

Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday April 12, 2018
5:00 P.M.
Agenda (Amended)

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. March 22, 2018
- IV. CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 18-19

125 North College Avenue: Courthouse Square

Petitioner: Amy Miller, Wagner Signs

Amendment to approved COA 18-13: Installation of a non-illuminated metal composite painted letter sign on the North side of the building to match the design of the East façade sign. The proposed sign will replace the previously approved wall mounted sign.

Commission Review

A. COA 18-16 (cont. from last meeting)

917 West Howe Street: Greater Prospect Hill

Petitioner: Grey Larson and Cindy Kallet

Demolition of existing shed and construction of a new one with the same dimensions and design.

B. COA 18-18

421 South Highland Avenue: Elm Heights

Petitioner: Jeff Leisz

Replacement of damaged front steps with new limestone steps.

C. COA 18-20

329 ½ South Maple Street: Greater Prospect Hill

Petitioner: Chris Valliant

Removal of existing shed roof addition on the rear of the house and reframe a new rear addition with a gabled roof to match the pitch of the roof on the rest of the house.

V. DEMOLITION DELAY

Staff Review

A. Demo Delay 18-12

609 West 9th Street

Petitioner: Steve Mascari, Bookabee, LLC

Partial demolition – relocation and replacement of several windows, opening previously closed off front porch

Commission Review

A. Demo Delay 18-09 (cont. from last meeting)

717 North Maple Street

Petitioner: Michael Kee, on behalf of Richard Wells

Full demolition

B. Demo Delay 18-10

1209 West 2nd Street

Petitioner: Barre Klapper, Springpoint Architects

Full demolition

C. Demo Delay 18-11

726 West 6th Street

Petitioner: James McBee, MBC Construction Partial demolition – removal of chimney stacks

D. Demo Delay 18-12

722 East University Street

Petitioner: Faith Hawkins and Glenda Schulz

Partial demolition - rear addition

VI. NEW BUSINESS

A. Local Historic District Designation – 506 South High Street

B. Local Historic District Designation – 605 South Fess Street

VII. COURTESY REVIEW

VIII. OLD BUSINESS

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

- A.** Preservation Month Photo Contest
- B.** This Place Matters – website update
- C.** Rosemary Miller Lecture with Henry Glassie – May 4, 2018
- D.** Walking Tour with Jim Capshew – May 19, 2018

XII. ADJOURNMENT

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

Next meeting date is Thursday April 12, 2018 at 5:00 p.m. in the McCloskey Room

Posted: 4/5/2018

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday March 22, 2018
5:00 P.M.
MINUTES**

I. CALL TO ORDER

Chairman Jeff Goldin called meeting to order at 5:00pm.

II. ROLL CALL

Commissioners

Flavia Burrell – arrived at 5:04pm
Sam DeSollar
Jeff Goldin
Lee Sandweiss
John Saunders
Chris Sturbaum

Advisory

Duncan Campbell
Deb Hutton
Derek Richey

Staff

Daniel Bixler
Rachel Ellenson
Philippa Guthrie
Eric Sader
Jackie Scanlan

Guests

Alan Balkema
Brian Chelin
Margaret Contompasis
Jane Goodman
Dawn Gray
Robert Harman
Cindy Kallet
Michael Kee
Grey Larsen
David Markay
Roberta Pergher
Hannah Rea
Charles Reafsnyder
Mark Roseman
Jim Rosenbarger
Lucy Schaich

Jenny Southern
Chad Vencel
Thomas Westgard
Linda Williams
Ted Wininger
Loren Wood
Steve Wyatt
Jordan Yanke

III. APPROVAL OF MINUTES

A. March 08, 2018

Sam DeSollar made a motion to approve minutes. **John Saunders** seconded. **Motion carried 5/0/0 (Yes/No/Abstain).**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 18-15

400 N. Walnut Street: The Elks Lodge 446 LHD

Petitioner: Bloomington Elks Lodge #446

Replacement of broken window pane on the second floor with 1" thick insulated annealed glass pane to match existing windows non-original window panes.

Rachel Ellenson gave presentation. See packet for details.

Commission Review

A. COA 18-16

917 W. Howe Street: Greater Prospect Hill

Petitioner: Grey Larsen and Cindy Kallet

Demolition of an existing shed on the rear of the property and construction of a new shed with the same dimensions and design.

Petitioner arriving late. Hold discussion.

B. COA 18-17

512 S. Hawthorne Drive: Elm Heights

Petitioner: Barre Klapper, on behalf of Mark Roseman and Roberta Pergher

Replacement of existing screened porch on the rear of house with a new 2-car garage with storage bay and a new screened porch, deck and green roof above Replacement of the existing metal garage door in the original garage opening with a set of 3 patio doors.

Rachel Ellenson gave presentation. See packet for details.

Barre Klapper, representing the petitioner, anticipates an upgrade to hard surface for the shared drive (per Planning). Brick used will be complimentary to original bricks on the house.

Deb Hutton asked about an unused, unimproved alley to the back of property.

Derek Richey asked about neighborhood input.

Sam DeSollar had questions concerning the square footage of the lot. He also asked about the materials and designs for the north elevation.

Duncan Campbell asked Rachel about a staff comment on size. **Rachel Ellenson's** comment expressed an aesthetic alternative, not Department of Interior standards.

Jeff Goldin inquired if the two car garage was a deal-breaker for the owners. **Mark Roseman** said the 2 car garage was very important.

Chris Sturbaum encouraged the owners use heavy lattice and planter material for the side to mitigate the garage size. Also recommended gravel and working with neighbors. He would support the second garage.

Sam DeSollar asked for caveats that (1) the brick be brought in for staff approval, (2) if Planning determines the need for a railing, it is brought back for staff approval, and (3) a setback be included where there is only a line between the old and the new.

Duncan Campbell said it's a real improvement over what was there.

Jeff Goldin supports the setback caveat suggested.

Jenny Southern, Elm Heights Neighborhood, concerns about materials matching, coverage for mechanicals, and setback.

Sam DeSollar made a motion to approve **COA-18-17** with the caveat that brick choice is approved by staff and the south wall of addition be recessed to the north by 8" from drawing as shown. **Chris Sturbaum** seconded. **Motion carried 6/0/0.**

A. COA 18-16 (resumed upon arrival of petitioner)

917 W. Howe Street: Greater Prospect Hill

Petitioner: Grey Larsen and Cindy Kallet

Demolition of an existing shed on the rear of the property and construction of a new shed with the same dimensions and design.

Rachel Ellenson gave presentation. See packet for details.

Cindy Kallet, petitioner, considering transom window on the non-alley side. Considering a metal roof which would require coming back for approval. Presently structure is 4' from alley, should go for 6'.

Jackie Scanlon said they may need to have survey for structure to be moved. Must be rebuilt as is, anything else requires a variance.

Duncan Campbell asked about chimney and use. He also asked about how the structure is supported.

Cindy Kallet stated the chimney was for a stove that is no longer there. Structure is on piers, sills. **Duncan Campbell** said this could present problems.

Sam DeSollar explained the process to get a variance if you rebuild it. However, to keep it in place would not require a variance. More research is suggested.

Jeff Goldin clarified that more research will be conducted if motion is tabled.

Chris Sturbaum made a motion to table **COA-18-16** to the next meeting. **John Saunders** seconded. **Motion carried 6/0/0.**

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 18-05

711 North Lincoln Street

Petitioner: Chad Vencel

Partial demolition – installation of two top-hinged roof windows in the existing roof surface.

Rachel Ellenson gave presentation. See packet for details.

Sam DeSollar made a motion to release the permit for **711 N. Lincoln Street, Demo Delay 18-05**. **Chris Sturbaum** seconded. **Motion carried 6/0/0.**

B. Demo Delay 18-06

711 West 9th Street

Petitioner: Charles Reafsnyder

Full demolition.

Rachel Ellenson gave presentation. See packet for details.

Charles Reafsnyder, petitioner, wants to enlarge house by 200' and the basement 350' for his sons to live in the basement. Christine Matheu will be the architect.

Chris Sturbaum asked if the petitioner asked the architect about adding on to the back. **John Saunders** asked about expanding the upstairs.

Charles Reafsnyder expressed the view that he and his wife would age into the property. This would also allow them to walk out to garage. Neighbors have expressed some opposition.

Sam DeSollar said that the petitioner does not seem to have been too involved with the architect as of yet. Sam said that Christine Matheu is a very good architect. He encouraged the petitioner to work with her to see what options she could come up for achieving his goals

for expansion without destroying the historic feel and look of the property. The petitioner agreed that he could do that.

Chris Sturbaum made the case that this property is amazingly intact and to alter it would destroy the historic fabric of the neighborhood. He would not support release of the permit. He suggested the 90 day delay period should be invoked.

Derek Richey provided some of the historical detail for the property.

Sam DeSollar added that there are unexplored options being eliminated by full demolition.

Duncan Campbell noted that this is part of a National Historic District.

Alan Balkema, Near West Side Neighborhood Association, said the Association intends to initiate process for designation of neighborhood and requests the Commission respect the full delay period.

Margaret Contompasis, likes plan of not wanting a second floor. Notes he can't move garage door over.

Lucy Schaich, reading Karen Duffy's statement, asked that the Commission uphold the delay period.

Robert Harman supported the view to invoke the delay.

Chris Sturbaum, reading Sandi Clothier's statement, made the case for the historic significance of the property and the neighborhood.

Chris Sturbaum made a motion to institute the 90 day delay for **711 W. 9th Street, Demo Delay 18-06. John Saunders** seconded. **Motion carried 6/0/0.**

C. Demo Delay 18-07

506 South High Street

Petitioner: Jim Rosenbarger

Partial demolition – rear 1-storey addition.

Rachel Ellenson gave presentation. See packet for details.

Jim Rosenbarger stated that the owners would have no objection to designation in the future. However, they would appreciate input for the design. The plans would be for future development. Voluntary review requested.

Duncan Campbell complimented the attention to Secretary of Interior standards.

Chris Sturbaum agreed that this could be released and followed for designation on another track.

Lee Sandweiss stated this house deserves to be protected.

Sam DeSollar expressed that he was happy it was being kept up. Caveat that tile be stockpiled for repairs. Asked that he return to talk about railing and other details.

Jeff Goldin also supports releasing property and designation.

Chris Sturbaum made motion to release the permit for **506 S. High Street, Demo Delay 18-07**. **John Saunders** seconded. **Motion carried 6/0/0**.

Chris Sturbaum made the point that they could gather information and bring it to the next meeting concerning designation.

D. Demo Delay 18-08

605 South Fess Street

Petitioner: Jim Miller

Partial demolition – replacement of flat roof with a pitched roof.

Rachel Ellenson gave presentation. See packet for details.

Chris Sturbaum, John Saunders, Deb Hutton, Derek Richey, Lee Sandweiss, Sam DeSollar, Flavia Burrell and Jeff Goldin stated that they support designation.

John Saunders made a motion to prepare a formal report and put the property of the HPC agenda to be officially considered for local designation for **605 S. Fess Street, Demo Delay 18-08**. **Lee Sandweiss** seconded. **Motion carried 6/0/0**.

E. Demo Delay 18-09

717 North Maple Street

Petitioner: Michael Kee

Full demolition.

Rachel Ellenson gave presentation. See packet for details.

Michael Kee stated the house has been abandoned for decades.

Derek Richey noted that BRI has made overtures to purchase the property.

Steve Wyatt, BRI, said they still had an interest in the house, but the owner never gave any definitive answers to inquiries.

Jane Goodman, Maple Heights Neighborhood Association, has expressed interest in saving this house. The Association is interested in creating a Blair House Historic District, which would include this structure.

Lucy Schaich, neighbor, reiterated the view that this property has value. She made an impassioned call for saving this property.

Sam DeSollar reminded the neighbors that the move to designation needed to come from the community.

Duncan Campbell stated this is a clear example of demolition by neglect. He would support an individual designation for the property if the neighborhood could not summon the support for a district. **Flavia Burrell** concurred.

John Saunders made a motion to institute the 90 day delay and begin research on the property for designation for **717 North Maple Street, Demo Delay 18-09**. **Chris Sturbaum** seconded. **Motion carried 6/0/0**.

VI. NEW BUSINESS

Rachel Ellenson updated work on Preservation Month. IU historian will conduct walking tour of IU buildings. The County is interested in partnering on this. **Jordan Yanke**, intern with the County, was present. Photo-contest is in the Atrium throughout May. Display case of 200 years of Bloomington architecture. We need a guest for the Rosemary Miller lecture. Henry Glassie has been suggested. Duncan Campbell volunteered to help from the County, Lee Sandweiss will represent the BHPC.

VII. COURTESY REVIEW

NONE

VIII. OLD BUSINESS

NONE

IX. COMMISSIONER COMMENTS

NONE

X. PUBLIC COMMENTS

NONE

XI. ANNOUNCEMENTS

NONE

XII. ADJOURNMENT

Meeting was adjourned at 7:48pm.

SUMMARY

COA 18-19 (Staff Review)

125 North College Avenue: Courthouse Square
Petitioner: Amy Miller, Wagner Signs

Notable

IHSSI #: 105-055-23034

c. 1893



Background: The commercial building located at 125 North College Avenue is a notable, slightly altered Italianate storefront that was constructed c. 1893. It is located within the Courthouse Square Local Historic District, is located within the Courthouse Square Overlay, and is zoned CD-Commercial Downtown.

Request: Amendment to approved COA 18-13: Installation of a metal composite non-illuminated letter sign with a paint finish on the North side of the building to match the design of the East façade sign. The proposed sign will replace the previously approved wall mounted sign.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Courthouse Square Local Historic District Design Guidelines

4. Guidelines for Signage and Awnings

A. Signage General

15. Care should be taken with the attachment of signage to historic buildings.
16. The scale of signage should be in proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
17. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
18. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.
19. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.
20. Signage which is out of scale, boxy, or detracts from the historic façade is discouraged.
21. Care should be taken to conceal the mechanics of any kind from the public right of way.

B. Wall Signs

7. Building mounted signage should be of a scale and design so as not to compete with the building's historic character.
8. Wall signs should be located above storefront windows and below second story windows.
9. Signs in other location will be reviewed on a case-by-case basis.

Recommendations: Staff approved the installation of the new sign on April 2, 2018. Staff feels that the design of the sign is appropriate for the building and staff also approves of the sign being mounted to the existing wooden frame on the building. Staff is requiring the petitioner to come back for Commission review if both signs are going to be installed on the North side of the building because this amendment is for the replacement of the previously approved wall mounted sign on the North façade. Staff has also made the petitioner aware that any awning removal or addition will need Commission approval.

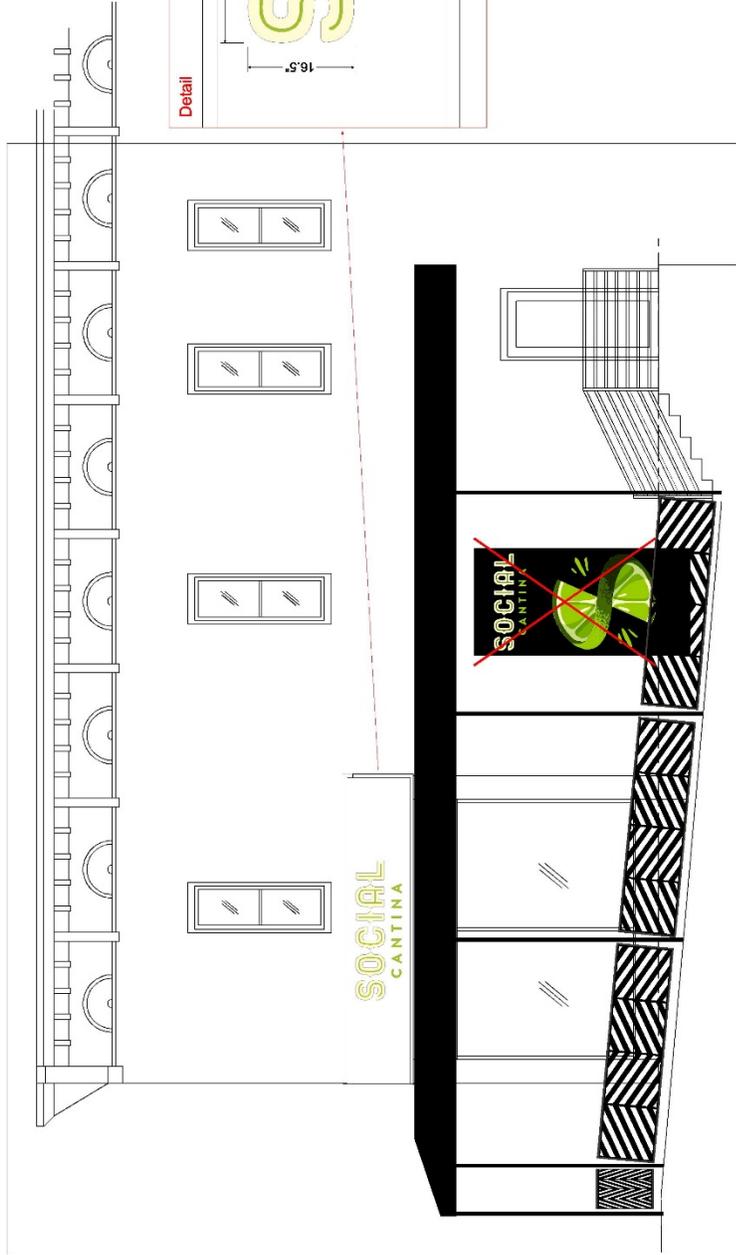
15585 - The Social Cantina - Dimensional Logo (2)

Date: 3/27/18



2802 E. Troy Ave.
Indianapolis, IN 46203
317-788-0202 (Office)
317-788-1579 (Fax)

DTF



Detail

16.5" 77" 52" 1.9"

NORTH FACING

Approved **X**: _____ | Date: _____

Artwork File Name: N:/New Data/2018/2-Feb18/Social Cantina - Exterior Signage.fs

All designs & proofs are property of Wagner Signs & are not to be posted, recreated, or duplicated without a written release. Client is responsible for approval of final design & specifications including accuracy of spelling, numerals & grammar, prior to production. Please note, the colors shown are only a close representation of the final product.

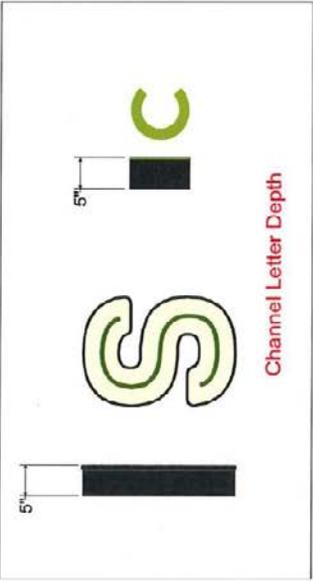
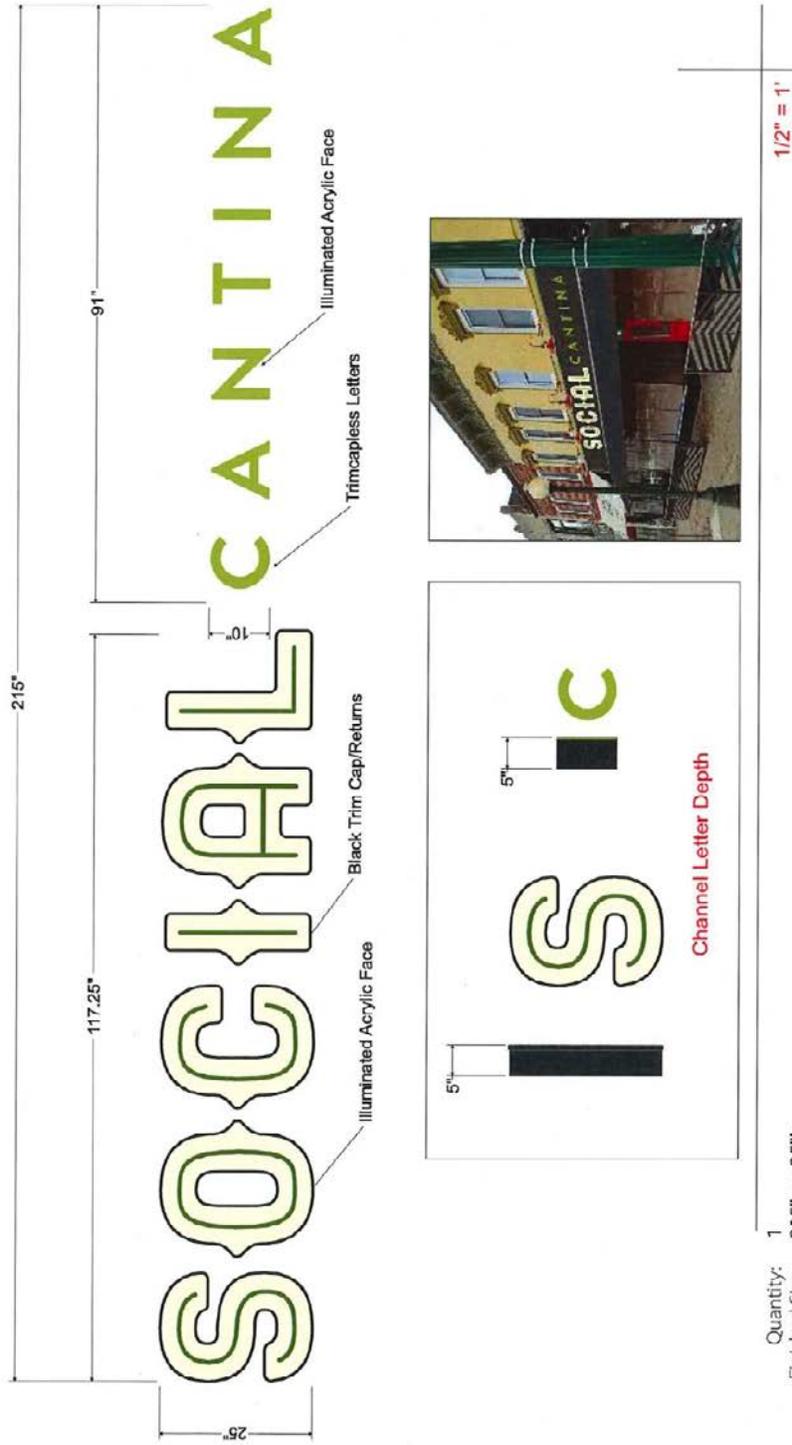
2602 E. Troy Ave.
 Indianapolis, IN 46203
 317-786-0202 (Office)
 317-788-1579 (Fax)



DTF

15375 - The Social Cantina : Illuminated Channel Letters (1)

Date: 2/23/17



- Quantity: 1
- Finished Size: 215"w x 25"h
- Product: Illuminated Channel Letters
- Trimcap / Returns: Black
- Sides: 1-sided
- Substrate: Translucent Acrylic Faces
- Mount: Stud Mount to Exterior Brick Facade

Sign Location: 125 North College Ave, Bloomington, IN 47403

All designs & proofs are property of Wagner Signs & are not to be posted, recreated, or duplicated without a written release. Client is responsible for approval of final design & specifications including accuracy of spelling, numerals & grammar, prior to production. Please note, the colors shown are only a close representation of the final product.

SUMMARY

COA 18-16 (cont. from last meeting)

917 West Howe Street: Greater Prospect Hill
Petitioner: Grey Larson and Cindy Kallet

Contributing

IHSSI #: 105-055-54163

c. 1905



Background: The building located at 917 W. Howe Street is a contributing, slightly altered pyramid roof cottage in good condition. It was constructed c. 1905 and is located in the Greater Prospect Hill Local Historic District. The property is zoned RC-Residential Core.

Request: Demolition of existing shed on the rear of the property and construction of a new shed with the same dimensions and design. Staff has been in contact with the petitioner regarding the type of proposed windows and doors, and the petitioner is proposing 2 vinyl double-hung windows to match the style of the house on the West side of the structure, one standard fiberglass door on the West side of the structure, and a pair of wooden double doors on the North side of the structure to match the existing door design. The existing chimney will not be replicated.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Greater Prospect Hill Local Historic District Design Guidelines

Criteria for Demolition

- The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.
- The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.
- The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.
- The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.
- With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The HPC may ask interested individuals or organizations for assistance in seeking alternative to demolition. The process for this is described in Title 8 "Historic Preservation and Protection."

Guidelines for New Construction

Accessory Structures

- All accessory structure greater than 80 square feet within the boundaries of the Greater Prospect Hill Historic District.
- Recommended: 1.) New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structure and of material consistent with the historic neighborhood pattern, 2.) New structures should be placed, where possible, in a subordinate position to the primary building on a lot.

Recommendations: Staff recommends approving the project. Staff feels that the construction of a new shed with the same design and dimensions is a good alternative to a prefab shed and the structural integrity of the existing shed appears to be too deteriorated in order to use the existing structure. Staff is supportive of the use of board and batten siding, along with a shingle roof to match the existing roof in form and material.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAR 07 2018

BY: RKE

Case Number: COA 18-116

Date Filed: 3/7/18

Scheduled for Hearing: march 22, 2018

Address of Historic Property: 917 W. Howe St., Bloomington, IN 47403

Petitioner's Name: Grey Larsen and Cindy Kallet

Petitioner's Address: 917 W. Howe St., Bloomington, IN 47403

Phone Number/e-mail: (812) 325-1501 cindy@cindykallet.com

Owner's Name: Grey Larsen + Cynthia Kallet

Owner's Address: 917 W. Howe St., Bloomington, IN 47403

Phone Number/e-mail: (812) 325-1501 / (812) 325-8337

cindy@cindykallet.com / grey@greylarsen.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 the Wednesday 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. 015-25520-00 Weavers Lot 14

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

We will be tearing down the existing structure and building a new one of the same dimensions and design. The setbacks from both alleyways are currently 4'. We propose to shift that to 6' in from each alleyway. (More is not possible due to the location of geothermal loops in the backyard.)

3. A description of the materials used.

Structure will be on a concrete tube foundation, with standard wood framing. It will have electricity but no plumbing, and will be unheated. The exterior will be board and batten with asphalt shingles or metal roofing.

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.

Monroe County, IN

917 W Howe ST, Bloomington, IN 47403-2236
53-08-05-111-011.000-009



shed

Parcel Information

Parcel Number: 53-08-05-111-011.000-009
Alt Parcel Number: 015-25520-00
Property Address: 917 W Howe ST
Bloomington, IN 47403-2236
Neighborhood: 1515 Trending 2006 - F/A
Property Class: 1 Family Dwell - Platted Lot
Owner Name: Larsen, Grey E. & Kallet, Cynthia
Owner Address: 917 W Howe St
Bloomington, IN 47403
Legal Description: 015-25520-00 Weavers Lot 14

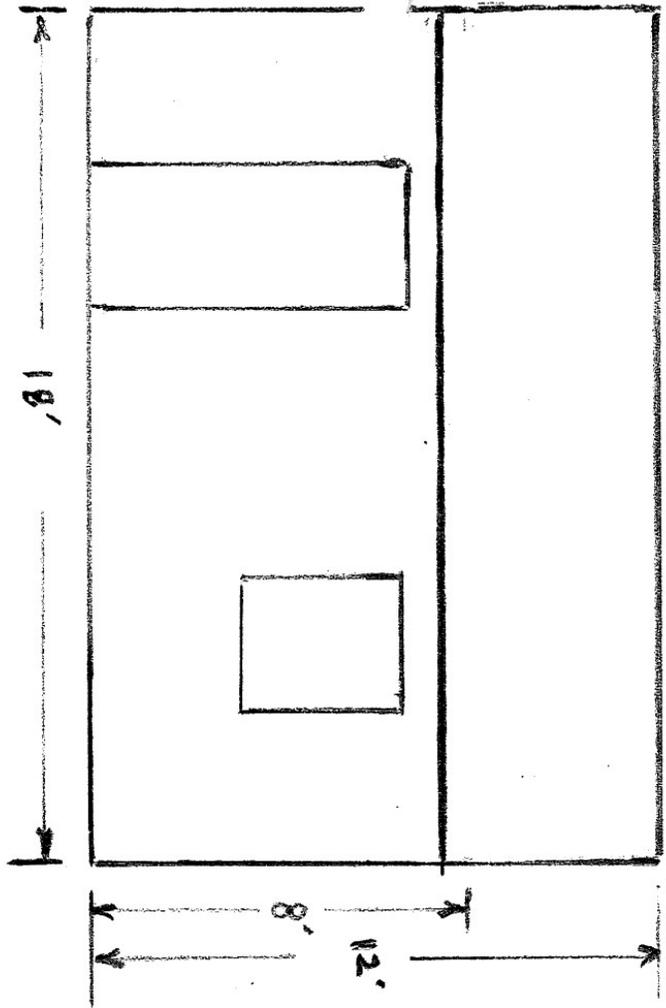
Taxing District

Township: PERRY TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

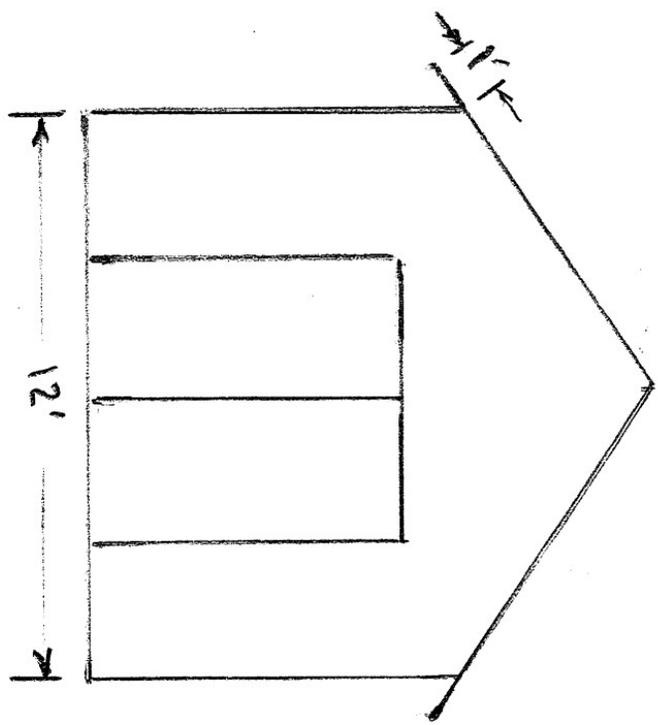
Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
F	None	62x132

TOOL SHED 917 W. HOWEST.
SCALE: 1' = 1/4"



216 sq. ft.



917 W. Howe St. Existing Shed



YARD VIEW LOOKING EAST

917 W. Howe St Existing Shed



from Church parking lot,
looking west

917 W. Howe St. Existing Shed



Looking North from Alley

917 W. Howe St. Existing shed



Looking South

917 W. Howe St. Existing shed

SUMMARY

COA 18-18

421 South Highland Avenue: Elm Heights
Petitioner: Jeff Leisz

Contributing

IHSSI #: 105-055-51237

c. 1930



Background: The house located at 421 South Highland Avenue is a severely altered bungalow in good condition that was constructed c. 1930. It is located within the Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Replacement of damaged front steps with new limestone steps and installation of new handrails.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Elm Heights Local Historic District Design Guidelines

4.2 Masonry

- Guidelines for Masonry
 - Retain masonry features and statuary that contributes to the historic character of a site. These include but are not restricted to structures, foundations, columns, arches, porches, decorative panels, patios, fenestration, balustrades, lintels, sills, key stones, spouts, brackets, flower boxes, steps, railings, copings, walks, retaining walls, birdbaths, benches urns, pots, sculptures, fountains, ponds, landscape edging, and barbeque grills.
 - Match mortar composition to historic construction and materials to prevent future damage to masonry or stone.
 - Retain and duplicate distinctive construction features and finish including bond and mortar patterns, width, profile, texture, and color.
 - Provide adequate drainage to prevent water from collecting around, behind, or under structures or features.

Recommendations: Staff recommends approving the project. Staff feels that the construction of the new steps will be more attractive to the house than the existing combination of limestone and concrete steps. Staff feels that the existing limestone blocks that make up the top portion of the steps could be reused because of their condition, but if this is not possible for the completion of the project, staff is supportive of new limestone being used.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAR 23 2018
BY: RKE

Case Number: COA 18-18

Date Filed: march 23, 2018

Scheduled for Hearing: April 12, 2018

Address of Historic Property: 431 South Highland Avenue, Blgth 47401

Petitioner's Name: Jeff Leisz

Petitioner's Address: 7001 South Ketcham Road, Blgth 47403

Phone Number/e-mail: 812-360-8309

Owner's Name: Jeff and Heidi Leisz

Owner's Address: 7001 South Ketcham Road, Blgth 47403

Phone Number/e-mail: 812-360-8309 heidi@leisz.com
jeff@leisz.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. 015-36520-00 Williams Pt Lots 9 & 10

2. A description of the nature of the proposed modifications or new construction:
Replacing damaged front steps.

3. A description of the materials used.
Limestone

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.

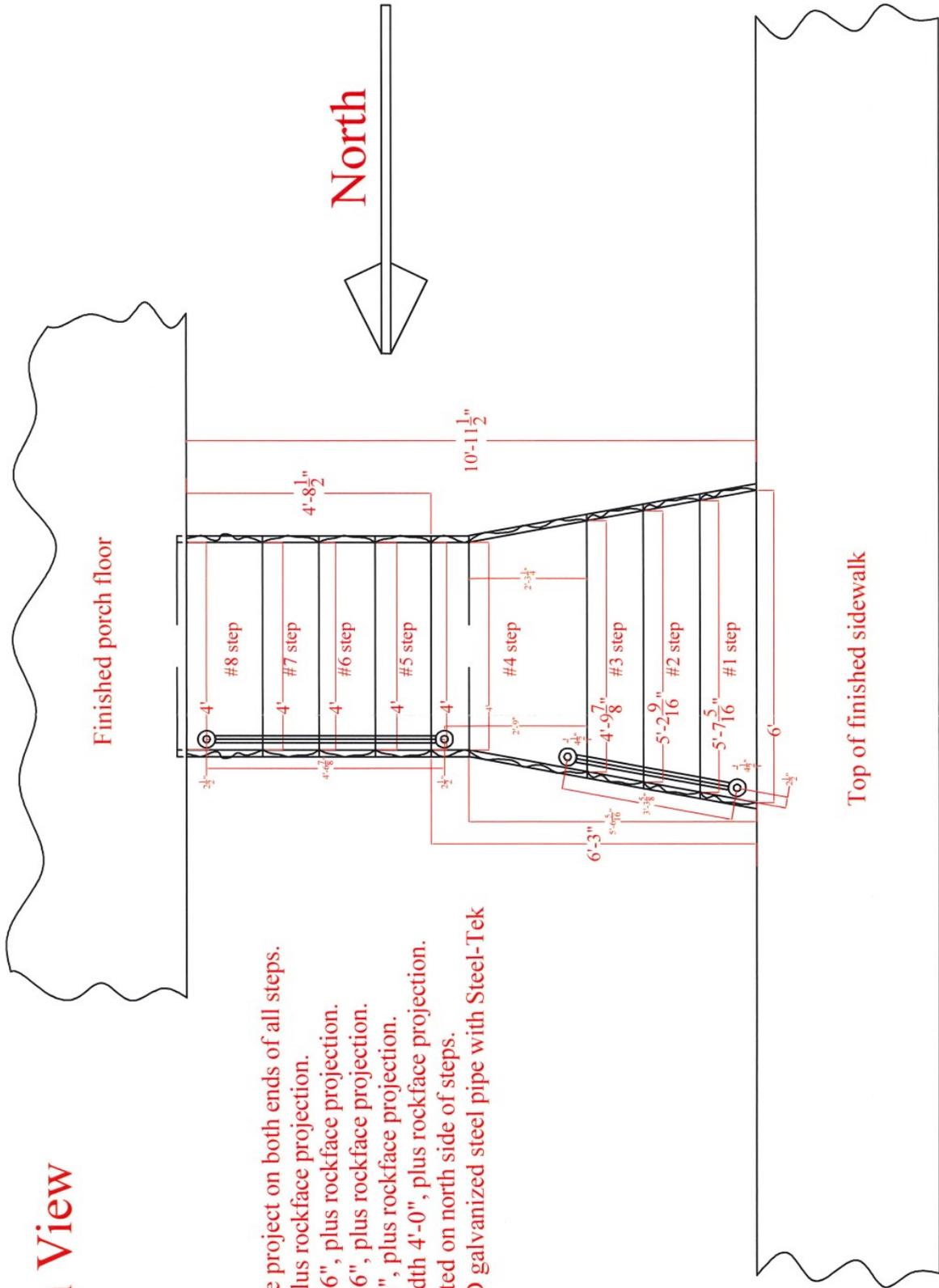
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.







Plan View



1. Typical: 1 1/2" rockface project on both ends of all steps.
2. Step 1 width 6'-0", plus rockface projection.
3. Step 2 width 5'-7 5/16", plus rockface projection.
4. Step 3 width 5'-2 9/16", plus rockface projection.
5. Step 4 width 4'-9 7/8", plus rockface projection.
6. Steps 5 through 8 width 4'-0", plus rockface projection.
7. Handrail to be mounted on north side of steps.
8. Handrail to 1.66" OD galvanized steel pipe with Steel-Tek connections.

Highland Avenue

SUMMARY

COA 18-20

329 ½ South Maple Street: Greater Prospect Hill
Petitioner: Chris Valliant

Contributing

IHSSI #: 105-055-54124

c. 1900



Background: The house located at 329 South Morton Street is a severely altered L-Plan Cottage in good condition that was constructed c. 1900. The house is located within the Greater Prospect Hill Local Historic District and is zoned RC-Residential Core.

Request: Removal of existing shed roof addition on the rear of the house and reframe a new rear addition with a gabled roof to match the pitch of the roof on the rest of the house.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Greater Prospect Hill Local Historic District Design Guidelines

Primary Structures

- **Materials – Recommended**
 - Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.
 - When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
 - Brick, limestone, clapboard, cement board, wood, shingles, stucco are all recommended materials.
- **Guidelines for Additions**
 - Additions Guidelines follow the New Construction Guidelines with the following exceptions:
 - **Materials Exception:** Use of materials currently on the existing structure can be continued on the Addition.
 - **Buildings Outline and Mass Exception:** Excessive impact to the public way façade should be discouraged.
 - **Fenestration Exception:** Increased design flexibility on non-public way façade may be considered.

Recommendations: Staff recommends approval of this project. Staff feels that the design of the new addition will be sympathetic to the overall massing of the house and will not detract from the overall historic integrity. The existing addition is not original and its replacement will have a dramatic impact on the overall structure. Staff is also supportive of this project because the addition will not be visible from a primary public right-of-way. Finally, Staff is supportive of the decision to use cement board siding on the new addition with the anticipation of future exterior work where the existing siding will be replaced with a more historically compatible material.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
APR 04 2018
BY: RILE

Case Number: COA 18 - 20

Date Filed: April 4, 2018

Scheduled for Hearing: April, 12, 2018

Address of Historic Property: 329 1/2 S. Maple St.

Petitioner's Name: CHRIS VALLANT

Petitioner's Address: P.O. Box 1731 Blgtn. 47402

Phone Number/e-mail: 812-320-2139 CHRIS.VALLANT23@comcast.net

Owner's Name: Spyridon + Niki STRATIGOS

Owner's Address: 2216 STATE FERRY RD. Salsberry IN 47459

Phone Number/e-mail: 812-345-0672 Nikiigerschoffer@hotmail.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. 015-61560-00 PROSPECT PARK 1ST LOT #5

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

Remove existing crappy shed roof Addition
To Rear (East side) of House, use existing
Foundation and reframe rear addition
with Gable Roof to match existing pitch
of house stepped down at lower elevation
Addition contains Bathroom

3. A description of the materials used.

Match existing Gable Roof Pitch - Asphalt Shingles
Install smooth Fibre cement Siding to match
original Lap Siding that is under Asphalt Siding
so that if future restoration work is done
this Addition will already MATCH

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.

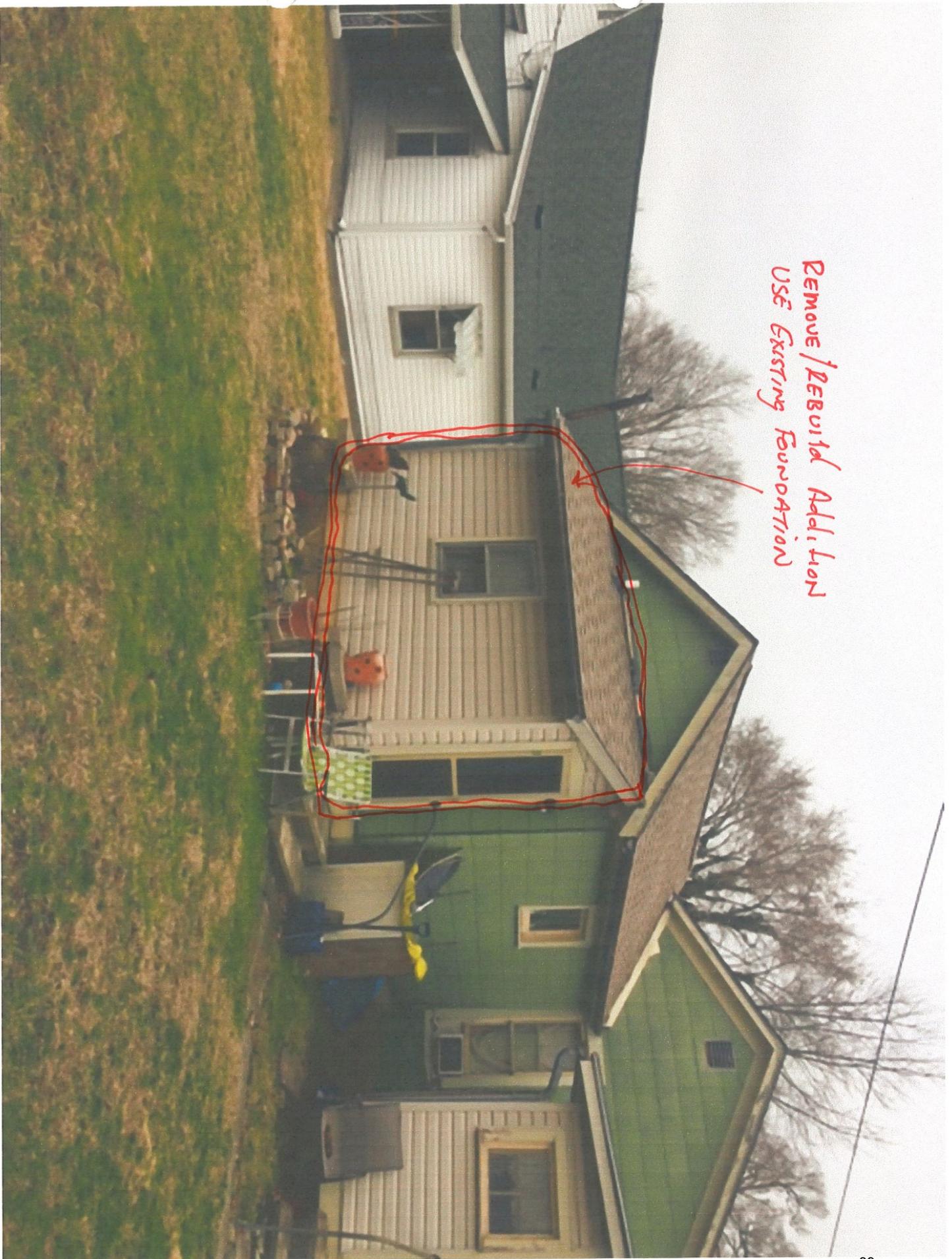
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



329 + 329 1/2 S. Maple FACADE

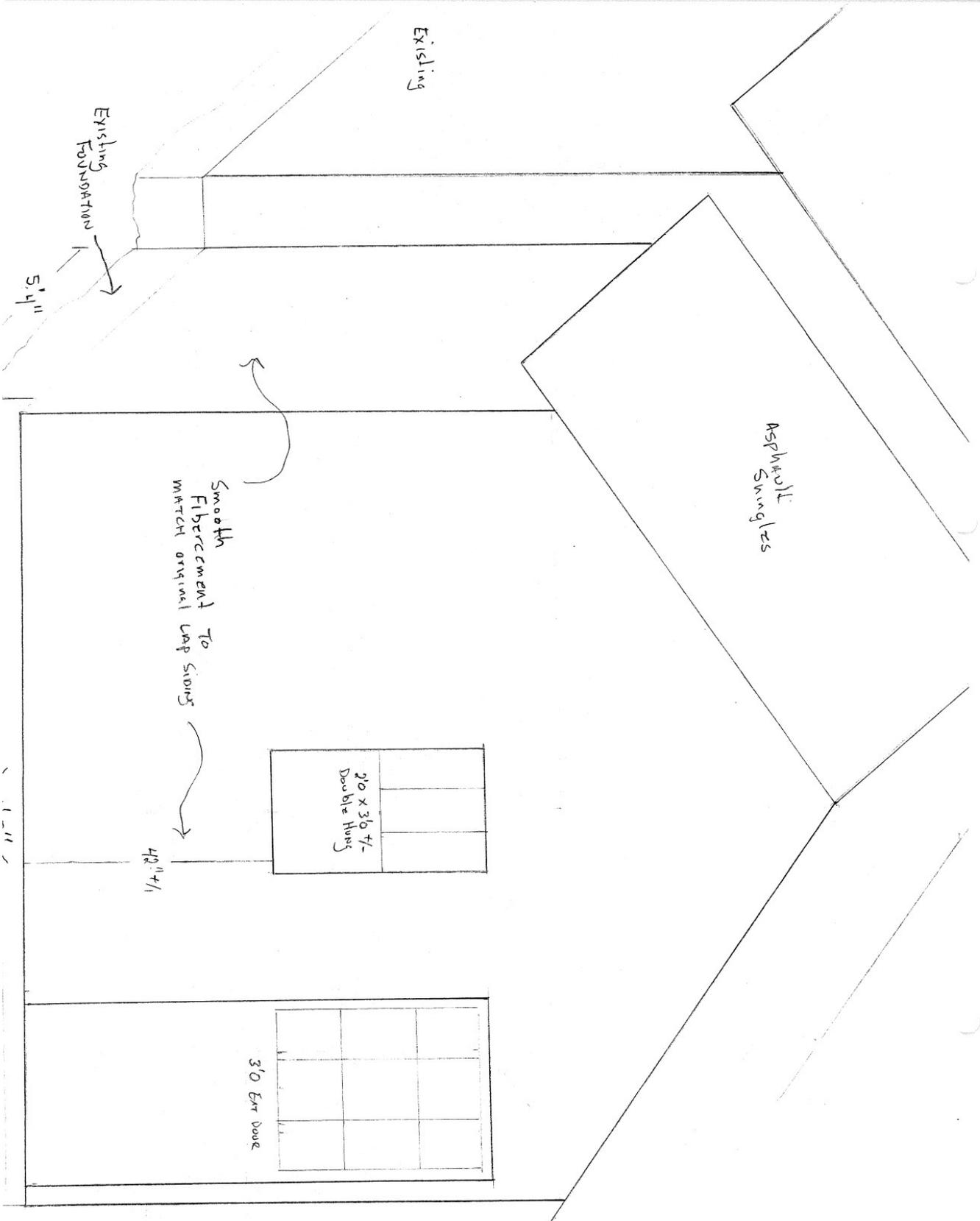
015-61560-00

Remove / Rebuild Addition
USE Existing Foundation



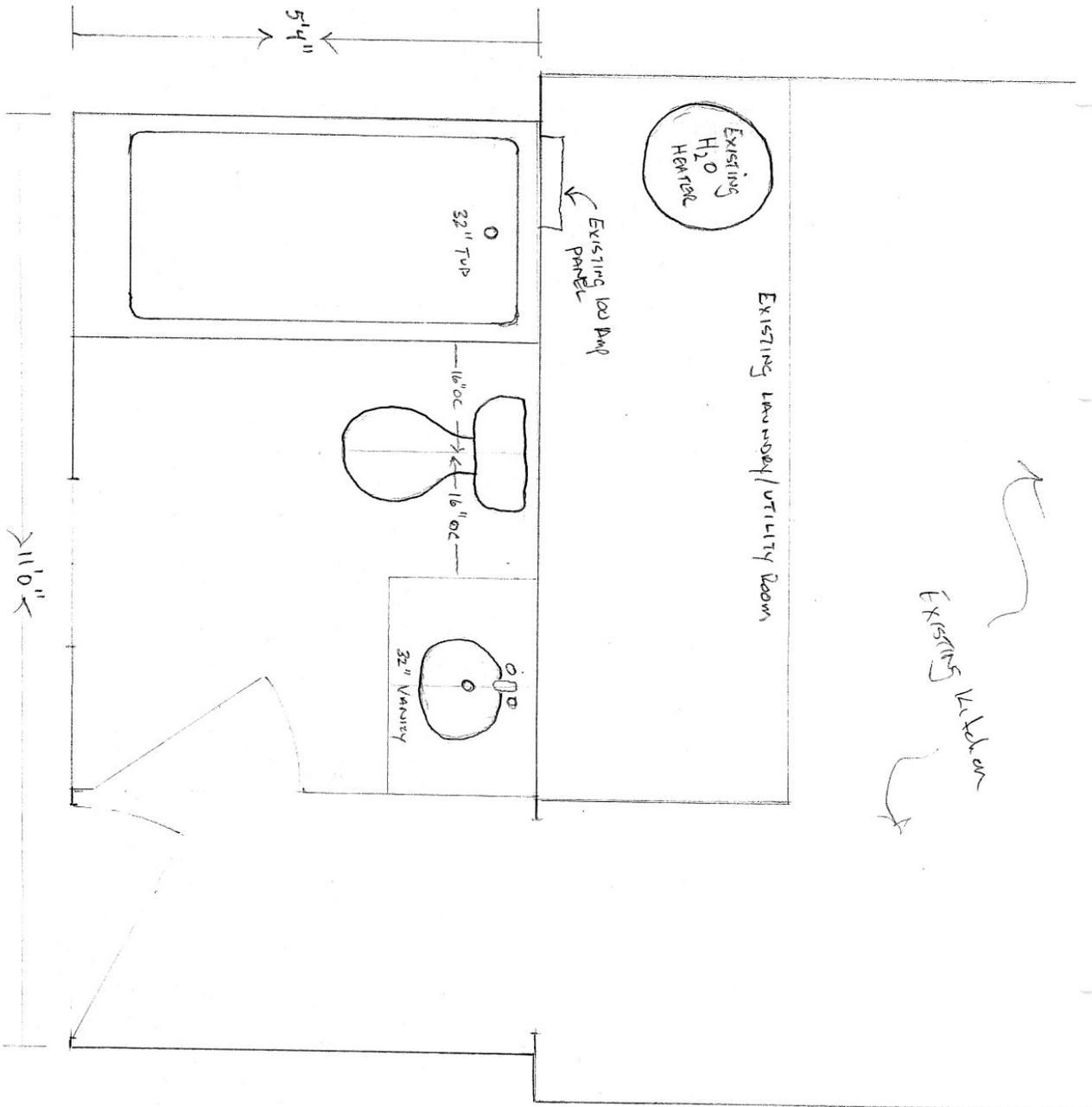
329 1/2 S. MAPLE
REAR EXISTING ADDITION

015-61560-00



53-08-05-107-001.000-009
 015-61560-00 Proposed FACILITY
 384 1/2 S MAPLE STREET 1905
 Proposed Addition on Existing
 FOUNDATION





EXISTING WINDOW



53-08-05-107-DD1.000-001
 015-61560-00 Request Park Lot 5
 329 1/2 S. Maple STEWART 405
 Proposed Addition on Existing
 Foundation

2-25-11
 1:32

SUMMARY

Demo Delay 18-12 (Staff Review)

609 West 9th Street
Petitioner: Steve Mascari, Bookabee, LLC

Non-Contributing

IHSSI #: 105-055-26131

c. 1930



Background: The house located at 609 West 9th Street is a severely altered bungalow in good condition that was constructed c. 1930. The house is located within the West Side National Register Historic District and is zoned RC-Residential Core. The house was listed as contributing on the 2001 SHAARD survey but has since been downgraded to non-contributing on the 2015 survey.

Request: Partial demolition – relocation and replacement of several windows on the West and East facades of the house. Opening the previously enclosed front porch and replacement of interior door with a window for when the porch is opened up.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit applications from the time it is forwarded to the Commission for review. Commission staff received the application on April 4, 2018. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff released the demo delay waiting period on April 5, 2018. Staff feels that the renovations to the exterior of the house will not detract from the historic integrity left in the structure and Staff does not feel that the house merits stand-alone designation due to the non-contributing rating on the 2015 survey.

SUMMARY

Demolition Delay 18-06 (Cont. from last meeting – 90 day waiting period)

711 West 9th Street
Petitioner: Charles Reafsnyder

Contributing

IHSSI #: 105-055-26004

c. 1925



Background: The house located at 711 W. 9th Street is a contributing bungalow in good condition. It was constructed c. 1925 and is zoned RC-Residential Core.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on March 1, 2018. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends continuing the demolition delay waiting period. Staff has been in contact with the Near West Side Neighborhood Association and there is substantial interest in designating a larger local historic district. If an application for the larger district is not received within the remaining amount of demolition delay time, Staff recommends releasing the demo delay waiting period because while the house certainly warrants inclusion in a larger district, Staff does not feel the structure warrants stand-alone designation.

SUMMARY

Demo Delay 18-09 (cont. from last meeting – 90 day waiting period)

717 North Maple Street
Petitioner: Michael Kee, on behalf of Richard Wells

No attribute data found



Background: The house located at 717 North Maple Street is a gabled-ell house that was constructed c. 1920. It is zoned RC-Residential Core.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit applications from the time it is forwarded to the Commission for review. Commission staff received the application on March 12, 2018. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends continuing the demolition delay waiting period. Staff has been in contact with the Maple Heights Neighborhood Association and there is substantial interest in designating a larger local historic district. If an application for the larger district is not received within the remaining amount of demolition delay time, Staff recommends releasing the demo delay waiting period because while the house certainly warrants inclusion in a larger district, Staff does not feel the structure warrants stand-alone designation.

SUMMARY

Demo Delay 18-10

1209 West 2nd Street
Petitioner: Barre Klapper, on behalf of Sprinpoint Architects

Notable

IHSSI #: 105-055-60807

c. 1940



Background: The house located at 1209 West 2nd Street is a notable, slightly-altered English Cottage in good condition. It was constructed c. 1940 and is zoned CA-Commercial Arterial.

Request: Full demolition of house and garage.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on March 19, 2018. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends a move for local historic designation. The house and garage are in almost perfect condition with only slight modifications from the house's original construction. The house has a substantial presence on the SW corner of W 2nd Street and S Patterson Drive, and if it were torn down, the historic integrity of this immediate area would be destroyed. Staff does acknowledge that the context of the area that the property and house are located in has changed dramatically and the property is the last non-commercial building at this intersection, so it would be logical to develop the property for commercial use. However, Staff cannot support a move for full demolition due to the historic integrity of the structure. Staff did not find that the house was associated with any significant people in Bloomington's history and it appears to have had only one owner prior to current owner, Omega Visions, LLC.

SUMMARY

Demo Delay 18-11

726 West 6th Street – Hendrix House
Petitioner: James McBee, on behalf of MBC Construction

Contributing

IHSSI #: 105-055-26169

c. 1875



Background: The house located at 726 West 6th Street is a slightly altered Greek Revival I-House that was constructed c. 1875. It is zoned RC-Residential Core.

Request: Partial demolition – removal of chimney stacks.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on April 2, 2018. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 30 days if necessary

for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends continuing the 90 day demo delay period because there is significant interest from the Near West Side Neighborhood Association to designate a larger local historic district in this area. Staff feels that the removal of the chimney stacks will detract from the overall historic integrity of the structure and will render the less readable as an I-House. This house is one of the oldest structures in this neighborhood and certainly warrants designation as part of a larger district. Staff was unable to adequately track the ownership of the house, and at this time, cannot say that the house warrants stand-alone designation for its relationship to influential people in the past.

SUMMARY

Demo Delay 18-12

722 East University Street
Petitioner: Faith Hawkins and Glenda Schulz

Outstanding

IHSSI #: 105-055-50012

c. 1930



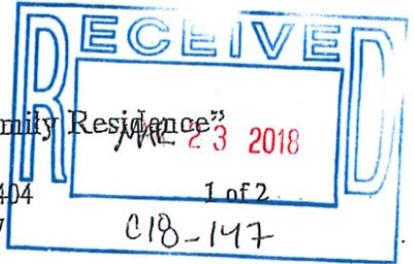
Background: The house located at 722 E. University Street is an unaltered California Bungalow in excellent condition that was constructed c. 1930. The property is zoned RC-Residential Core.

Request: Partial demolition – rear addition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on March 28, 2018. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends a move for local historic designation. Staff feels that the house merits stand-alone designation for its architectural integrity. However, Staff also believes that the addition on the rear of the structure will be minimally invasive, will not detract from the overall historic integrity of the structure and will not be visible from a public right of way. Staff is supportive of releasing the demolition delay waiting period if the petitioners are supportive of a move for local designation.

63293
BL
3-22-18



RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"
MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-08-04112 ^{-043.000-009} Subdivision Elm Heights Lot No. Allendale Lot 35
Project Address 722 East University St. City Bloomington, IN Zip Code 47401
Township Perry Section 4 Section No. _____

Property Owners Name Glenda M. Scholz & Faith K. Hawkins Phone No. 812-327-9793 (cell) 812-1304
Property Owners Address 722 East University St. City Bloomington, IN Zip Code 47401 ^{Home}

Applicants Name Glenda M. Scholz Phone No. 812-327-9793
Applicants Address 722 East University St. City Bloomington, IN Zip Code 47401

General Contractor Stumpner's Building Services Phone No. 812-327-0909

Please check applicable boxes and fill in blanks as required:

Proposed Work: New Construction Addition Remodel (area) Kitchen Other (explain) Adding a mudroom + closet to the back
Rental: Yes No Flood Plain: Yes No Sink Holes: Yes No Watershed: Yes No
Building use (i.e. personal residence, duplex, storage bldg., barn, garage, etc., (explain) Personal residence

Total number of bedrooms 4 Number of residential units _____ Estimated construction cost (census) \$95,000

Total Square Footage of proposed structure 358

First floor square footage _____ Garage/Carport square footage _____ Attached Detached
Second floor square footage _____ Covered Deck(s)/Porch(s) square footage 108 square feet
Third floor square footage _____ Other Floor square footage (explain) _____
Basement square footage _____ Grading area (area of soil disruption) _____
Elevated deck (>30") square footage 250 square feet

Driveway Permit No. _____ State of Indiana Monroe County City of Bloomington

Wastewater system to be connected to: City of Bloomington Sewer Other sanitary system

Septic System: Permit no. _____ Number of bedrooms on permit _____

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Signature of Applicant: Glenda M. Scholz Date: 3-22-2018

Email address gmscholz347@gmail.com 08/26/2016(B)ldg/Reviews/Forms

Demo Delay
Notable N-DI 0-15 Addition is 'partial demolition'

**susan
yeley**

interiors

BLOOMINGTON, INDIANA
812.331.7959
812.340.1389
susan@susanyeleyinteriors.com

PROJECT: KITCHEN
AND REAR ADDITION
CLIENT: 722

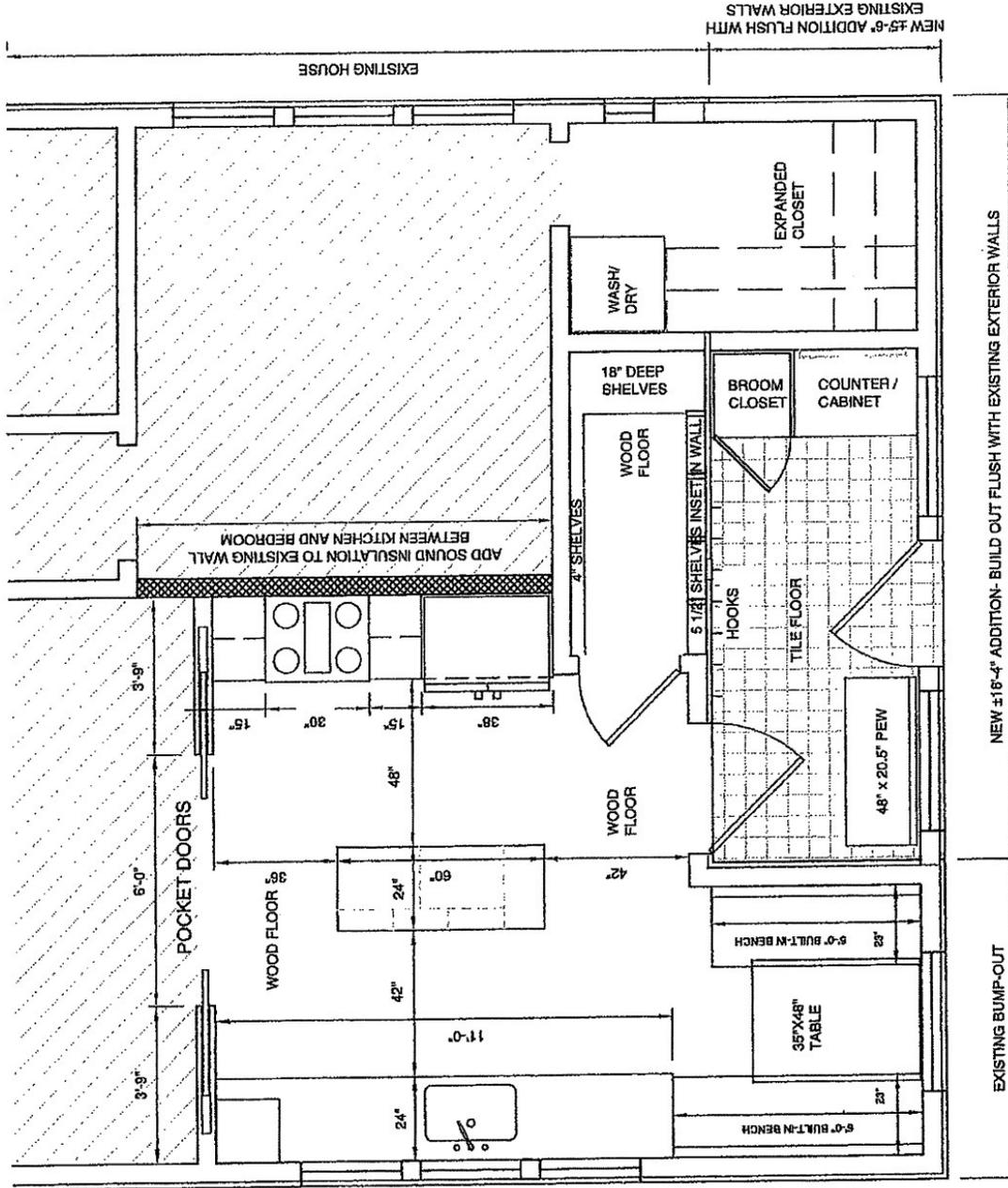
DATE: 2.16.2018

PLAN NORTH



FLOOR PLAN
SCALE: 1/4" = 1'-0"

A.2



A FLOORPLAN

SCALE: 1/4"=1'-0"

s u s a n
y e l e y

i n t e r i o r s

BLOOMINGTON, INDIANA
812.331.7959
812.340.1389
susan@susanyeleyinteriors.com

PROJECT: KITCHEN
AND REAR ADDITION
CLIENT: 722

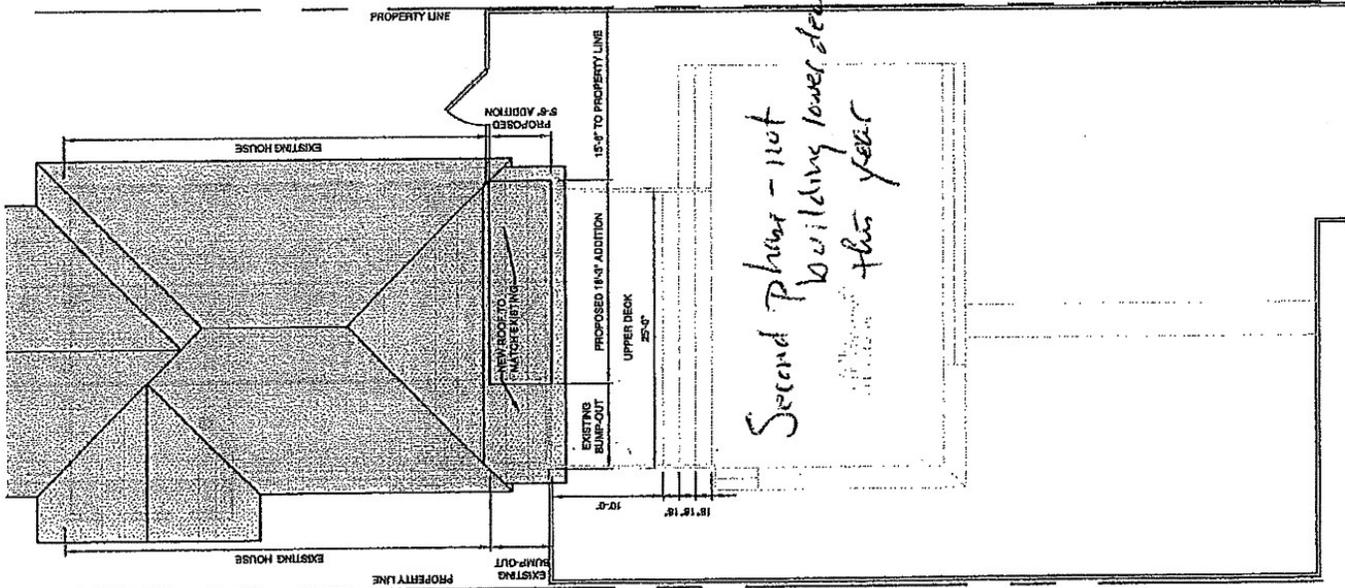
DATE: 2.13.2018

PLAN NORTH



SITE PLAN
SCALE: 1/16" = 1'-0"

S.1







Report of Proposed Local Designation

506 S. High Street (Ralph Rogers House)

Staff Report

Bloomington Historic Preservation Commission



The property at 506 South High Street qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1): a, (2): a and f.

(1) Historic:

- a. Has significant character, interest or value as part of the development, heritage, or cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state, or national history; or
- b. Is the site of a historic event; or
- c. Exemplifies the cultural, political, economic, social, or historical heritage of the community.

(2) Architecturally Worthy:

- a. Embodies distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Is the work of a design of such prominent that such work gains its value from the designer's reputation; or
- d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e. Contains any architectural style, detail, or other element in danger of being lost; or
- f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- g. Exemplifies the building environment in an era of historic characterized by a distractive architectural style.

This property is cited in the 2001 and 2015 survey of Historic Sites and Structures and is classified as "notable" in the 2001 survey and "outstanding" in the 2015 survey.

105-055-61361 c. 1917Residence, 506 South High Street; Dormer Front Bungalow

Legal Description: 015-46550-00 Kirkwood Heights Block 22

Ownership Timeline:

- 2013-present – David Mackay Revocable Living Trust
- 1988-2013 – David Mackay
- 1982-1988 – Ron Thompson (Tenant)
- 1982 – Douglas K. Ford (Tenant)
- 1981 – William W. Stai (Tenant)
- 1980 – Richard L. Hunter (Tenant)
- 1978-1979 – Rev. Richard G. Asp (Tenant)
- 1977 – Vacant
- 1926-1976 – Ralph Rogers
- Prior to 1926 – High Street unincorporated – record lost

Contributing Structures

- Ralph Rogers House
- Detached Garage

The Ralph Rogers House is a single family Dormer Front Bungalow that is located on the South side of High Street between E Hunter Avenue and E 2nd Street. The house was likely constructed c. 1917 and is mostly unaltered except for minor additions on the rear of the house. Most notably associated as the home of Ralph Rogers, owner of the Bloomington Crushed Stone Company, Mr. Rogers lived in the house for 50 years and maintained it in a nearly unaltered condition.

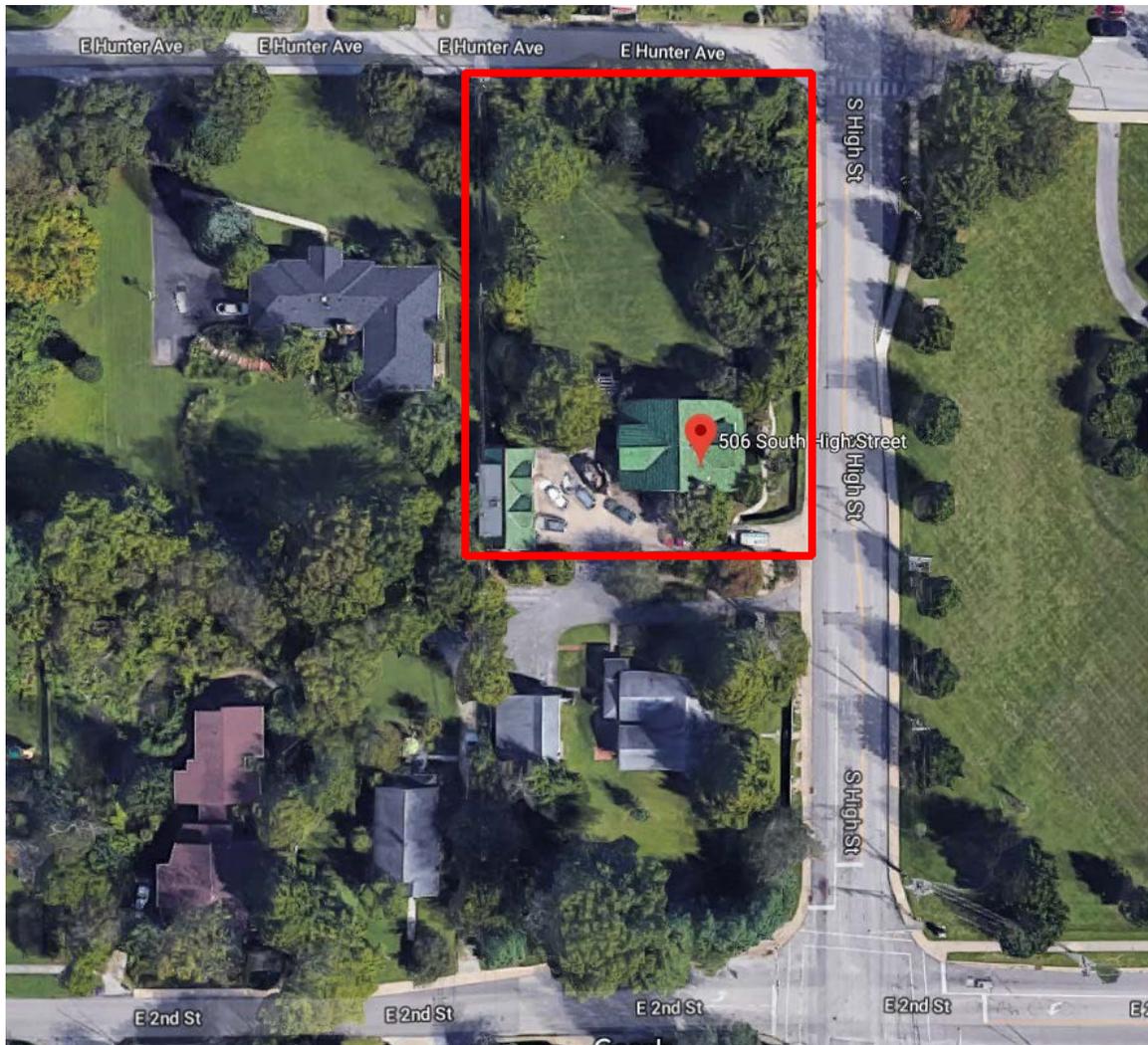


Figure 1. Aerial map showing location of the Ralph Rogers House between E 2nd Street and E Hunter Avenue.

The Ralph Rogers House is representative of Craftsman Bungalow architecture. This style is often identifiable by a low-pitched, gabled roof with wide, unenclosed eave overhangs, exposed roof rafters, false beams or braces added under the gables, porches, either full or partial width, with square columns that support the roof, and commonly one or one and one-half stories tall. The side-gabled roof subtype is found on approximately one-third of Craftsman houses in

America and is commonly found to have one and one-half stories with centered shed or gabled roof dormers and porches that are contained under the main roof, sometimes with a break in the slope. This subtype is most commonly found in Northeastern and Midwestern states.¹ The Craftsman style was the dominant style for smaller houses built throughout the country between 1905 and the early 1920's. The style originated in Southern California and spread across the country by pattern books and popular architectural magazines.²

Being one of the most prevalent house types in Bloomington, bungalow houses create a familiar atmosphere in the city but the Ralph Rogers House is anything but familiar. Set back from S Fess and concealed by trees and hedges, the house is not an overly noticeable feature on this block, but look closer and ornate features, elaborate roof dormers, and an unusual green tile roof makes up one of the most unique bungalow's in Bloomington. Keeping with the traditional elements of a side-gabled bungalow, the Ralph Rogers house is a one and one-half story brick house with a low-pitched roof and exposed rafter tails that extend over the front porch. One of the most notable features of the house are the symmetrical elaborate roof dormers on the front and back of the house with four 6 over 1 windows, decorative brackets under the gables, and unenclosed eave overhangs that extend beyond the walls of the dormers. The original 10 over 1 windows still frame the original front door under the porch roof, which is supported by square brick columns. Finally, the original carriage house is still found on the property behind the house and is designed with the same architectural style choices as the main house. It features two garage bays and two low-pitched roof dormers that face S High Street. The dormers are designed using the same style as those on the house with unenclosed eave overhangs and wooden brackets under the gables.

Although the house and garage are architecturally worthy of local designation in their own right, the house is also associated with Ralph Rogers, one of Bloomington's original self-made businessmen. Rogers was born in Monroe County, Indiana in 1889 and quit school when he was 16 to help support his mother and sisters after his father's death. He became involved in the stone crushing business where he worked various jobs but then opened his first quarry operation on S Adam Street when he went into a partnership with Harry Berry, one of Rogers' relatives on his mother's side, in the 1920's. The company became known as the Bloomington Crushed Stone Company and is still in operation today, but has since been renamed Rogers Group Inc. Eventually, the Bloomington Crushed Stone Company expanded its operations to include locations in Indiana, Kentucky, Tennessee, Alabama, Colorado, and Ohio. Notable projects that the company has been involved in include the construction of the atomic bomb plant in Oak Ridge, Tennessee in 1941 for the Manhattan Project, construction of the Bloomington Hospital in 1952, and the construction of facilities at RCA, Westinghouse, and Otis. Rogers also became involved with the U.R. Price and Company in Bloomington, a contracting company for concrete and road paving, until the 1950's. In his personal life, Rogers was a member of the First Christian Church, BPO Elks Lodge 446, Royal Order of Moose, Scottish Rite, York Rite, Blue

¹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 567.

² *Ibid.*, 568.

Lodge, and the Indiana Society of Chicago. Rogers retired in 1967 and passed away in 1976.² It is likely that he was the original owner and builder of the house at 506 S High, making him the longest owner and occupant of the property.

The side-gabled Craftsman Bungalow at 506 South High Street known as the Ralph Rogers House is a significant Bloomington landmark that exemplifies the care and attention to detail that went into Craftsman style houses from this time period. In an almost pristine condition and for its association with one of Bloomington's prominent businessmen, the house certainly merits local designation to ensure its protection in the future. Staff recommends approval of local historic designation of the Ralph Rogers House.

² Ralph Rogers Obituary – Monroe County History Center

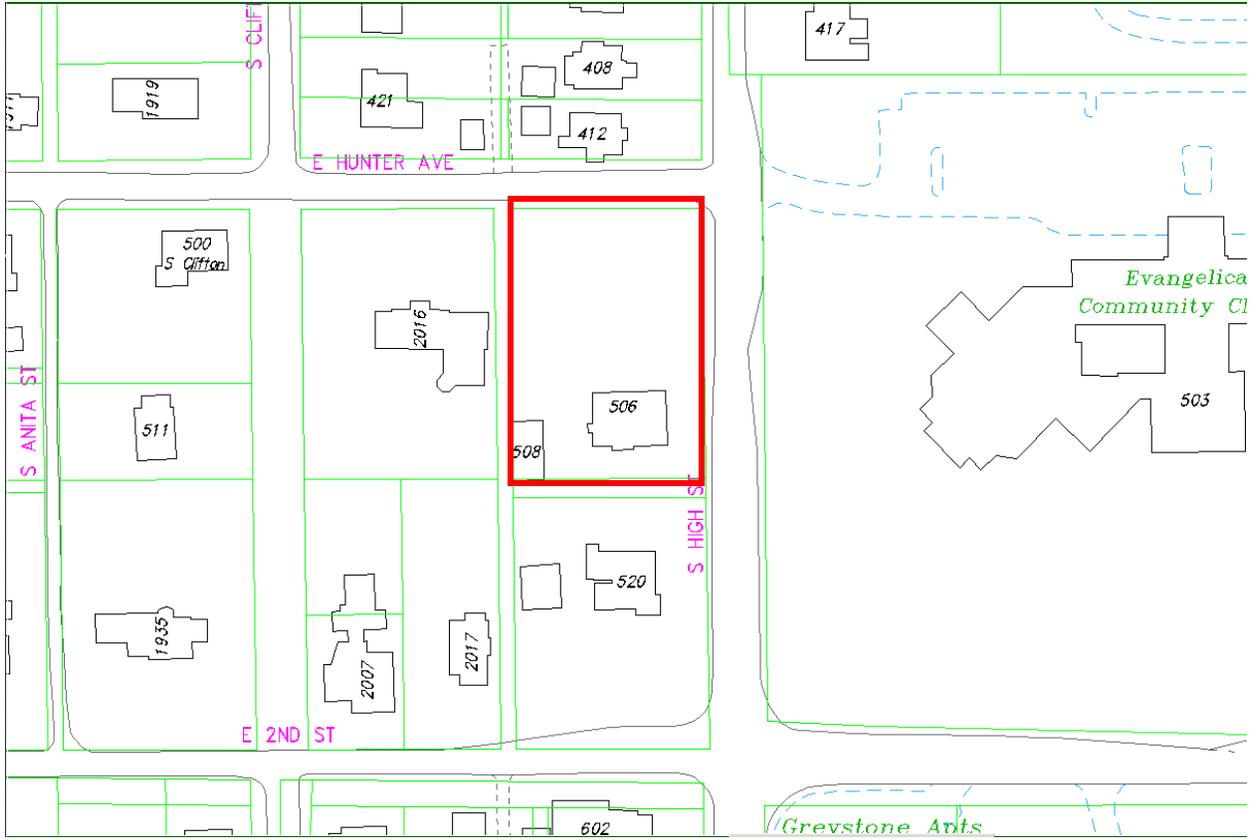


Figure 2. GIS/Zoning Map showing parcel boundaries of proposed district for 506 S. High Street.



East Elevation – Main façade



SE Elevation



Garage – East elevation



North elevation



SW corner of the house showing a glass block addition over the stairwell leading to the basement

Report of Proposed Local Designation

605 S. Fess Street (Willow Terrace Apartment Building)

Staff Report

Bloomington Historic Preservation Commission



The property at 605 South Fess Street qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1): a, (2): a, e, and f.

(1) Historic:

- a. Has significant character, interest or value as part of the development, heritage, or cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state, or national history; or
- b. Is the site of a historic event; or
- c. Exemplifies the cultural, political, economic, social, or historical heritage of the community.

(2) Architecturally Worthy:

- a. Embodies distinguishing characteristics of an architectural or engineering type; or

- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Is the work of a design of such prominence that such work gains its value from the designer's reputation; or
- d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e. Contains any architectural style, detail, or other element in danger of being lost; or
- f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- g. Exemplifies the building environment in an era of historic characterized by a distinctive architectural style.

This property is cited in the 2001 and 2015 survey of Historic Sites and Structures and is classified as "notable" on both.

105-055-49008 c. 1927 Apartments, 605 South Fess Street; Mission/Spanish Colonial Revival Architecture

Legal Description: 015-27730-00 Smith Lot 32

Ownership Timeline:

- 2007-present – Wininger Real Estate LLC
- 2005-2007 – Wininger/Truelock Real Estate
- 1995-2005 – Lucille Ellis Trustee
- ?-1995 – Lucille Ellis
- 1954-? – Julian K. and Byron D. Williams
- 1920-1954 – Berdelia K. and Oscar H. Williams, Willow Terrace Realty Co.
- 1903-1920 – Amos Hershey
- 1901-1903 – Hattie Smith Spratt
- 1901 – Laura J. Smith et al

Contributing Structures

- Willow Terrace Apartment Building

The Willow Terrace Apartment Building is a large, multi-story structure that is located on the Southwest corner of E 2nd Street and S Fess Avenue. The building was designed by Ross Caldwell, architect for the project, and constructed by George W. Caldwell, Ross' father and general contractor, both prominent contractors from Indianapolis, for the Willow Terrace Realty

Company. Caldwell’s father, George W. Caldwell, is well known for the construction of the Monroe County Courthouse in 1907 and West Baden Hotel in French Lick when he was a partner at Caldwell and Drake, a contracting company from Columbus, Indiana. The building was owned by Berdelia and Oscar Williams under the name Willow Terrace Realty Co. until 1954, when it was deeded to their sons, Julian and Byron. The building was constructed in 1927 based on local construction news releases and has undergone very few alterations since its construction.



Figure 1. Aerial map showing location of the Willow Terrace Apartment Building on the SE corner of E. 2nd Street and S. Fess Avenue.

The apartment building is representative of Spanish Colonial Revival architecture with a parapet roof and a faux clay tile roof overhanging the parapet. Spanish Colonial Revival architecture is

identifiable by a low-pitched roof, usually with little or no eave overhang, red tile roof covering, the wall extending into the gable without a break, one or more prominent arches above doors or principal windows, and the façade is normally asymmetrical. The flat roof subtype with a parapeted roof is found on about 10% of Spanish Colonial Revival houses in America. This subtype is characterized by a combination of one- and two-story units and narrow tile-covered shed roofs above entryways or projecting windows. Finally, this subtype is loosely based on flatroofed Spanish prototypes, resembling the Pueblo Revival house.³

Spanish Colonial Revival architecture is most prominent in the American Southwestern states, but even though landmark houses or structures are not common outside of this area of the county, scattered vernacular examples are found in suburban developments across the county. Prior to 1920, most structures of Hispanic precedent were based on the Spanish Mission style, but following the Panama-California Exposition in San Diego in 1915, architects became inspired by the elaborate Spanish prototypes found in other countries and a new wave of Spanish Colonial Revival architecture began to sweep across America.⁴

Although there are several outstanding examples of Spanish Colonial Revival architecture in Bloomington, this is the only example of a Spanish Colonial Revival apartment building in the city, making this a one-of-a-kind building. Commissioned by Oscar Williams and his wife, Berdelia, in 1927, the building was designed by Ross Caldwell and constructed by George W. Caldwell, a father and son architecture and construction business from Indianapolis. The twostory building featured twelve apartments with five bedrooms a piece, twelve garages, and a distinctive Spanish Colonial appearance by including parapeted walls, a clay tile faux roof on top of the parapets, and an asymmetrical massing. Although the superstructure is brick, the Spanish Colonial Revival appearance is still very prominent in the overall design of the building. Two shed roof clay tile-covered porches are found on the North face of the building, along with arched windows and circular insets in the gable parapets that create a vernacular cross shape in gables.

While the building is significant for its unique architectural style, there have been several prominent people involved with the construction of the apartment building as well as influential tenants who have called this building home. Most notably, George W. Caldwell was a prominent contractor based in Indianapolis at the time of the buildings construction who was the main contractor for the project. Caldwell, prior to moving to Indianapolis, was a co-owner of the Caldwell and Drake construction firm from Columbus, Indiana. Notable projects that Caldwell was involved in while working at Caldwell and Drake include the construction of the Monroe County Courthouse and the West Baden Hotel in French Lick, Indiana.⁵ George was born in

³ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 521-522.

⁴ *Ibid.*, 522.

⁵ Bachant-Bell, Danielle. "A Walk Through the Monroe County Courthouse: Historic Tour Guide No. 9." 2002.

⁴ Ancestry.com. "George W. Caldwell." 2018.

Delaware County, Ohio around 1860. His parents, James and Lydia Caldwell, had five children, one of whom was named Charles Caldwell and was the younger brother of George. To the best of Staff's knowledge and research, George, Charles, and George's son, Ross, all lived in Indianapolis during the time the Willow Terrace Apartment Building was constructed, but Ross and his father, George, were the architect and contractor for the project.⁴ Several Indianapolis news articles state that Charles was the contractor for the project, but no substantial evidence has been found to support this claim.

Outside of the Caldwell relationship to the building, Oscar Williams, one of the original owners of the building, was an Indiana University history professor from 1908-1915 and was born c. 1874, based on death records in the Monroe County IN death Index 1882-2014 that state he passed away in 1951.⁶ Oscar and his wife, Berdelia, briefly left Bloomington but returned around 1940 when they are listed as living at 609 South Fess Avenue until to 1950. Oscar published several books during his time at Indiana University, most notably, *History consultation service, designed to aid teachers in public schools* and *History of Indiana*, in 1915 and 1916, respectively.

Professor Ernest Hoffzimmer was also a prominent Indiana University Jacobs School of Music instructor associated with the Willow Terrace Apartment Building when he is listed as living there in 1929. Professor Hoffzimmer was born c. 1877 in Nordrhein-Westfalen, Germany and as a student, studied musical performance under Victor Staub and William Dayas of Cologne. Hoffzimmer taught at the Stern Conservatory in Berlin and the Dusseldorf Conservatory prior to immigrating to the US in 1927. He established himself as one of the Midwest's outstanding master teachers at Indiana University where he taught piano and keyboard technique. After retirement, Professor Hoffzimmer moved to California where he became head of the piano department at Southern California School of Music in Los Angeles. He passed away in 1957 and is buried in Forest Lawn Memorial Park in Glendale, California.⁷

The Willow Terrace Apartment building at 605 South Fess Avenue is a prominent local landmark that exemplifies Spanish Colonial Revival style and is associated with several prominent people in Bloomington's history. It has traditionally been an affordable housing option for students at Indiana University, but was also home to Professors. The building is at risk of continued loss of historic structural and decorative features if no action is taken to designate the property as a local historic district. Staff recommends approval of local historic designation of the Willow Terrace Apartment Building.

⁶ Ehman, Lee and Ben Williams. "Monroe County IN Death Records Index 1882-2016." 2017. <http://monroehistory.org/wp-content/uploads/2015/10/Compiled-death-indexes-with-preface-for-web-page-4-20171.pdf>.

⁷ The Trustees of Indiana University. "Ernest Hoffzimmer Scholarship Fund." 2018. <http://music.indiana.edu/giving/scholarships/scholarships-hoffzimmer.shtml>.



Figure 2. Taken around the time of construction. Note that most of the original features have been retained.⁸

⁸ Photo courtesy of Bill Coulter – Mathers Museum, Shaw Starks Collection 1973-11-0350.



Figure 3. GIS/Zoning Map showing parcel boundaries of proposed district for 605 S. Fess Street.



North Façade detail







• 605 G. Fico •

• please close
the door •







*Photo's courtesy of Jenny Southern