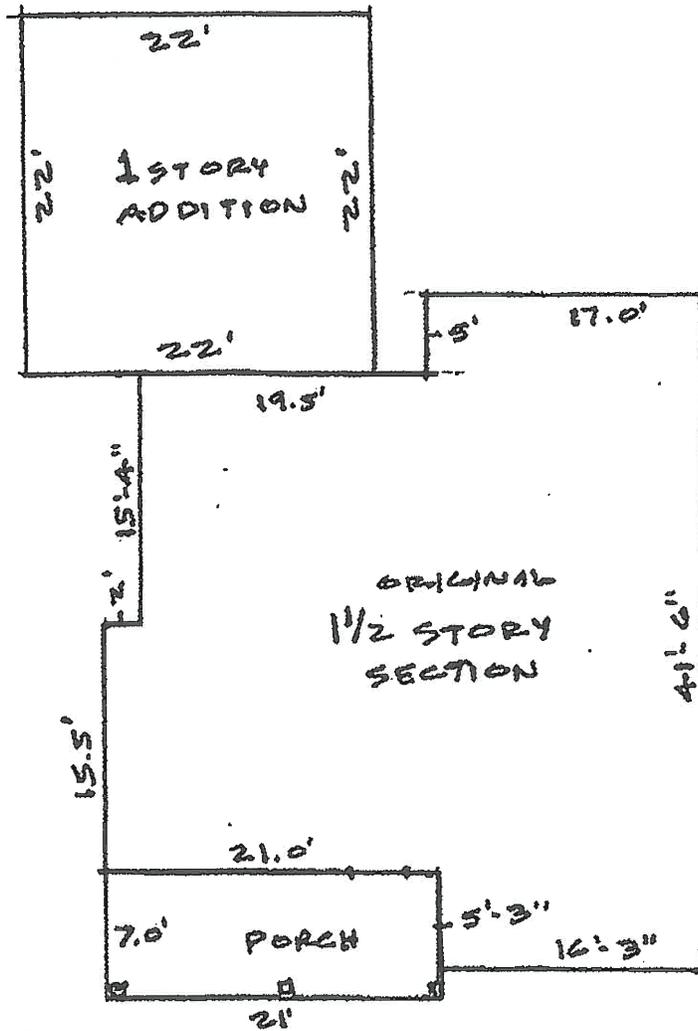
- a. Removal of all exterior siding. Installation of new exterior OSB sheathing, house wrap, and siding.
- b. Removal and replacement of windows.
- c. Removal and replacement of roof shingles including repair of roof sheathing.
- d. Installation of roof gutters and downspouts.

- e. Removal of finish floor coverings down to the original structural floor boards. Sanding and treatment of floors to remove pet odors. It is uncertain if pet odors can be removed without removing the floor boards and replacing with new plywood or OSB sheathing. New floor finishes would then be required throughout after repair or replacement of the subfloor.
- f. Additional floor beams supported by posts and piers would be required in the basement and crawl space under the over spanned floor joists as needed for code compliance.
- g. A new sump pit is needed in the basement for a sump pump. The existing pump was just placed on top of the basement floor.
- h. Existing basement stairs would need to be removed and replaced.
- i. Existing interior walls and ceilings could possibly be re-used if painted and repaired. However, these finishes may also need to be removed and replaced in order to insulate the exterior walls and for electrical and plumbing upgrades.

Please contact us if there are questions regarding this inspection and report.



Kevin B. Potter, P.E.



317 E. 10TH STREET
BLOOMINGTON, IN

DEMOLITION DELAY-16-26

Summary

Partial demolition.

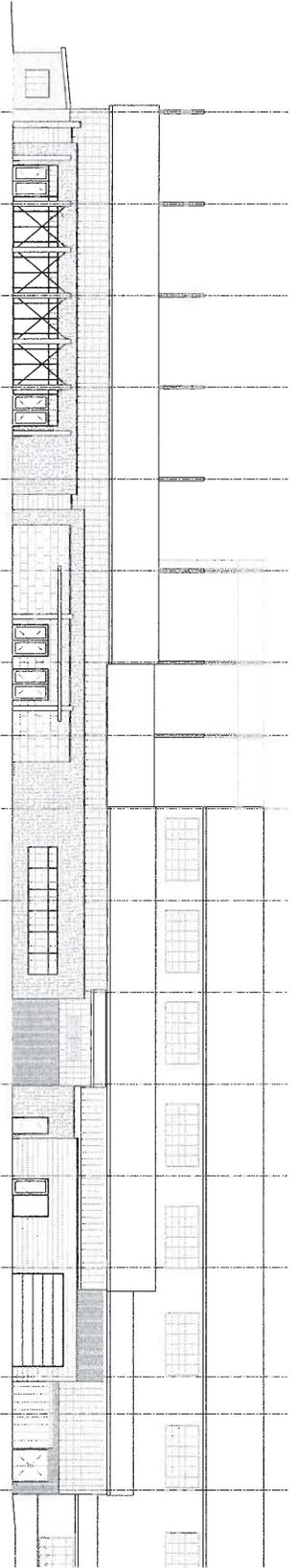
2600 W. Sunstone

Outstanding
Woolery Stone Company; c. 1928-1958, International style

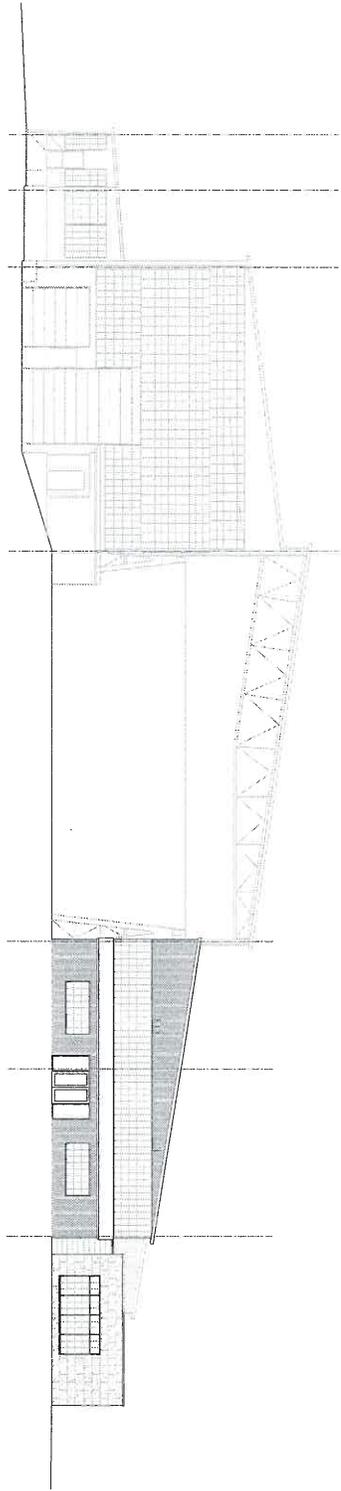
Survey #: 105-055-55001



This is an outstanding slightly altered international style mill in good condition. The mill building is a larger part of the multi-building Woolery Stone Company. The partial demolition being proposed is an addition to the north side, please see red box on the GIS image. The addition is set back from the front and also shorter than the historic building. While this is an outstanding example of a historic limestone mill and the site as a whole is largely unchanged since the date of construction, staff believes the addition will not change the rating and therefore recommends release of the permit.



4200 PROPOSED EAST ELEVATION
Scale: 3/8" = 1'-0"



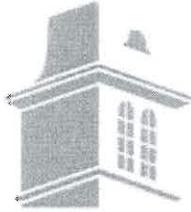
4200 PROPOSED SOUTH ELEVATION
Scale: 3/8" = 1'-0"



Design Number: **A200**
 Project Number: SC11 #XX-00X
 Proposed ELEVATIONS
 Sheet Title: PROPOSED ELEVATIONS
 Designed By: PAUL A. STRAUER
 Drawn By: PAUL A. STRAUER
 Checked By: PAUL A. STRAUER
 Date: 11/15/11
 Project: WOOLERY CONFERENCE & EVENT
 Location: BLOOMINGTON, INDIANA 47401
 Client: ONE WORLD ENTERPRISES
 Architect: STRAUER DESIGN + BUILD, LLC
 1100 W. WASHINGTON STREET, SUITE 200
 BLOOMINGTON, INDIANA 47401
 TEL: 317.344.1100
 FAX: 317.344.1101
 WWW.STRAUSERDESIGN.COM

ONE WORLD ENTERPRISES
WOOLERY CONFERENCE & EVENT
 Bloomington, Indiana

STRAUSER
 DESIGN + BUILD, LLC
 STRAUER DESIGN + BUILD, LLC
 1100 W. WASHINGTON STREET, SUITE 200
 BLOOMINGTON, INDIANA 47401
 TEL: 317.344.1100
 FAX: 317.344.1101
 WWW.STRAUSERDESIGN.COM



INDIANA LANDMARKS

Partners in Preservation National Register Program
--Application--

Fill application as requested. To check a box double click the box and select "checked" from the pop up menu.

Regional Office:	Central		
Date:	Aug 8, 2016		
Applicant:	Danielle Bachant-Bell, Lord & Bach Consulting		
Address:	605 West Allen Street, Bloomington, IN 47403		
Contact:	Danielle Bachant-Bell		
Phone:	(812) 336-6141	Fax:	Same
E-mail:	lordandbach@gmail.com		

Is consultant listed as a **Qualified Professional with the Indiana Division of Historic Preservation and Archaeology?** Yes No

Structure/District Name:	McDoel Historic District
Property Owner:	Various homeowners
Property Address:	Roughly bounded by a portion of South Madison Street to the east, West Wylie Street to the north, Clear Creek to the west, and West Allen Street to the south, in Bloomington, Indiana.
County:	Monroe
Project Description (purpose of request):	McDoel Historic District is a residential district of approximately 161 properties as identified by DHPA in the recently completed Indiana Historic Sites and Structures Report. Of these 128 properties were identified as contributing to the district.
For historic districts list:	
• Approximate number of resources	
• Type of district – residential/commercial	The purpose for seeking National Register district listing is to provide property owners access to the Indiana Residential Historic Rehabilitation Tax Credit and the Rehabilitation Investment Tax Credit. Though a primarily residential district, McDoel does contain a small number of commercial properties, most of which are in need of rehabilitation and reuse. The largest and most significant of these is the 1925/1965 McDoel Baptist Church building, now vacant and for sale. Additionally, access to grants for rehabilitation due to National Register listing may more readily attract a potential non-profit buyer for the building.

Amount Requested:	\$2,575	Total Project Cost:	\$4,250
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*PIP provides 50% of the cost of a National Register nomination up to \$1,500 for a single-site nomination. For a historic district nomination, we negotiate the funding amount based upon the size and complexity of the district. We also cover mileage, postage and photo printing expenses up to \$100. (PIP does not fund determinations of National Register eligibility.)

Specify amount of match:	\$1,675
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Past recipient of Partners in Preservation Fund? Yes No

If so, when?	2014, John and Malissa Koontz House; 2016, Shoals Historic District; Breezy Point Farm Historic District and Randall-Parker House are PIP projects remaining from prior to Indiana Landmarks program oversight.
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Please describe in previous experience with the National Register of Historic Places and nomination process.

<p>Applicant/Consultant has completed the following National Register nominations:</p> <p>Matthews Stone Company Historic District, Ellettsville, Monroe County, IN 14 contributing resources, 9 noncontributing resources; NR listed September 2013</p> <p>Millen-Chase-McCalla House (Topoligus Building), Bloomington, Monroe County, IN 1 contributing resource; NR listed March 2014</p> <p>The John F. and Malissa Koontz House, Monroe County, IN 2 contributing resources, 1 noncontributing resource; NR listed March 2014</p> <p>Shoals Historic District, Shoals, Martin County, IN 94 contributing resources, 44 noncontributing resources; scheduled for State Review Board agenda, October 2016</p> <p>Breezy Point Farm Historic District, Gosport, Monroe County, IN 10 contributing resources, 1 noncontributing resource; scheduled for Certified Local Government review, August 2016</p> <p>Applicant/Consultant is currently working on the following National Register nomination: Randall-Parker House, Bloomington, Monroe County, IN 3 contributing resources</p>
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List nomination's other funding sources (use attached page if necessary) including both potential and committed amounts:

Source:	Amount:	Committed:	Potential:
Consultant in-kind for grant and project preparation and reduced fee for nomination work	\$525	\$525	
Homeowner in-kind via copy editing services	\$150	\$150	
Bloomington Historic Preservation Commission match	\$1,000		\$1,000

Construction Date(s):	c.1835-c.1965	Architectural Style:	varied
Is it endangered?	Yes	<u>No</u>	
Source of threat:			
Other preservation efforts:	<ul style="list-style-type: none"> • Preservation Easements • Historic Preservation Fund Grant • Tax Credit Project • Rehabilitation Efforts • Local historic designation & preservation planning 		
	<p>McDoel Historic District as identified by DHPA is part of the larger local McDoel Gardens Historic District, elevated from Conservation District status in 2014. Changes in the district are reviewed by the Bloomington Historic Preservation Commission. While a number of properties in the district have been rehabilitated, much of this work occurred prior to 2008. Likewise, due to the limited nature of the Conservation District guidelines not all rehabilitations were undertaken in a historically sensitive manner. Access to tax credits would encourage additional rehabilitations more in keeping with the historic context of the properties and aid in continued revitalization of one of Bloomington's affordable income neighborhoods.</p>		
Survey Rating:	NR eligible		

Has property been determined eligible for the NRHP? Yes No

Attach copy of Determination of Eligibility from Indiana Division of Historic Preservation and Archaeology.

Located in a locally-designated historic district? Yes No

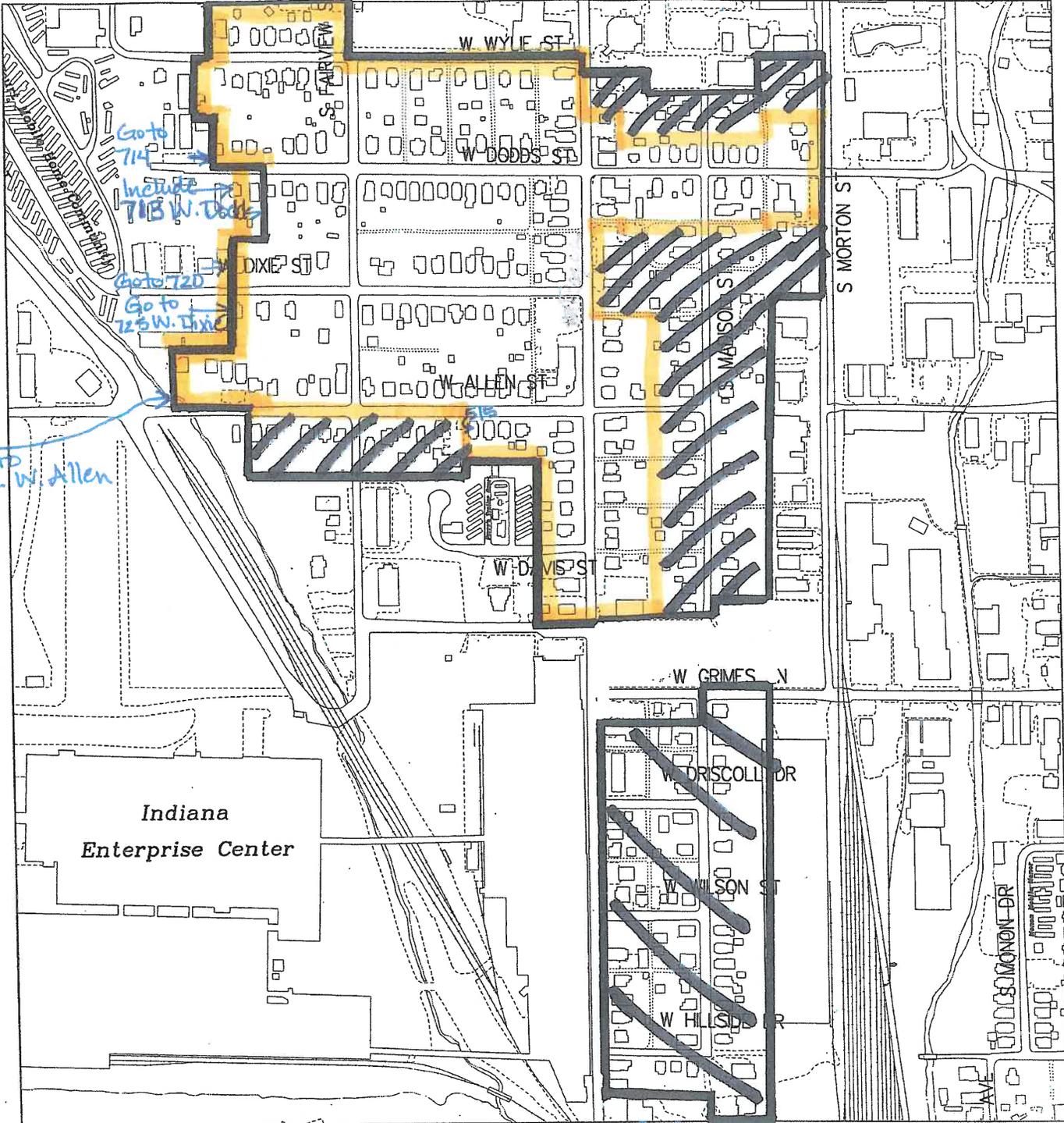
Current Use/Ownership:	Residences and very limited or vacant commercial.
Owner Contact Information: <i>(please attach owner consent form if different from applicant)</i>	Same
Consultant to Complete Study: <i>(if different from applicant)</i>	Same

Member of Indiana Landmarks? Yes No
 Affiliate Organization? Yes No

Applicant Signature:	
Regional Officer Signature:	

For Internal Use Only

Date Approved:	
Amount:	

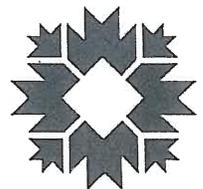


McDoel Historic District
 New
 2001

Orange shows revised boundary

City of Bloomington

By: hiestann
 5 Mar 01



Scale: 1" = 400'

For reference only; map information NOT warranted.