Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday February 13, 2020, 5:00 P.M.
AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. January 23, 2020 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 20-4
703 S. Woodlawn Avenue (Elm Heights Historic District)
Petitioner: Lyndsi Brown
Build deck between porch stoops and replace iron guard rails on stair step with cedar wood.

B. COA 20-5
412 E. 4th Street (Restaurant Row Historic District)
Petitioner: Shawn Eurton
Rebuild 2nd level entry stair & deck, raise stair roofing. Enlarge rear bedroom windows (2) to meet egress. Move rear window.

C. COA 20-6
1018 E. 1st Street (Elm Heights Historic District)
Petitioner: Barre Klapper
Demolish existing 1-car garage.

D. COA 20-7
1018 E. 1st Street (Elm Heights Historic District)
Petitioner: Barre Klapper
Build new wood frame garage.

V. DEMOLITION DELAY

Staff Review

A. Demo Delay 20-4
1000 S. Washington Street
Petitioner: Matt Murphy
Partial demolition

Commission Review

A. Demo Delay 19-25
414 E. 9th Street
Petitioner: David Kerber
Full demolition

B. Demo Delay 20-5
222 E. Smith Avenue
Petitioner: Mark and Tracy Rothrock
Full demolition

C. Demo Delay 20-6
3415 E. Adair Lane
Substantial demolition

VI. NEW BUSINESS

VII. OLD BUSINESS

A. Courtesy Review: Kiln Rehab Project, Lucas Brown
B. 2020 Preserving Historic Places Conference, South Bend, IN.
C. Restaurant Row Design Guidelines Discussion

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

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 February 27, 2020 at 5:00 P.M. in the McCloskey Room. **Posted:** 2/6/2020

Bloomington Historic Preservation Commission
Showers City Hall, McCloskey Room
Thursday January 23, 2020
MINUTES

Meeting was called to order by John Saunders @ 5:00 pm

ROLL CALL

Commissioners
Present
Sam DeSollar
Jeff Goldin
Deb Hutton
John Saunders
Lee Sandweiss
Chris Sturbaum

Absent
Doug Bruce
Susan Dyer

Advisory members
Present
Duncan Campbell
Ernesto Casteneda
Derek Richey

Absent
Jenny Southern

Staff
Conor Herterich, HAND
Eric Sader, HAND
Angela Van Rooy, HAND
Philippa Guthrie, Legal

Guests
David Kebber, DD 19-25
Carl Salzmann, 1114 N College
Mary Catherine Carmichael, Mayor's Office

APPROVAL OF MINUTES
Jeff Goldin made a motion to approve January 9th, 2020 minutes, **Deb Hutton** seconded.
Motion carried 6-0-0 (Yes-No-Abstain)

CERTIFICATES OF APPROPRIATENESS
Commission Review
A. COA 20-4—TABLED to February 13, 2020
703 S. Woodlawn Avenue (Elm Heights Historic District)
Petitioner: Lyndsi Brown
Build deck between porch stoops and replace iron guard rails on stair step with cedar wood

DEMOLITION DELAY
Commission Review
A. Demo-Delay 19-23
1109 N. College Avenue
Petitioner: NKS Development LLC
Full demolition

Conor Herterich gave a presentation. See packet for details. Staff recommends release of demolition delay.

Petitioner not present.

Commissioner Comments
There was general consensus that this house does not warrant individual designation, but that

owner should be encouraged to salvage original windows, doors, hardware, etc.

Derek Richey: 1970s re-zoning of this area as commercial was the beginning of the end for the neighborhood that once existed here. Few single-family homes remain.

Sam DeSollar made a motion to waive the demolition delay waiting period for **Demo Delay 19-23**, 1109 N College Avenue. **Chris Sturbaum** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

B. Demo-Delay 19-24
1116 N. College Avenue
Petitioner: N College 1116 LLC
Full demolition

Conor Herterich gave a presentation. See packet for details. Staff recommends release of demolition delay. Structure has sustained heavy fire damage.

Petitioner not present.

Commissioner Questions & Comments
Chris Sturbaum: This is in the same commercial corridor as DD 19-23. HPC has to know what to save and what to release.
Duncan Campbell: I am concerned about all of the demolition delays coming before the HPC. Peter Hamlin's response to a Limestone Post article 8-3-2016: "*Are Market Forces Ruining Bloomington's Sense of Place?*" says our challenge is to ensure that future development (in the face of macroeconomic trends) respects our legacy community assets. This structure (and others) may not be rated Contributing, thus leading Staff to recommend against designation, but they are part of the city's legacy. How do we get the developer community to respect this?
Chris Sturbaum: Development is like fire, it's a good thing as long as it's controlled. We're going to have to exercise a lot of judgement in determining what's worth saving and what's not.

Sam DeSollar made a motion to waive the demolition delay waiting period for **Demo Delay 19-24**, 1116 N College Avenue. **Deb Hutton** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

C. Demo-Delay 19-25
414 E. 9th Street
Petitioner: David Kebber
Full demolition

Conor Herterich: I reached out to Bill Coulter (via Derek Richey)—he said this could have been Nichols himself who designed this house, as he is known to have worked with Dr. Fred Prow. Staff and a few commissioners toured the structure looking for distinctive features/details indicative of Nichols' style. Unable to confirm any African American history or occupancy.
Derek Richey: Bill Coulter *suspects* this is a Nichols house. He built at least one house for Fred Prow. This funky house is Nichols' style.
Conor Herterich: It's original; hasn't been altered.
Sam DeSollar: Rafters, sub-surface drainage, and roof are shot, but a lot of the exterior details remain, original windows and doors, foundation is stable and in good repair. It's a solid house.

David Kebber, Petitioner: nothing to add

Commissioner Questions
Lee Sandweiss: What's around it? Are there other houses around it, or is this the last house

standing? Looks like a neighborhood to me.
Sam DeSollar: Have we exhausted resources to determine if it's a Nichols house?
Derek Richey: No, I've forwarded photos to Bill Coulter and Steve Wyatt, and am waiting to hear back from them.

Commissioner Comments
Jeff Goldin: This is in good condition, I would like to save it. I advocate waiting to hear all data, and putting it off to another meeting.
Chris Sturbaum: Owner was under the impression that he couldn't add on to the house. I told him HPC has approved additions to most historic houses. An addition would make this house more desirable as a student rental.
Ernesto Castenada: We should save this and promote a nice addition. We could help with that.
Deb Hutton/Lee Sandweiss: I advocate waiting for more info before making a decision.
Sam DeSollar: We just voted to allow demolition of three houses, one of which was in much better shape than this one. If it's not a Nichols house, we may not have an argument for historic preservation. I would support a variance to add rooms. Sadly this house is in the same situation as the last three houses we looked at.
Jeff Goldin: I would argue that the context makes this situation different than last DDs. It's in a neighborhood. **Sam DeSollar**: Agreed. I take that back.
Duncan Campbell: Staff recommendation is a little open ended for me. If you listed the architectural considerations and the historical criteria that you think are applicable and stated which are not met, it would be easier. Because we get to decide what the historical criteria are for designation and whether the structure is significant. The architecture is unique. This is clearly a significant building, whether it's a Nichols or not. Everything we protect doesn't have to meet its highest and best use in the community. We're not supposed to be engaged with the developer's criteria. If I were voting, I'd vote for designation now.
Derek Richey: I'm 100% with Duncan. This is a unique, amazing structure. We can be flexible about an addition on the back. I'll keep digging for info. It contributes to the neighborhood. It's well worth designation.
Deb Hutton: Even if it's not Nichols house, it is a Prow house.
Derek Richey: Prow was an important person in Bloomington society. He was president of a number of organizations and associations.
David Kebber, Petitioner: We can have the discussion to add an addition, though I don't know whether that would change our current position. It was purchased with that in mind.
Conor Herterich: After examining the house, and learning more, I wouldn't be so quick to release to demo delay. I'm happy to see the commissioners rally to want to save something. HPC has not designated a Contributing structure on its own, to my knowledge. You have to have a strong argument for designation to bring to Council.
Jeff Goldin: I would argue the rating.
Deb Hutton: Would improving the condition also improve the rating?
Conor Herterich: A home in very poor condition can cause a rating to be lower than it could be if the structure was in good condition.
Duncan Campbell: Surveyors sometimes don't have a lot of training. They have very little time to assess each structure. They're underpaid. They can miss things. If they say it's Contributing, it doesn't mean we can't say it's Notable.
Chris Sturbaum: We may be setting a precedent for how these houses will be treated in the future. We may have to add density in order to save these structures.

Jeff Goldin made a motion to table the discussion of **Demo Delay 19-25** to the February 13, 2020 meeting, **Deb Hutton** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

Additional Comment on **Demo-Delay 19-24**, 1116 N. College Avenue
Carl Salzmann, owner of 1114 N College: I want to compliment the Bloomington Fire

Department. They saved my law office next door. Homeless people started a fire in the second floor of the house to keep warm and it took off. My office cut off our electric and water where they had previously been accessing it, so they could no longer steal it.

NEW BUSINESS

A. Restaurant Row Design Guidelines

Conor Herterich: With the help of an intern, I have been working on these guidelines since summer 2019. A draft version is in the packet. HPC must eventually vote to approve these. Please give me feedback. I still have to talk to some of the business owners in the area.

Duncan Campbell: I suggest you put Restaurant Row guidelines on the agenda for the next meeting.
Conor Herterich: Agreed. RR Guidelines will be on the agenda for 2-13-20. Please read, get comments to me before the meeting, and be prepared to discuss.

B. Design Guidelines Committee for Near West Side Conservation District

Conor Herterich: We need to work on NWS guidelines. I would like 1-2 commissioners to help me, along with the neighborhood committee, to draft the guidelines. Derek Richey and Deb Hutton volunteered.
Conor Herterich: Maple Heights guidelines are nearly complete. I have provided my comments to the neighborhood. I will follow up to see if they are ready to present to the HPC. You will eventually vote to approve them.

OLD BUSINESS

COMMISSIONER COMMENTS

PUBLIC COMMENTS

ANNOUNCEMENTS

Gift for Conor and Amanda
Angela's last meeting. She has been promoted to Program Manager for Neighborhood Services. Eddie will be back at the next meeting.

ADJOURNMENT

Meeting adjourned by John Saunders at 5:57 p.m.

END OF MINUTES

COA: 20-4

Address: 703 S. Woodlawn

Petitioner: Lyndsi Brown

Parcel #: 53-08-04-110-002.000-009

Rating: Contributing **Structure**; Arts & Crafts Foursquare, c. 1920

Background: The petitioner completed the work without obtaining a COA which was brought to the attention of staff by neighborhood residents.

Request: Rebuild deck between porch stoops and replace iron guard rails on the stair step with wood.

Guidelines: Elm Heights Historic District Design Guidelines, pg. 22

1. Guard Rails: Guidelines for architectural metals state that the removal or replacement of the metal elements requires a COA and that substitute materials should only be considered if using the original material is not technically feasible.

Recommendation: Staff recommends partial approval of COA 20-4 with the following recommendations:

1. Staff recommends approval of the replacement of the wooden platform between the stoops. The guidelines do not address this kind of feature, it does not impact the historic character or materials of the building, and it can be removed in the future.
2. Staff recommends that the metal railings be reinstalled. Metal guardrails are a feature of the streetscape in this area. The guidelines state that the metal should be retained and repaired and if they have to be replaced they should be replaced in kind.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number:_____

Date Filed:_____

Scheduled for Hearing: _____

****

Address of Historic Property: 701/703 S Woodlawn

Petitioner's Name: Lyndsi Thompson

Petitioner's Address: 214 N Rogers Street 47404

Phone Number/e-mail: 812-360-1975 info@chickeringrentals.com

Owner's Name: John Simpson

Owner's Address: 533 N Lower Birdie Galyan 47408

Phone Number/e-mail: 812-327-0750 Winndixie808@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. 015-42030-00 Merkers Pt L12

2. A description of the nature of the proposed modifications or new construction:
The sewer line for this property collapsed causing sewage to back up into the yard and the basement. To replace the sewer line Riverway plumbing will need to escavate the yard and remove the thin peice of decking that connects the front porches of these units. We would like to replace this thing decking with a more modern deck lifted off the ground to reduce rot. We would also like permission to replace the iron handrails going down the front steps. They are loose and we are worried they are unstable.

3. A description of the materials used.

Cedar Wood, Treck Deck material. We would also like to paint the wood in the Sping with colors that are approved for this neighborhood.

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.

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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.

4.3 Architectural Metals

Architectural metals hold a significant place in the history of Elm Heights. Metals have been an integral part of the detailing and the surfacing of homes, street elements, and site features since the original development of the neighborhood. The shapes, textures, and detailing of these metals reflect the nature of their manufacture, whether wrought, cast, pressed, rolled, or extruded. Traditional architectural metals, as well as more contemporary metals, are found throughout Elm Heights. These include copper, tin, terneplate, cast iron, wrought iron, lead, brass, and aluminum.

Metals are commonly used for roofing and guttering applications, such as standing-seam roofs, flashing, gutters, downspouts, finials, cornices, copings, and crestings. Original copper guttering and steel windows retain the charm and maintain the historical character of our area. Other architectural elements, including storm doors, vents and grates, casement windows and industrial sash, railings, hardware, decorative features, and trim work, are often crafted or detailed in metal. These details make Elm Heights not only spectacular to look at but also unique in appearance. Architectural metals also appear throughout Elm Heights in the form of fences, gates, streetlights, signs, site lighting, statuary, fountains, and grates.

Our neighborhood is also home to three Lustron houses. These prefabricated, enameled steel homes were produced following World War II in an effort to reduce housing shortages due to the return of service personnel.

Preservation Goals for Architectural Metals

To retain and restore the original architectural metals of buildings and sites through repair, coating, and routine maintenance.

Things to Consider as You Plan

Preserving architectural metal surfaces and details requires routine maintenance and regular inspection to prevent their deterioration due to the elements or structural fatigue. Early detection of corrosion in metal surfaces is therefore essential to reduce costs. Maintaining a watertight paint film is critical to the life of metal details. The removal of all rust, followed by priming with a zinc-based primer or other rust inhibitor is an important first step. Copper and bronze surfaces should never be painted as they develop a characteristic patina over time. When corroded metals become fragile, coating with a rust converter may be the best solution to halting further damage. Unpainted soft metal elements like brass or bronze hardware may be protected from corrosion with a clear lacquer following a proper cleaning.

If a feature of a painted metal element, such as a decorative cornice, is missing or deteriorated, replacement in kind may not be feasible. In such a case, the replication of the detail in fiberglass, wood, or aluminum may be appropriate.

Asphalt products such as roofing tar can corrode metals and should never be used to patch flashing or other metal surfaces.

The care of metals can be a complicated and complex task. Consult with a specialist or the Historic Preservation Commission to best restore or maintain all metal features.

Guidelines for Architectural Metals

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item assist applicants with the COA process.

I. Removal, replacement, or restoration of existing architectural metal elements including roofing and gutter applications, steel windows, casement windows and industrial sash, storm doors, vents, grates, railings, fencing, and all decorative features of architectural metal elements that are integral components of the building or site and visible from the right-of-way.

- Replace missing elements based on accurate documentation of the original or use a compatible new design. Consider compatible substitute materials only if using the original material is not technically feasible.

II. Addition of permanent metal features including but not restricted to: buildings, roofs, doors, windows, trim, fencing, and other architectural elements.

- The installation of new metal garden artwork or decorative item(s) does not require a COA.

COA: 20-5

Address: 412 E. 4th Street

Petitioner: Shawn Eurton

Parcel #: 53-05-33-310-325.000-005

Rating: Contributing **Structure**; T-Plan Cottage c. 1880

Background: Property is zoned commercial downtown.

Request: Several alterations to convert upstairs to rental units,

1. Rebuild second level entry stair and deck. Deck will go from 6x6' to 8x8' and deck roof will be rebuilt 1' taller.
2. Replace existing vinyl windows with new vinyl windows and repair original double hung wood windows where they exist except on south elevation (rear).
3. On south elevation, replace pair of windows on southwest corner with larger casement window to meet egress, replace original double hung windows with vinyl, and move the 6/1 window that is currently in the center, several feet to the east to make room for new interior wall.

Guidelines: Restaurant Row Deign Guidelines under construction.

Staff recommendation on the next page ⟶

COA: 20-5

Recommendation: Staff recommends approval of COA 20-5 with the following conclusions:

1. Staff recommends approval of items 1 & 2. These involve rebuilding or replacing existing building features in kind. The slight enlargement of the stair will have a minimal visual impact.
2. Part of the character of the district is the unique adaptation of the buildings to meet commercial needs. Staff finds that the height, form, and roof shapes of the buildings combined with architectural elements found on the facades facing 4th Street contribute most to the unique character of the district. Altering features on the rear façade of buildings in the district does not detract from the unique character of Restaurant Row. Therefore, staff supports replacing the windows on the south elevation with larger casement style windows to meet egress; replacing the two double hung windows with vinyl, and moving the 6/1 window.

herteric@bloomington.in.gov

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-5

Date Filed: 1-24-20

Scheduled for Hearing: 2-13-2020

****

Address of Historic Property: 412 E. 4th Street

Petitioner's Name: Shawn Eurton | 4th Street Properties

Petitioner's Address: 4848 S. Walnut Pike Blmgt. IN 47401

Phone Number/e-mail: 812-322-7303 | seurton3@gmail.com

Owner's Name: Same

Owner's Address:

Phone Number/e-mail:

Instructions to Petitioners

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Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **"Complete Application"** consists of the following:

1. A legal description of the lot. _____

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

(1) Replace 2nd level Entry Stairs and Deck
(2) Raise Existing Stair Deck Roofing 1ft
(3) Replace Existing Vinyl Windows on 2nd level @ 9
(4) Replace (Bed 1 Windows) (2) Egress & (2) Double Hung
(5) Remove/Move &/or Replace Bath 1 Window

3. A description of the materials used.

(1) Midway Vinyl Windows

(2)

(3) Staircase = Wood, match current in design.

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.

Hopkins Appraisal Services, LLC

Commercial, Industrial, Agricultural

Appraisal Report

412 E. 4th Street
Bloomington, IN

Effective Date
As Is: July 16, 2019
As Complete: January 16, 2020

Date Report Prepared
September 26, 2019

Requested by & Prepared For:

German American Bank
711 Main Street
Jasper, IN 47546
Attn: Dorothy Mendel, Loan Operations

Prepared By

Benjamin L. Hopkins, MAI, ASA, IFAS
Indiana Certified General Appraiser
#CG40700560

Hopkins Appraisal Services, LLC

www.hopkinsappraisalservice.com
blhopkins@gmail.com

205 North College Avenue, Suite 610
Bloomington, IN 47404
(812) 822-3338

Hopkins Appraisal Services, LLC

Commercial, Industrial, Agricultural

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Commercial, Industrial, Agricultural

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412 E. 4th Street
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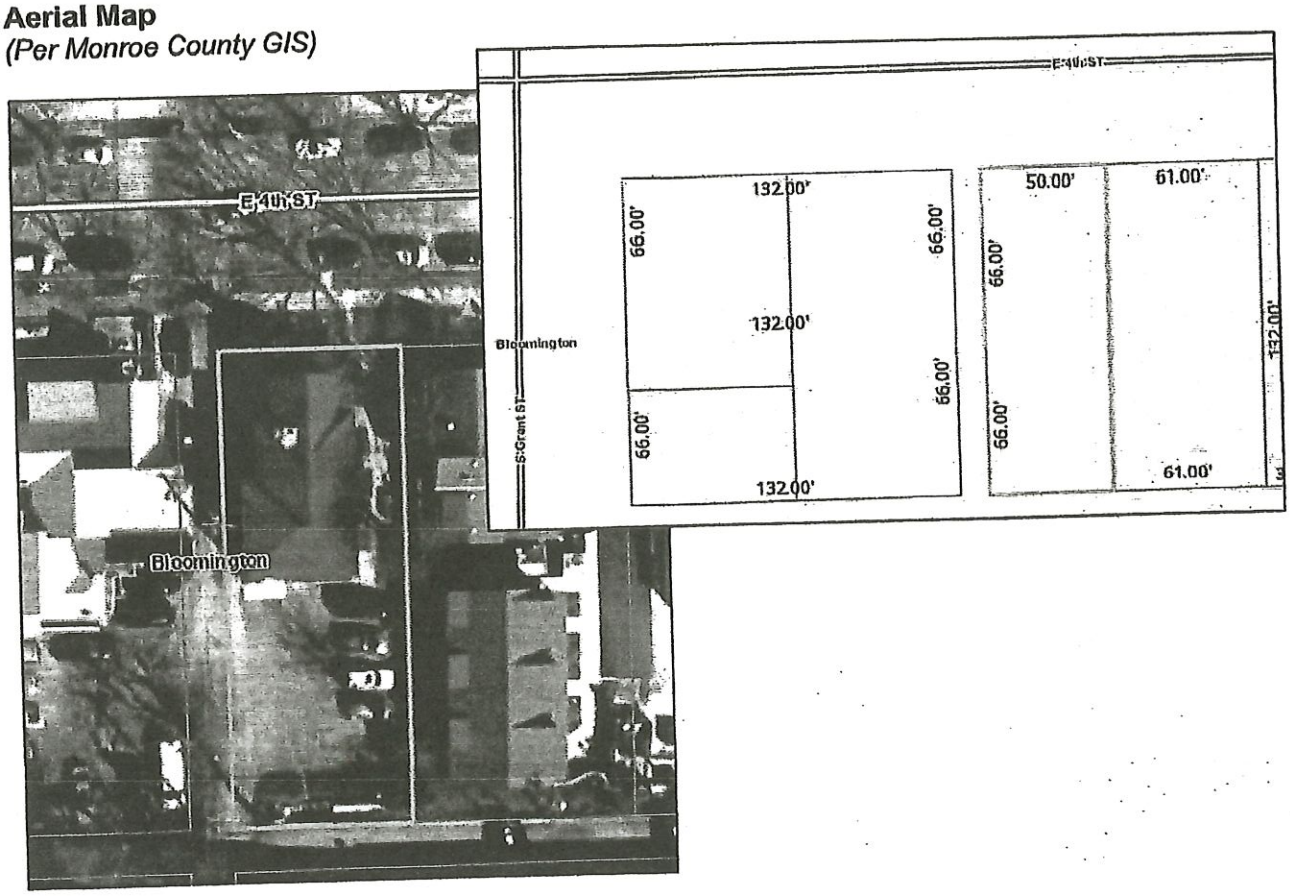
205 North College Avenue, Suite 610
Bloomington, IN 47404
(812) 822-3338

Aerial Map
(Per Monroe County GIS)



Site Data

Size:	6,621 SF or 0.152 acres
Topography:	Slopes up to the south from 4th Street
Utilities:	Water, sewer, electrical, natural gas, telecom
Access:	Road frontage on the north side by E. 4th St and alley access to the rear and west side. Includes rear parking area
Easements:	There did not appear to be any adverse easements affecting the subject property. Typical utility easements are assumed.
Excess Land:	The subject site includes a rear parking lot that has the possibility to be developed. However, this land is a rear lot and development would have to be successfully brought the Bloomington Zoning and Planning approval process and development potential is somewhat speculative.

Description of Improvements

AS IS

GBA (building size):	2,556 SF
Use:	Retail first floor with 3, 1-bedroom apartments above
Construction:	Wood frame construction with wood siding and an asphalt shingle roof with a stone foundation and 676 SF basement with 632 SF crawlspace. The first floor is 1,308 SF and the second story is 1,248 SF.
Number of stories:	2
Age:	Constructed in 1890 (Historical District)
Condition:	Fair to Average, with older apartment units upstairs.
Layout and design:	The first floor has been adapted for use as a retail salon, but had an original historical design as a residence. This is typical of the neighborhood which includes other historically designated residential structures that have been converted to retail and restaurant uses. The first floor includes two full bathrooms. The second floor included three apartment units. Two units include a kitchen and bedroom that have one shared common area full bathroom and the other unit has a living room, bedroom, kitchen, and full bathroom. Includes a breakroom area.
Interior:	Wood flooring and painted drywall interior walls and ceilings with decorative original historical wood trim. The apartment units include tile bathrooms and wood trim and carpeted and vinyl flooring in bedrooms and kitchens.
Roof:	Asphalt shingle roof that appears in older condition and reaching the end of its useful economic life.
Functional Utility:	The subject is a typical commercial building conforming to market norms in property utility and there were no observed functional problems relating to the construction, design, or utility of the property. No obsolescence was observed.

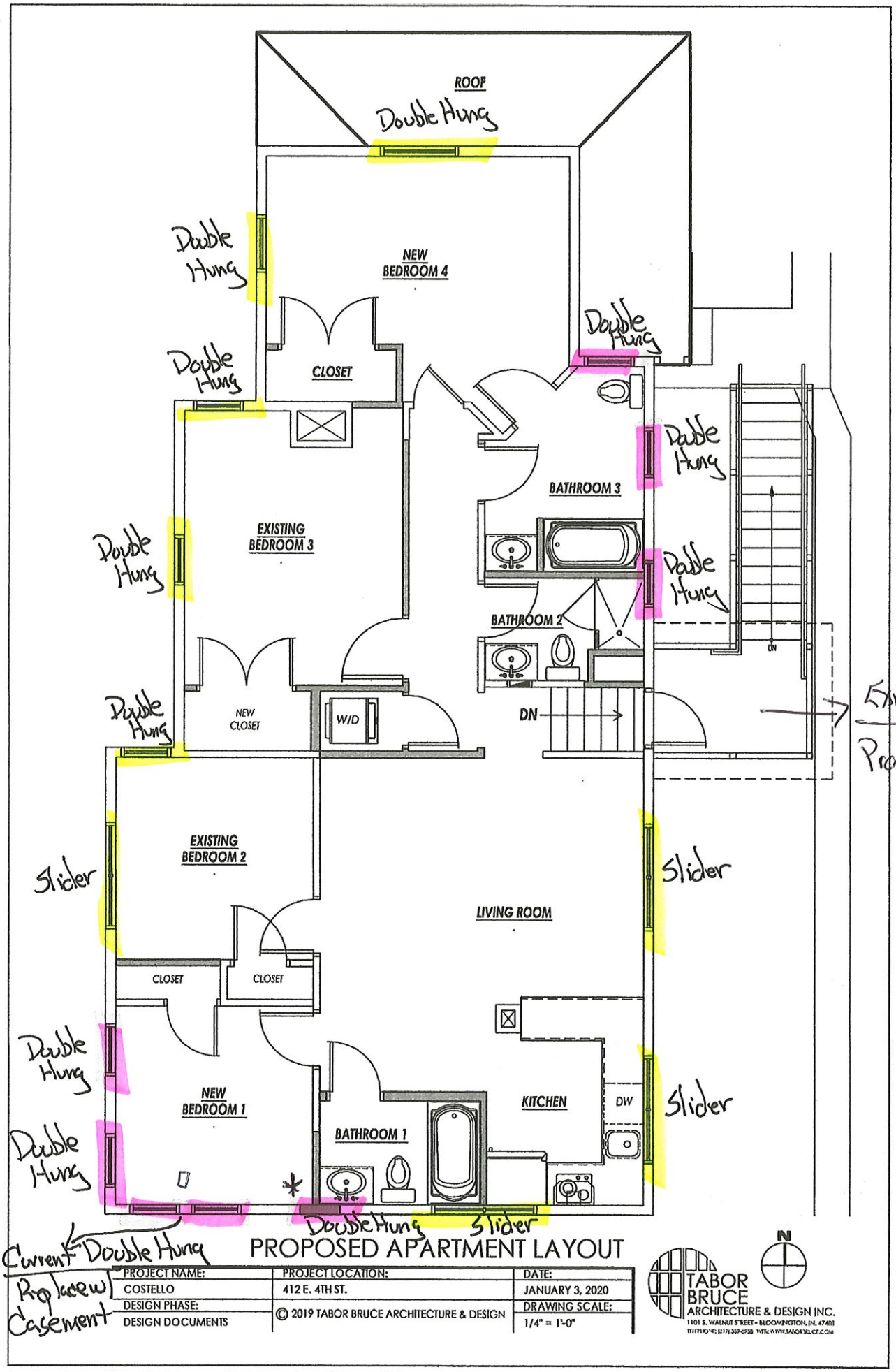
Front view of subject, looking southwest

Front view of subject, looking southeast

Pink = Original
Yellow = Vinyl

Rear of building looking northeast

Rear of subject viewing parking lot



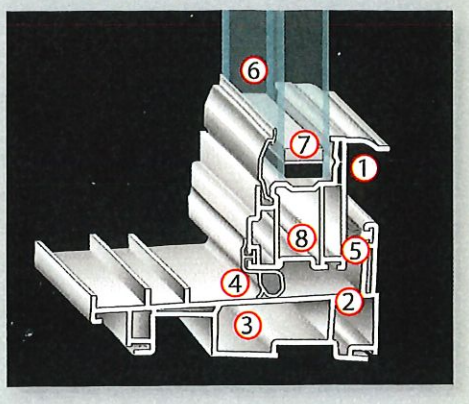
J:\CURRENT2019\Commerical\3419 - Costello\Design\Construction\01 - BASE\XBase New Comm.dwg, OPTION 2, 1/23/2020 11:41:47 AM

Double-Hung Features

- Double strength glass is standard.
- Three layers of weather stripping is standard on all sashes.
- Non-corrosive hardware includes a lifetime of trouble-free performance.
- Cam lock action draws sashes closer together for positive lock.
- Additional security provided by an interlocking meeting rail.

Beauty & Function

Anatomy of Efficiency



Energy efficient Belmont windows provide an effective barrier to any weather condition.

(1) Dual hollows at lift rail add strength and insulation

(2) Heavy walled PVC framing acts as a natural insulator

(3) Dead air spaces within the frame and sash profiles further resist energy flow

(4) Closed cell compression seal at sloped sill resists air and water penetration

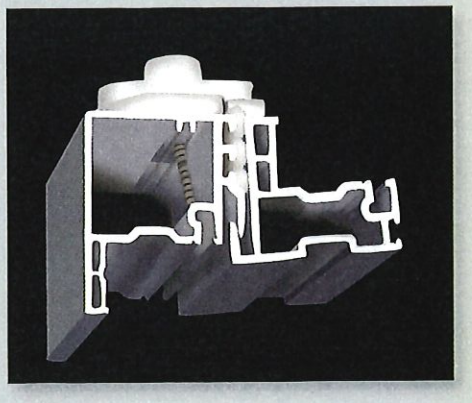
(5) Fin seal weather stripping at sill reduces air infiltration even more

(6) 3/4" Insulating glass provides optimal energy efficiency

(7) "Warm edge" low conductance spacer resists energy flow through the edge of glass

(8) Water management grooves channel moisture away from insulated glass sealant

Double-Hung Features



Slider Features

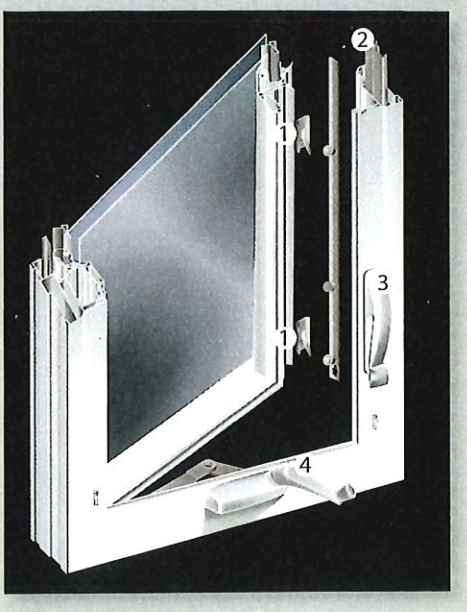
- Two sets of double-wheeled brass rollers transfer weight of glass directly to frame reducing stress on sash members
- Rollers glide on integral track system allowing for effortless fingertip operation
- Both sashes lift out for easy cleaning
- Independent weep chambers on frame assure effective water run-off

Casement Features

- Sash opens completely, so windows can be cleaned easily from inside your home
- All components are corrosion resistant, providing years of trouble-free performance
- Multi-Point Locking System locks sash at multiple points – for utmost security
- Three layers of weather stripping assure effective barrier to air and water penetration
- Top rated hardware system allows even the largest casements to be effortlessly and smoothly operated

You'll love our windows for all of the things they bring into your home – and for all the things they keep out.

Casement Profile



(1) Multi-point lock

(2) Heavy-wall reinforced construction: Allows for slim-line look while insuring maximum strength and durability

(3) Low profile curved lock: Lies flat, out of the way of window treatments

(4) Low torque operator: Crank requires 33% less operating force; fold-down handle available

The Belmont has a unique profile sash and narrow frame to allow maximum exposed glass area.

Tommy D's Windows, Doors & More, Inc.

Tommy D's Windows,Doors & More,Inc.
3148 S State Road 446
Bloomington, Indiana 47401
PH: 812-330-8898

ORDER: 145607
ORDER DATE: 12/5/2019
ORDER CONTACT:

QUOTE

Midway

INVOICE INFORMATION
Sean Eurton
412 E. 4th St.
Bloomington, IN 47401

SHIPPING INFORMATION
Sean Eurton[Contractor]
412 E. 4th St.
Bloomington, IN 47401

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
145607	12/5/2019		Sean Eurton (412 E. 4th St.)	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	Belmont Double Hung	4	TTT: 27 3/4 W x 73 1/4 H	$250.54	$1,002.16
	Interior Color{White}			$0.00	$0.00
	Exterior Color{White}			$0.00	$0.00
	Glazing{Dual Glaze - Double Strength}			$0.00	$0.00
	Glass IG{Loe270/Clear IG}			$32.43	$129.72
	Full Screen			$11.35	$45.40
	Fiberglass			$0.00	$0.00
	Ship Screen Separately			$0.00	$0.00
	Double Locks			$0.00	$0.00
	Head Expander			$0.00	$0.00

U-Value	Solar Heat Gain	Visible Light
0.27	0.29	0.55
Energy Star Zones	NORTHERN & NORTH CENTRAL	

ITEM SUBTOTAL: $294.32 $1,177.28

2	Belmont Double Hung	1	TTT: 43 3/4 W x 73 1/4 H	$265.14	$265.14
	Interior Color{White}			$0.00	$0.00
	Exterior Color{White}			$0.00	$0.00
	Glazing{Dual Glaze - Double Strength}			$0.00	$0.00
	Glass IG{Loe270/Clear IG}			$38.92	$38.92
	Full Screen			$11.35	$11.35
	Fiberglass			$0.00	$0.00
	Ship Screen Separately			$0.00	$0.00
	Double Locks			$0.00	$0.00
	Head Expander			$0.00	$0.00

U-Value	Solar Heat Gain	Visible Light
0.27	0.29	0.55
Energy Star Zones	NORTHERN & NORTH CENTRAL	

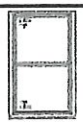
ITEM SUBTOTAL: $315.41 $315.41

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
145607	12/5/2019		Sean Eurton (412 E. 4th St.)	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
3	Belmont Double Hung	1	TTT: 27 3/4 W x 45 1/4 H	$194.59	$194.59
	Interior Color{White}			$0.00	$0.00
	Exterior Color{White}			$0.00	$0.00
	Glazing{Dual Glaze - Double Strength}			$0.00	$0.00
	Glass IG{Loe270/Clear IG}			$22.70	$22.70
	Full Screen			$11.35	$11.35
	Fiberglass			$0.00	$0.00
	Ship Screen Separately			$0.00	$0.00
	Double Locks			$0.00	$0.00
	Head Expander			$0.00	$0.00
			ITEM SUBTOTAL:	$228.64	$228.64

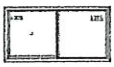
U-Value	Solar Heat Gain	Visible Light
0.27	0.29	0.55
Energy Star Zones	NORTHERN & NORTH CENTRAL	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
4	Belmont Double Hung	2	TTT: 27 3/4 W x 45 1/4 H	$194.59	$389.18
	Interior Color{White}			$0.00	$0.00
	Exterior Color{White}			$0.00	$0.00
	Glazing{Dual Glaze - Double Strength}			$0.00	$0.00
	Glass IG{Loe270/Clear IG}			$22.70	$45.40
	Tempered			$87.03	$174.06
	Full Screen			$11.35	$22.70
	Fiberglass			$0.00	$0.00
	Ship Screen Separately			$0.00	$0.00
	Double Locks			$0.00	$0.00
	Head Expander			$0.00	$0.00
			ITEM SUBTOTAL:	$315.67	$631.34



U-Value	Solar Heat Gain	Visible Light
0.27	0.29	0.55
Energy Star Zones	NORTHERN & NORTH CENTRAL	

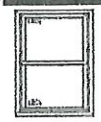
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
5	Belmont Single Vent Slider	4	TTT: 61 3/4 W x 31 3/4 H	$200.27	$801.08
	Standard Vent Slider			$0.00	$0.00
	Interior Color{White}			$0.00	$0.00
	Exterior Color{White}			$0.00	$0.00
	Glazing{Dual Glaze - Double Strength}			$0.00	$0.00
	Glass IG{Loe270/Clear IG}			$29.19	$116.76
	Half Screen			$0.00	$0.00
	Fiberglass			$0.00	$0.00
	Ship Screen Separately			$0.00	$0.00
	Head Expander			$0.00	$0.00
			ITEM SUBTOTAL:	$229.46	$917.84



U-Value	Solar Heat Gain	Visible Light
0.27	0.29	0.55
Energy Star Zones	NORTHERN & NORTH CENTRAL	

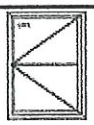
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
145607	12/5/2019		Sean Eurton (412 E. 4th St.)	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
6	Belmont Double Hung	2	TTT: 27 3/4 W x 37 1/4 H	$180.00	$360.00
	Interior Color{White}			$0.00	$0.00
	Exterior Color{White}			$0.00	$0.00
	Glazing{Dual Glaze - Double Strength}			$0.00	$0.00
	Glass IG{Loe270/Clear IG}			$19.46	$38.92
	Full Screen			$11.35	$22.70
	Fiberglass			$0.00	$0.00
	Ship Screen Separately			$0.00	$0.00
	Double Locks			$0.00	$0.00
	Head Expander			$0.00	$0.00
	ITEM SUBTOTAL:			$210.81	$421.62



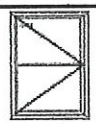
U-Value	Solar Heat Gain	Visible Light
0.27	0.29	0.55
Energy Star Zones	NORTHERN & NORTH CENTRAL	

7	Belmont Single Casement	1	TTT: 27 3/4 W x 37 1/4 H	$260.27	$260.27
	Left Hinge - Outside Looking In			$0.00	$0.00
	Interior Color{White}			$0.00	$0.00
	Exterior Color{White}			$0.00	$0.00
	Glazing{Dual Glaze - Double Strength}			$0.00	$0.00
	Glass IG{Loe270/Clear IG}			$19.46	$19.46
	2-1/4" Colonial Casement Bar=[1h0v]			$48.65	$48.65
	Csmt Bar Int Color{White}			$0.00	$0.00
	Csmt Bar Ext Color{White}			$0.00	$0.00
	Full Screen			$0.00	$0.00
	Fiberglass			$0.00	$0.00
	Ship Screen Separately			$0.00	$0.00
	Egress Hardware			$16.22	$16.22
	Head Expander			$0.00	$0.00
	EGRESS CASEMENT				
	ITEM SUBTOTAL:			$344.60	$344.60



U-Value	Solar Heat Gain	Visible Light
0.27	0.27	0.51
Energy Star Zones	NORTHERN & NORTH CENTRAL	

8	Belmont Single Casement	1	TTT: 27 3/4 W x 37 1/4 H	$260.27	$260.27
	Right Hinge - Outside Looking In			$0.00	$0.00
	Interior Color{White}			$0.00	$0.00
	Exterior Color{White}			$0.00	$0.00
	Glazing{Dual Glaze - Double Strength}			$0.00	$0.00
	Glass IG{Loe270/Clear IG}			$19.46	$19.46
	2-1/4" Colonial Casement Bar=[1h0v]			$48.65	$48.65
	Csmt Bar Int Color{White}			$0.00	$0.00
	Csmt Bar Ext Color{White}			$0.00	$0.00
	Full Screen			$0.00	$0.00
	Fiberglass			$0.00	$0.00
	Ship Screen Separately			$0.00	$0.00
	Egress Hardware			$16.22	$16.22
	Head Expander			$0.00	$0.00
	EGRESS CASEMENT				
	ITEM SUBTOTAL:			$344.60	$344.60



U-Value	Solar Heat Gain	Visible Light
0.27	0.27	0.51
Energy Star Zones	NORTHERN & NORTH CENTRAL	

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
145607	12/5/2019		Sean Eurton (412 E. 4th St.)	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
9	Belmont Double Hung	1	TTT: 27 3/4 W x 77 1/4 H	$250.54	$250.54
	Interior Color{White}			$0.00	$0.00
	Exterior Color{White}			$0.00	$0.00
	Glazing{Dual Glaze - Double Strength}			$0.00	$0.00
	Glass IG{Loe270/Clear IG}			$32.43	$32.43
	Full Screen			$11.35	$11.35
	Fiberglass			$0.00	$0.00
	Ship Screen Separately			$0.00	$0.00
	Double Locks			$0.00	$0.00
	Head Expander			$0.00	$0.00

U-Value	Solar Heat Gain	Visible Light
0.27	0.29	0.55
Energy Star Zones	NORTHERN & NORTH CENTRAL	

ITEM SUBTOTAL: $294.32 $294.32

TOTALS: 17

SUBTOTAL:	$4,675.65
TAX 1 7%:	$327.30
TOTAL:	**$5,002.95**

COMMENT:

COA: 20-6

Address: 1018 E. 1st Street

Petitioner: Barre Klapper, Springpoint Architects

Parcel #: 53-08-04-100-038.000-009

Rating: N/A

Structure; Garage c. 1930

Background: Garage is same era of construction as the house.

Request: Demolition of existing garage.

Guidelines: Elm Heights Historic District Design Guidelines, pg 31.

1. The most common type of garage was detached, matched the house in both building material and style, and was accessed from an alley.
2. Preservation Goals: To retain and restore original garages and service buildings along with their inherent materials and features through cleaning, repair, and routine maintenance

Recommendation: Staff recommends approval of COA 20-6 with the following observation:

1. Staff finds that the garage lacks a masonry foundation, and that wooden sill plates were used a structural base.
2. The wooden sills and bottom of the wall studs are almost completely deteriorated, the likely culprits being moisture and termites. As a result the garage is leaning significantly to the east.
3. Staff finds that lack of structural stability combined with the petitioner's compatible designs for new construction of a garage is enough to validate demolition of the structure.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-6

Date Filed: 1-27-2020

Scheduled for Hearing: 2-13-2020

****

Address of Historic Property: 1018 E. 1st Street

Petitioner's Name: Springpoint Architects/ Barre Klapper

Petitioner's Address: 213 S. Rogers Street, Ste. 5, Bloomington, IN

Phone Number/e-mail: 812-318-2930 / barre@springpointarchitects.com

Owner's Name: Scott Libson & Dorothy Rhodes

Owner's Address: 1018 E. 1st Street, Bloomington, IN 47401

Phone Number/e-mail: scott.libson@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. 015-12680-00 Seminary Pt Lot 104.15a

2. A description of the nature of the proposed modifications or new construction:
The property owner proposes to remove the existing, one-car garage. The wood frame garage is in poor condition with the entire structure leaning significantly to the east. There is no foundation under the walls but rather the walls were constructed on wood plates that have completely deteriorated along with the bottom of the wall studs. Diagonal wood and steel cable reinforcement had been installed by past owners to try and stabilize the structure. The concrete slab is also cracked in multiple locations. The rear bay of the garage sits over the property line. The owners have young children and are concerned for the safety of garage. The depth of the main section of the garage is only 16'-2" and will not fit a standard size vehicle.

3. A description of the materials used.

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.

Certificate of Appropriateness Application
1018 E. 1st Street

North Elevation

East Elevation

South Elevation

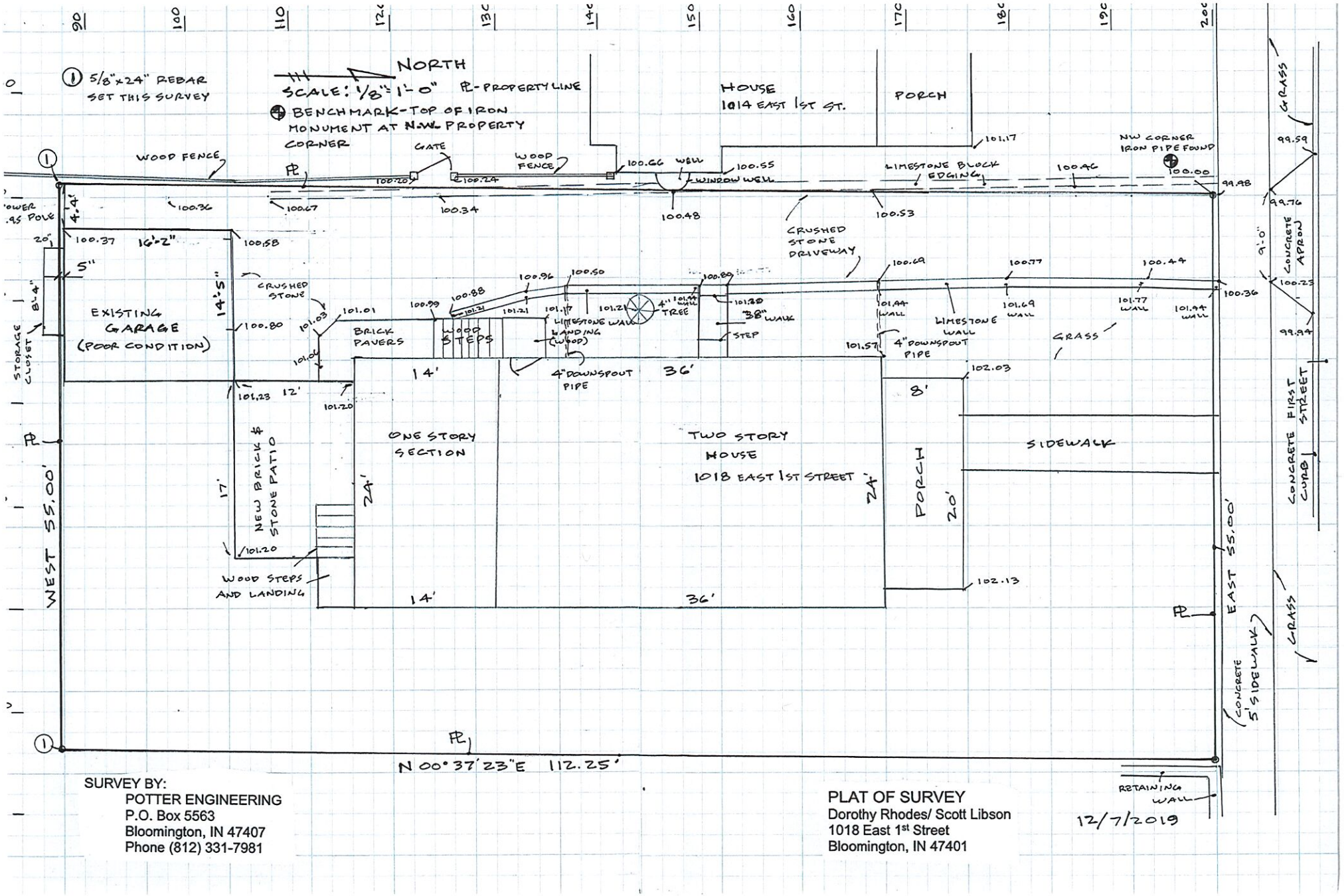
West Elevation

Looking toward back of garage interior

Looking at interior of east wall

Deteriorated ends of studs

Original wood plate at bottom of walls



SURVEY BY:
POTTER ENGINEERING
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 331-7981

PLAT OF SURVEY
Dorothy Rhodes/ Scott Libson
1018 East 1st Street
Bloomington, IN 47401

12/7/2019

COA: 20-7

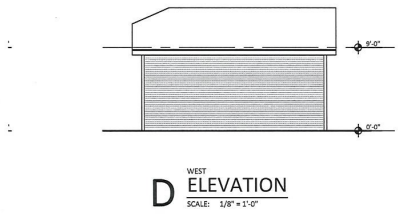
Address: 1018 E. 1st Street

Petitioner: Barre Klapper, Springpoint Architects

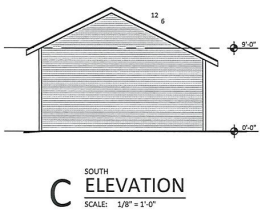
Parcel #: 53-08-04-100-038.000-009

Rating: N/A

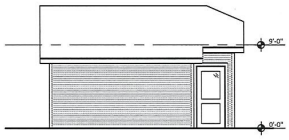
Structure; Garage



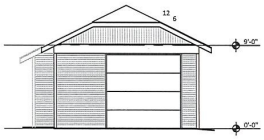
D WEST ELEVATION
SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B EAST ELEVATION
SCALE: 1/8" = 1'-0"



A NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Background: Construction of this garage is contingent upon approval of COA 20-6.

Request: New construction of a garage on footprint of the old garage.

Guidelines: Elm Heights Historic District Design Guidelines, pg 31.

1. New construction and additions should follow Section 5.1, Additions and New Construction
2. Avoid the choice of pre-manufactured sheds or service buildings that are uncharacteristic of the surrounding neighborhood. They may be considered if sufficiently screened from view.
3. New structures should be sited with regard for the historic orientation of the house and with care for their impact on the site.
4. New garages and garage additions should be accessed by alleyways when available and appropriate and away from the primary facade whenever possible.

Recommendation: Staff recommends approval of COA 20-6 with the following observation:

1. Staff finds that the building orientation, location, materials, style, and form of the new garage is sympathetic to those elements of the previous garage. The new garage design is compatible with the primary structure on the lot. For these reasons staff finds that the design meets the standards of the Elm Heights Design Guidelines and should be approved.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-7

Date Filed: 1-27-2020

Scheduled for Hearing: 2-13-2020

****

Address of Historic Property: 1018 E. 1st Street, Bloomington, IN 47401

Petitioner's Name: Springpoint Architects/ Barre Klapper

Petitioner's Address: 213 S. Rogers Street, Ste. 5, Bloomington, IN

Phone Number/e-mail: 812-318-2930 / barre@springpointarchitects.com

Owner's Name: Scott Libson & Dorothy Rhodes

Owner's Address: 1018 E. 1st Street, Bloomington, IN 47401

Phone Number/e-mail: scott.libson@gmail.com

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Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **"Complete Application"** consists of the following:

1. A legal description of the lot. 015-12680-00 Seminary Pt Lot 104.15a

2. A description of the nature of the proposed modifications or new construction:
Construction of a new, wood framed garage that will sit on the owner's property and accommodate a standard size vehicle with some storage for bikes, trash & recycling, etc. Paving of the gravel drive to slope to drain storm water to the street may also be part of the project.

3. A description of the materials used.
Siding - fibercement board lap board, siding, smooth, 4" exposure
Garage door - 8' x 8' ~~aluminum~~ steel or fiberglass, solid
Door - fiberglass door, half-lite with 1 x 4 jamb trim and 1 x 4 head trim with 1 x cap
Corner trim - 1 x 4
Horizontal trim board - 1 x 10 with 1 x cap
Roof - asphalt shingle 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.

****

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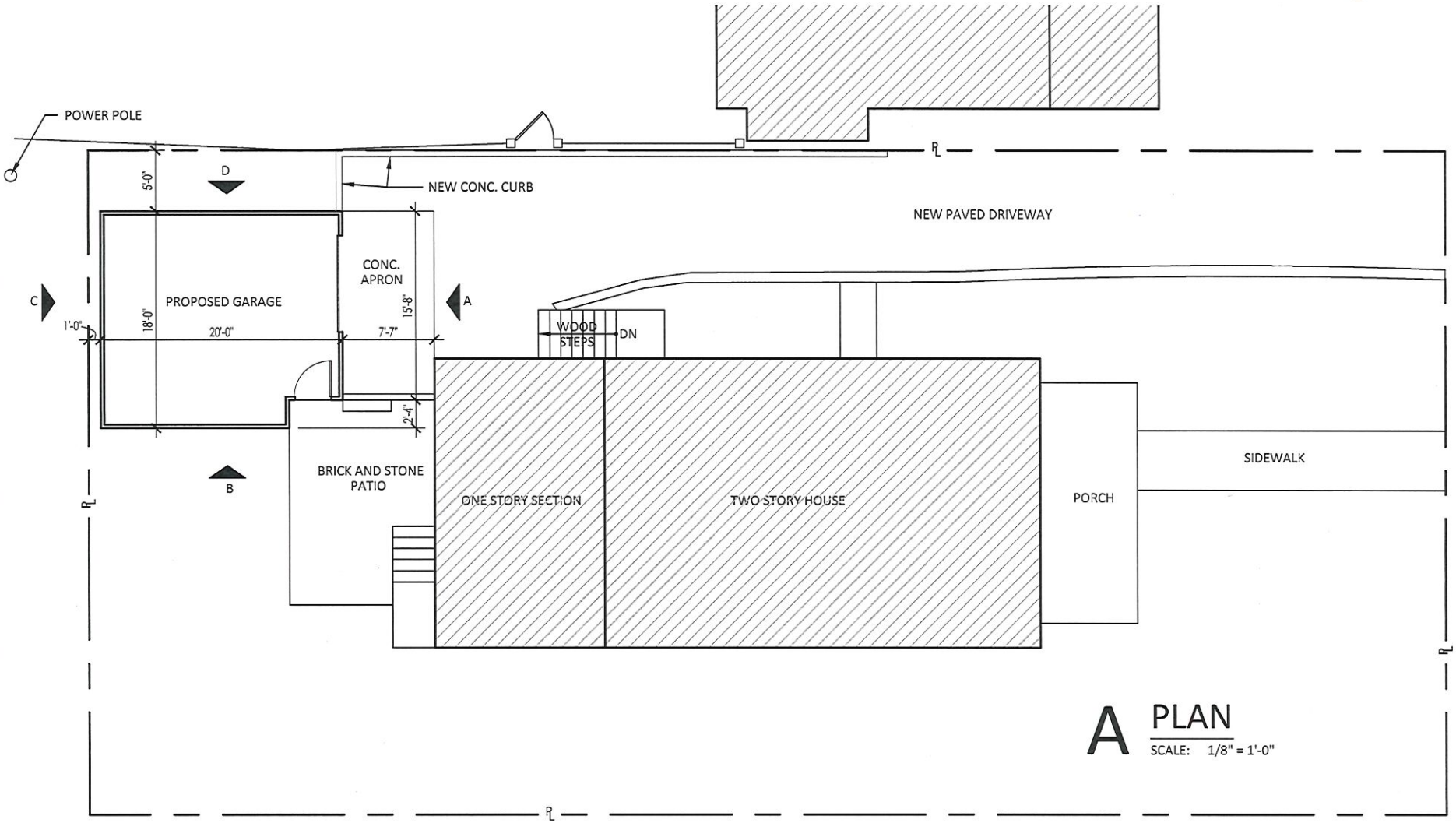


A PLAN

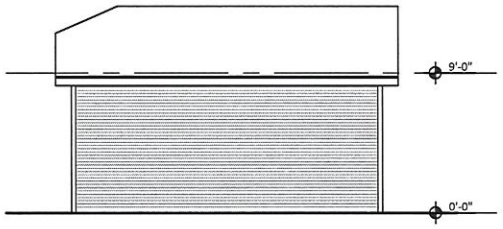
SCALE: 1/8" = 1'-0"

springpoint ARCHITECTS inc

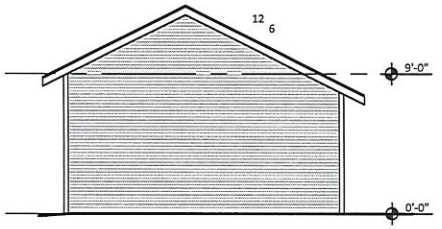
LIBSON/RHODES RESIDENCE

1018 E. 1ST STREET

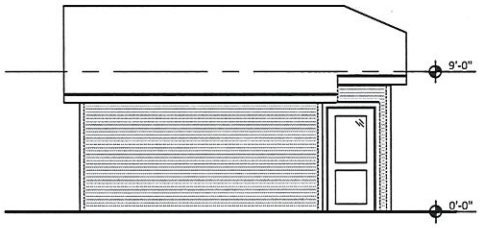
JANUARY 25, 2020



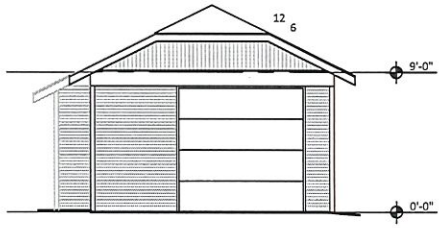
D WEST ELEVATION
SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B EAST ELEVATION
SCALE: 1/8" = 1'-0"



A NORTH ELEVATION
SCALE: 1/8" = 1'-0"

springpoint ARCHITECTS, inc

LIBSON/RHODES RESIDENCE

1018 E. 1ST STREET

JANUARY 25, 2020

Demo Delay: 20-4

Staff Decision

Address: 1000 S. Washington

Petitioner: Matt Murphy

Parcel Number: 53-08-04-309-024.000-00905

Property Rating: Contributing Circa. 1930

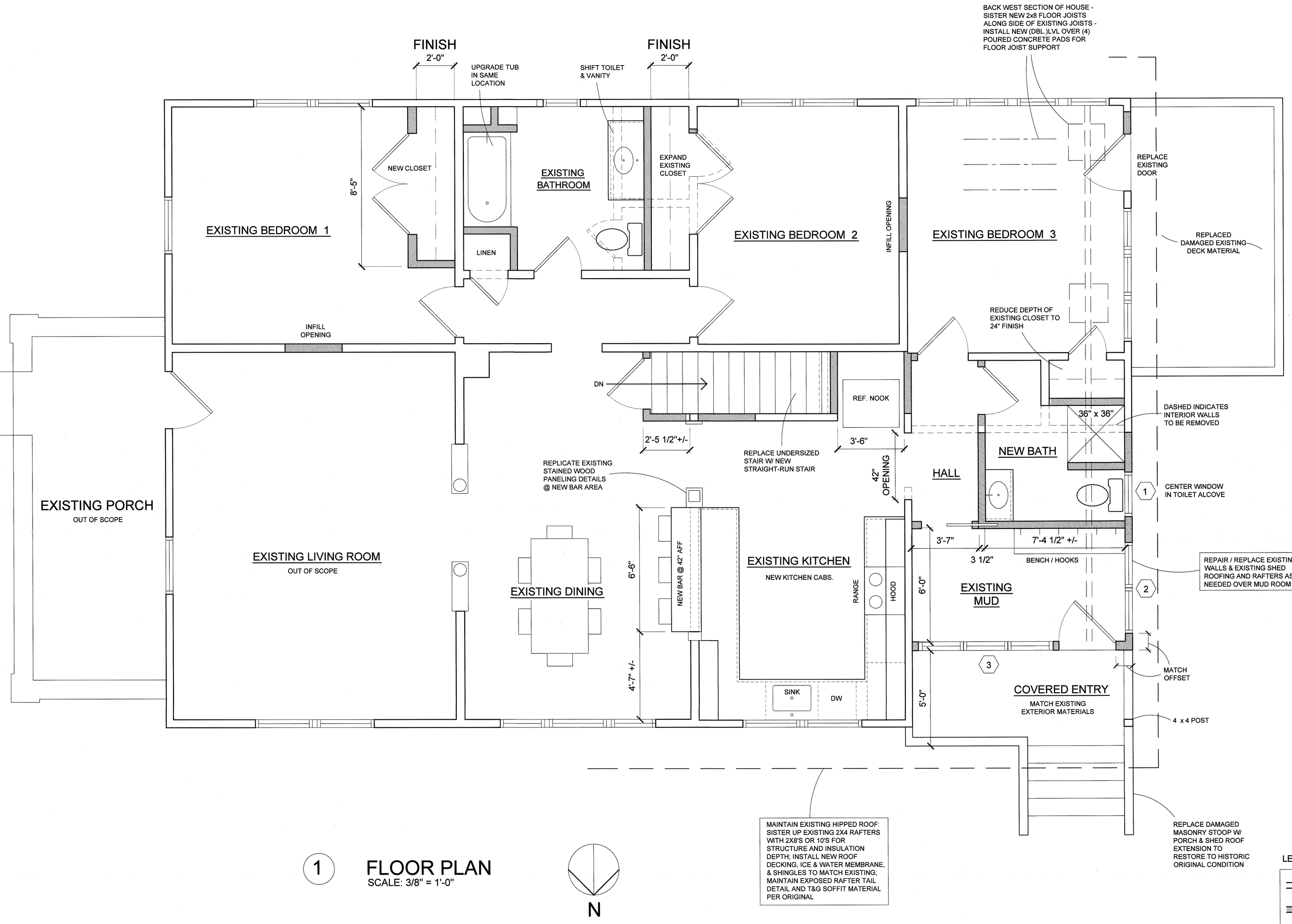
Background: A California Bungalow style home is listed as "Contributing" on the 2001 Interim Report. Zoning is Residential Core.

Request: Partial demolition:

- Build small entry porch on north elevation to accommodate existing door.
- Extend existing hipped roof over back mudroom.

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. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Staff Decision: Staff releases **Demo Delay 20-4.** Overall, this project is a restoration. Changes listed above will not jeopardize the structure's "contributing" status. Since this is a partial demolition of a Contributing structure that is zoned single family residential, staff has authority to release.



1 FLOOR PLAN
SCALE: 3/8" = 1'-0"

N

LEGEND

	EXISTING WALLS TO REMAIN
	NEW WALLS - SIZE SHOWN IN PLAN
	EXISTING WALLS TO BE REMOVED

WINDOW SCHEDULE

#	UNIT	WIDTH x HEIGHT R.O.
1	MARVIN INTEGRITY IAWN2927	2'-5" x 2'-3 5/8"
2	MARVIN INTEGRITY IAWN2927 (2) MULLED UNITS	4'-9" x 2'-3 5/8"
3	MARVIN INTEGRITY IAWN2927 (3) MULLED UNITS	7-1" x 2'-3 5/8"

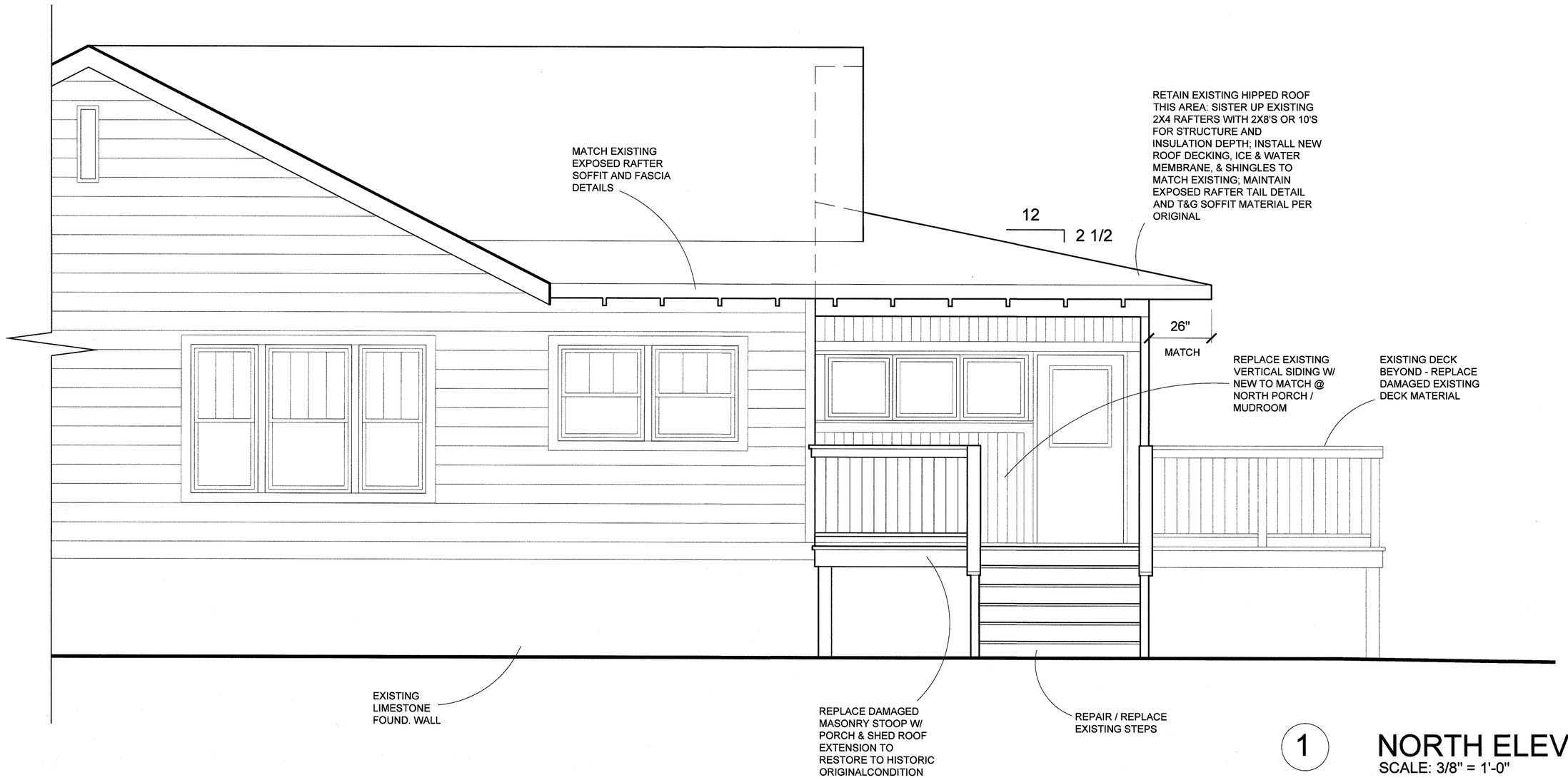
PERMIT SET

NEW ADDITION FOR:
1000 S. WASHINGTON ST.
BLOOMINGTON IN. 47401

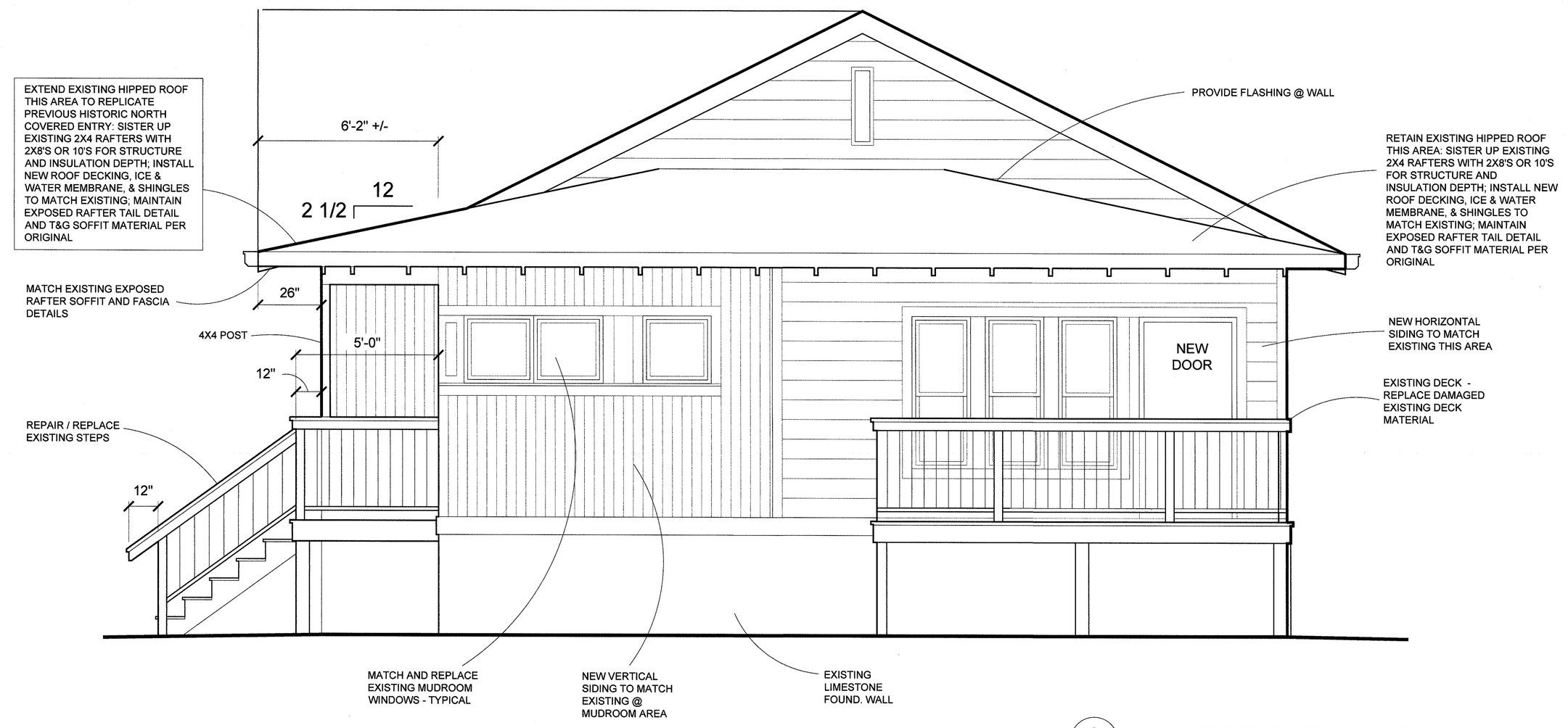
FLOOR PLAN

01.20.20

A1.0



1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 WEST ELEVATION
SCALE: 3/8" = 1'-0"

1	MARVIN INTEGRITY IAWN2927	2'-5"	x 2'-3 5/8"
2	MARVIN INTEGRITY IAWN2927 (2) MULLED UNITS	4'-9"	x 2'-3 5/8"
3	MARVIN INTEGRITY IAWN2927 (3) MULLED UNITS	7-1"	x 2'-3 5/8"

PERMIT SET

NEW ADDITION FOR:
1000 S. WASHINGTON ST.
BLOOMINGTON IN. 47401

ELEVATIONS

01.17.20

A2.0

Demo Delay: 19-25
Commission Decision

Address: 414 E. 9th Street

Petitioner: David Kerber

Parcel Number: 53-05-33-302-020.000-005

Property is Contributing

Structure; Colonial Revival c. 1923

Background: This property is in the Old Showers Furniture Factory study area. This was built c. 1923 by local dentist Fred Prow and was part of the Prow Gardens redevelopment. After consulting Bill Coulter and extensive research by several parties, the architect remains unknown.

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.

Recommendation: Staff recommends releasing **Demo Delay 19-25**. It can't be proven that locally significant architects designed the home. Historically, the home was part of a redevelopment which sought to transform a relatively poor area occupied by Bloomington's African American community into a "new and exclusive addition in the heart of the city", designed for a wealthier and likely whiter clientele than those who formerly occupied the area. Staff does not find that Prows Addition "Has significant character, interest, or value as part of the development of the City", nor does it "Exemplify the cultural, political, economic, social, or historic heritage of the community."

WOULD RAZE BUCKTOWN; 28 NEW HOUSES PLANNED

Dr. Prow Submits Plans For Residential District To Chamber of Commerce.

Bucktown is doomed.

Upon its ruins will rise the most desirable residential district in Bloomington, if plans submitted to the chamber of commerce last night by Dr. Fred Prow are adopted.

Blueprints for more than a solid block of dwelling houses, to be erected in the district between Dunn and Grant streets and Eighth and Tenth streets, were presented to the chamber along with the plans for the erection this summer of 28 houses at a cost of approximately $200,000. The new addition will be known as Prow's Gardens, and will include inner courts and private drives, it is said.

Dr. Prow, in presenting his plans to the chamber, declared that property in the vicinity of Grant and Ninth streets contained the most valuable lots available for a residential district in the city. He announced that with cooperation from other property owners he would build substantial homes in this district. Robert Harris, local theater manager, said that he was planning the erection of a $20,000 residence on property adjoining that to be improved by Dr. Prow. Already ground is being cleared for two modern apartments houses on the opposite side of the street, Harris said. Other persons owning property adjacent to this district expressed their willingness to cooperate in the simultaneous erection of homes, at the meeting last night.

BUSY SESSION CITY COUNCIL LAST NIGHT GETS RESULTS

Danger Crossings to Be Guarded — Garbage Disposed Of—Bidders Wrangle.

Although the city councilmen started operations at 7:45 last night, and it was generally believed the session would be over early, it lacked but a few minutes of 12 o'clock when adjournment was voted. It seemed that every move of the council was important.

After roll call, Dr. Fred Prow started the ball rolling by telling the city council about a private sewer he was putting in at his own expense through an alley to within 25 feet of Ninth street to meet the immediate needs of his proposed improvement of property in Bucktown. He described his sewer improvement, then suggested that the city use this instead of putting in regular sewer on certain streets and reimburse him for his outlay. The matter was referred to the street commissioner and city attorney.

George W. Henley, attorney for the Monon railroad, introduced Mr. Hine, solicitor for the Monon system, who went into detail, recounting history of the long-standing controversy, past agreements and near-agreements between the Monon and the city, as regards closing Railroad street and placing of watchmen, especially at the crossing of Grimes lane, known as the Hoadley mill crossing. In regard to this dangerous crossing, where Mr. and Mrs. Isom so narrowly escaped death when their automobile was demolished by a Monon passenger train, Mr. Hine said:

"I am satisfied we will have to put two shifts of men to watch this crossing, in either eight or nine-hour shifts. At the time the petition to open and improve Grimes lane was filed I appeared before the city council, as did the company's attorney. Then the subject was brought up concerning our request to close Railroad street, which cuts through our yards.

Councilman Lewis asked Mr. Hine if safety gates would not be practical at the Hoadley Mill crossing in Grimes lane. Mr. Hine endeavored to show how cumbersome movement and expense of installing safety gates would be impractical.

On motion of Councilmen Kartel, Nichols and Franklin were appointed by the mayor as a committee to make investigations of Railroad street, and Eighth street crossing of the Monon tracks, as well as the Grimes lane crossing, leading to some kind of immediate action in guarding the public at these death traps, which the Evening World has repeatedly called attention to, as unguarded.

Allen Wylie appeared for property owners asking how action might be taken to get East Cottage Grove avenue opened from Walnut street to Lincoln. The city attorney explained

(Continued on page three).

MORE IMPROVEMENTS IN DR. PROW'S GARDENS

Four New Houses In Dr. Prow's Addition To Be Erected.

Announcement was made today of the awarding of contracts for four rental houses in the Dr. Prow addition, Ninth and Grant streets. Six modern houses have recently been completed by Dr. Prow and are ready for occupancy, and Dr. Prow is planning for the rapid development of the entire addition, which will add greatly to that section of the city.

Prospects for relief from housing conditions is seen in the decision to erect thirty houses in this residential section of the city, known as "Dr Prow's Gardens," a new and exclusive addition in the heart of the city.

Dr. Prow states that lots in this addition will be sold under building restrictions which will protect the purchasers and promote a harmonious scheme of development.

Dr. Fred Prow Acquires Property of J. B. Field

Dr. Fred J. Prow has bought the Jesse Fields property consisting of a store room and two residences at the corner of Grant and Ninth streets and will begin at once to improve the property as a part of the Prow Gardens.

The acquisition by Dr. Prow of this property means the material advancement of the property as the Dr. has already spent several thousand dollars in this section in the last few months.

DR. PROW SELLS TWO MORE HOUSES

Dr. Fred J. Prow, who has been doing much to beautify the northeast part of the city, has sold a two-story house at the corner of Grant and 9th streets to Mrs. Mary McCauley, mother of Prof. Lee McCauley, of the city schools, for $8,750.

Dr. Prow has sold a house in Prow's Gardens to E. P. Johnson, a well known Monon man, for $4,000.

FOR SALE—One 6 room house, east 12th street. Water and lights. Close to university and school. Kitchen cabinets. Immediate possession. Terms. Dr. Fred J. Prow.

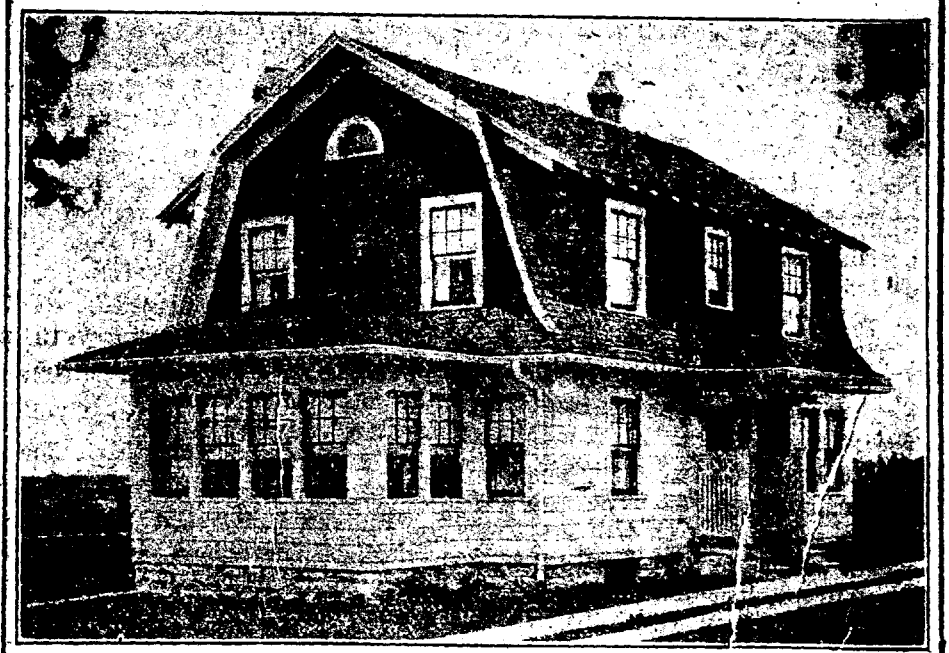
FOR SALE—Two 6 room semi-modern houses, water, electricity, garage, breakfast nooks. 12th and Dunn streets. Immediate possession. Terms. Dr. Fred J. Prow.

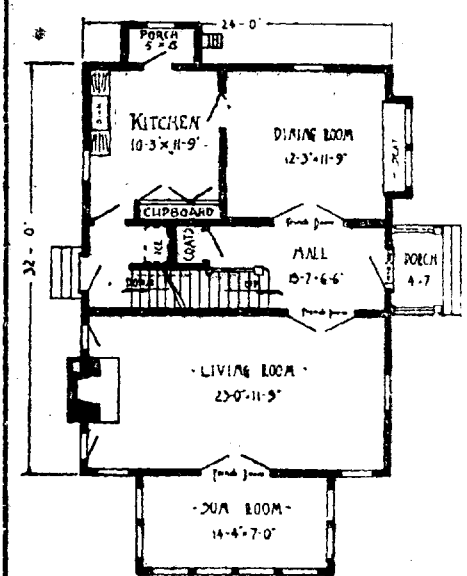
FOR SALE—Buy you a home. I have seven modern and semi-modern houses on east side. Will sell on terms. Why pay rent? See Dr. Fred J. Prow.

FOR SALE—Three splendid 6-room homes, corner 12th and Dunn Sts. Built in tables, cabinets and breakfast nooks. Water, electricity; new. Very desirable. Cash or terms. Immediate possession. Dr. Fred J. Prow.

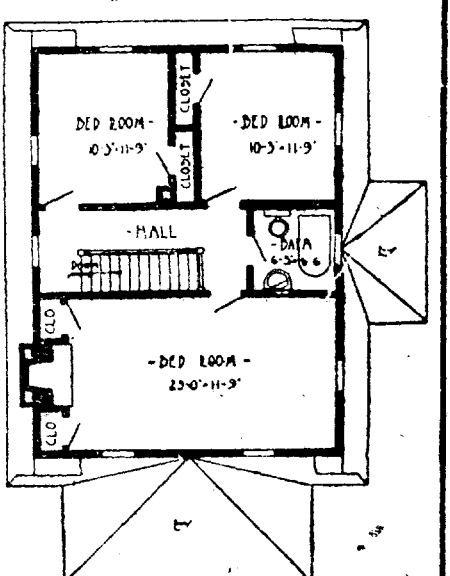
FOR SALE—8 thoroughly modern homes, corner Grant and 9th Sts. Cash or terms. Will be shown by appointment. Immediate possession. Dr. Fred J. Prow.

Prow's Gardens





- FIRST FLOOR PLAN -



- SECOND FLOOR PLAN -

Examine the floor plans of this beautiful 7-room Colonial home which is one of the attractive houses just completed in Prow's Gardens, centrally located, three squares from the University, five blocks from the square and two blocks from McCalla school.

Also two splendid thoroughly modern 7-room homes for immediate possession. Four more ready by August 1st. Every convenience. Three rentals, 5 rooms each by July 1st. Three semi-modern houses, 12th and Dunn for immediate possession.

A number of splendid BUILDING LOTS are available in this exclusive addition.

See or Phone

Dr. Fred J. Prow

Telephone 165—396

Office — — — — — — First National Bank Building

Demo Delay: 20-5
Commission Decision

Address: 222 E. Smith Street

Petitioner: Mark Rothrock

Parcel Number: 53-08-04-213-011.000-009

Property is Contributing

Structure; Gable Ell c. 1915

Background: The home is sitting on part of the existing culvert and will need to be demolished as part of the City of Bloomington Utilities' Jordan Culvert Restoration Project.

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. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 20-5**. The building has been significantly altered and has lost all historic context as the surrounding buildings are from different eras and are not single family residential.

L17844
BL
1-22-2020

RECEIVED
JAN 22 2020
C20-024

Demolition Application

Monroe County Building Department
501 N. Morton St Rm 220, Bloomington, Indiana 47404
Phone Number:(812) 349-2580 FAX: (812) 349-2967
http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx

Date: 1-20-20

Project Address: 222 E. Smith Ave. (Street) Bloomington (City, State) In. 47401 (Zip)

Township: Bloomington City Perry 08N Section #: 04

Parcel Number 53-08-04-213-011.000-009

Subdivision: 015-33120-00 ALLENS Pt Lot 1 Lot #: 1 Allens PLOT
Applicant Name: MARK & TRACY ROTHROCK Phone #: 812-272-1976

Property Owner Name: MARK & TRACY ROTHROCK
Address: 4532 S. CARDINAL dR (Street) Blgtn (City, State) In 47403 (& Zip) Phone #: 812-272-1976

Contractor: (if applicable) C. B. Utilities
Phone #: _____

Type of Utilities Connected to this Structure

___Gas ___Electricity ✓Septic/Sewer ✓Water ___Other

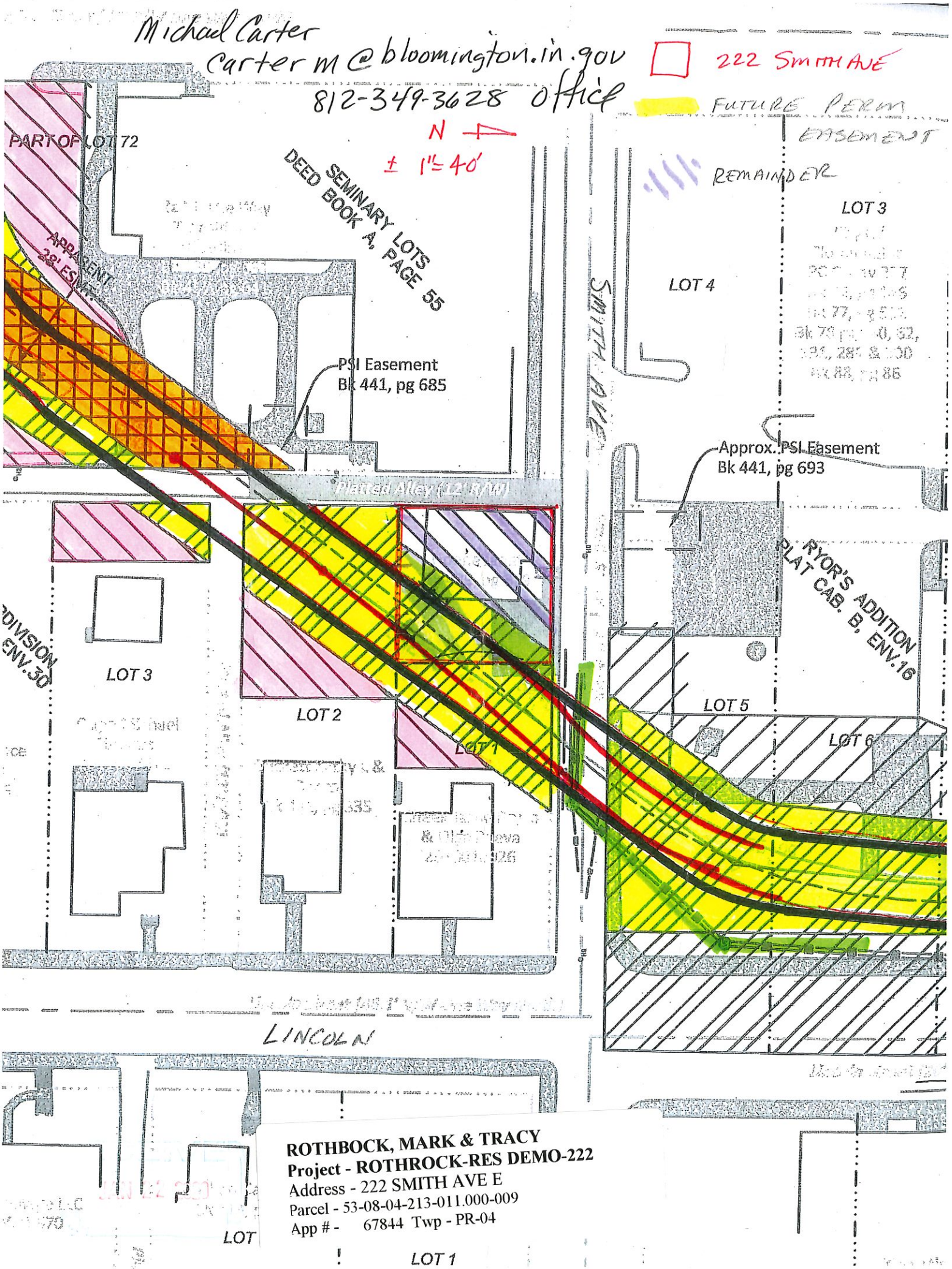
WORK BEING PERFORMED:
~~Demolition~~ Demolition of Home to make way for C. B. U. Improvements

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature _____ / Tracy Rothrock
Owner/Applicant

10/15/03)J/Bldg/Reviews/Forms

C-14 Demo Delay


Michael Carter
carterm@bloomington.in.gov
812-349-3628 office
222 SMITH AVE
FUTURE PERM EASEMENT
REMAINDER
N
± 1"=40'
PART OF LOT 72
SEMINARY LOTS DEED BOOK A, PAGE 55
APPARENT 28' ESMT.
PSI Easement Bk 441, pg 685
SMITH AVE
LOT 4
LOT 3
Approx. PSI Easement Bk 441, pg 693
Platted Alley (2' R/W)
RYOR'S ADDITION PLAT CAB. B, ENV.16
DIVISION ENV.30
LOT 3
LOT 2
LOT 1
LOT 5
LOT 6
LINCOLN
LOT
LOT 1
ROTHBOCK, MARK & TRACY
Project - ROTHROCK-RES DEMO-222
Address - 222 SMITH AVE E
Parcel - 53-08-04-213-011.000-009
App # - 67844 Twp - PR-04

2015003423 QC $18.00
03/18/2015 02:06:46P 2 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented

QUITCLAIM DEED

This Quitclaim Deed, executed on 3/18/15, 20 15, between Janet A. Hoene, Grantor, of Monroe County and Tracy Rothrock/Mark Rothrock Grantee, of Monroe County.

The Grantor, for and in consideration of the sum of $ 0 and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title, and interest the Grantor has in and to the following described real estate, located at:

[Legal Description of Property]

See Exhibit A

015-33120-00

DULY ENTERED
FOR TAXATION
MAR 18 2015
Auditor Monroe County, Indiana

To have and to hold the same together with all buildings, improvements, and appurtenances thereto belonging.

Signed, sealed and delivered in presence of:

Witness

Witness

Janet A. Hoene
Janet A. Hoene by
Tracy Rothrock, attorney-in-fact
Tracy Rothrock
#2015003422

Grantor

STATE OF Indiana)
COUNTY OF Monroe)

On March 18, 20 15, before me personally appeared Tracy B. Rothrock, who is personally known to me or who provided Indiana commercial driver's license as identification, and signed the above document in my presence.

Notary Public
My Commission expires: 2/5/2017

CHRISTOPHER D. NOEL
Residing in Lawrence County
My Commission Expires
February 5, 2017

Send Tax Statements to
4532 Cardinal drive
Bloomington, IN. 47403

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Tracy Rothrock
Name

This instrument was prepared by Tracy Rothrock

EXHIBIT A

4534 S. Cardinal, Bloomington, IN 47403

BOOK 429 PAGE 229

419480

GUARDIAN'S DEED

THIS INDENTURE WITNESSETH, that Tracy Rothrock, as guardian of the estate and person of Gladys Lomax, which estate is under the supervision of the Circuit Court of Monroe County, under Cause Number 53C01-9204-CP-00020 in the Office of the Clerk of the Circuit Court of Monroe County, Indiana, pursuant to an order of the Circuit Court of Monroe County, Indiana, authorizing the sale of the real estate, dated on the 13 day of October, 1994, hereby conveys to: Janet Hoene of the City of Bloomington, County of Monroe, State of Indiana, for the sum of Twenty-Five Thousand Dollars ($25,000.00), the receipt of which is hereby acknowledged, the following described real estate in Monroe County, State of Indiana, to-wit:

> Part of Lot Number one (1) in Allen's Sub-division of Seminary Lot Number seventy two (72) in the City of Bloomington, Indiana, bounded and described as follows, towit:- Beginning at the northwest corner of said lot Number one (1), running thence east along the north line of said lot a distance of fifty four (54) feet, thence south fifty four (54) feet, more or less, to the south line of said Lot; thence west fifty-four (54) feet to the southwest corner of said Lot; thence north fifty four (54) feet, more or less, to the place of beginning.

More particularly described as follows: 222 E. Smith Street
Bloomington, Indiana, 47401

Subject to all liens, rights-of-way, and easements of record, and subject further to the taxes thereupon payable in and November of 1994, and all taxes subsequent thereto.

RECORDED
A.M. ____ P.M. 1:50
DEC 09 1994
RECORDER MONROE CO., IN

DULY ENTERED
FOR TAXATION
DEC 09 1994
Auditor Monroe County, Indiana

Demo Delay: 20-6
Commission Decision

Address: 3415 E. Adair Lane

Petitioner: Paul Prather

Parcel Number: 53-08-02-104-009.000-009

Property is Contributing

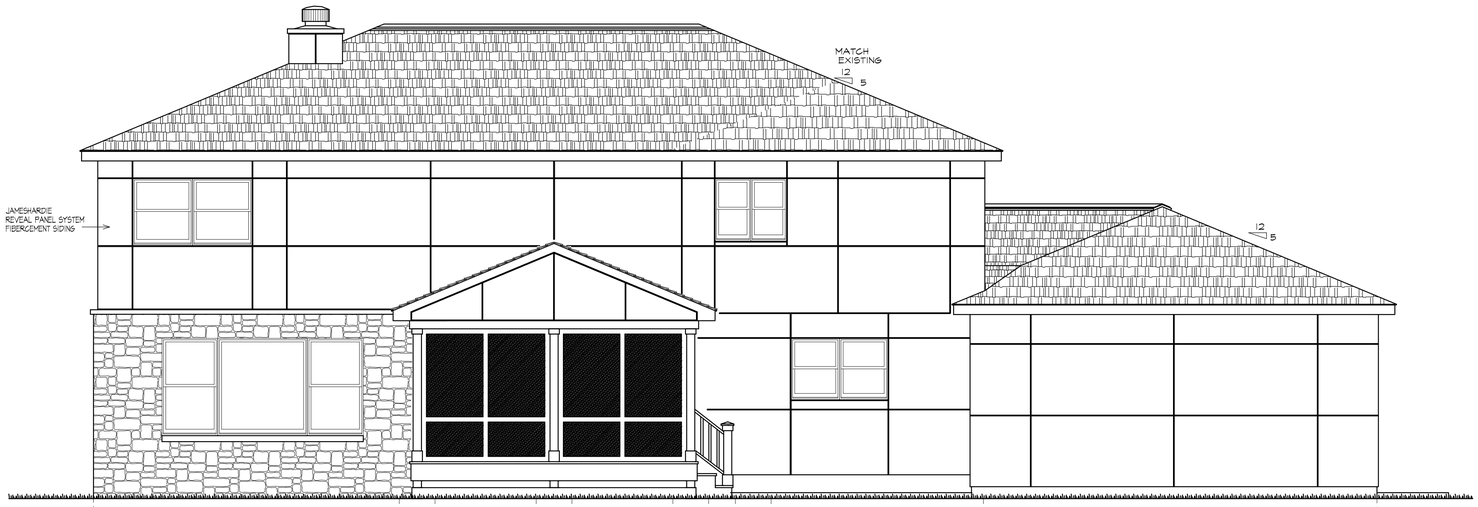
Structure; Split Level c. 1960

Background: Located in Hoosier Acres, this structure was added to the SHAARD survey as "Contributing" in 2015.

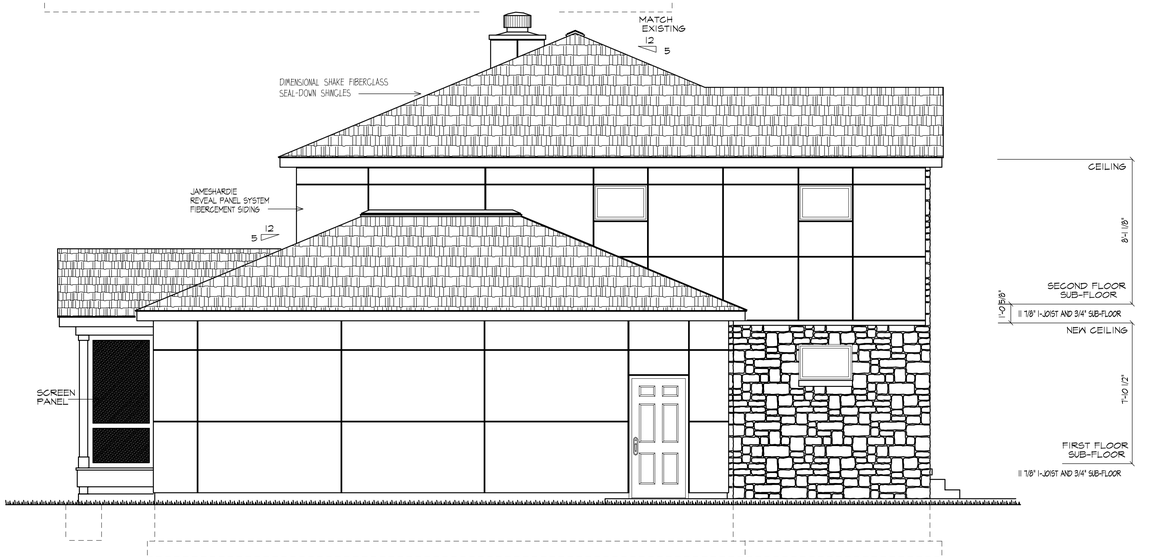
Request: Substantial demolition. House undergoing major renovations including a two story addition and changing roof from gable to hipped.

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. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 20-6**. The property is not an architecturally notable or unique version of a Split Level, nor is it an architectural style in danger of being lost.

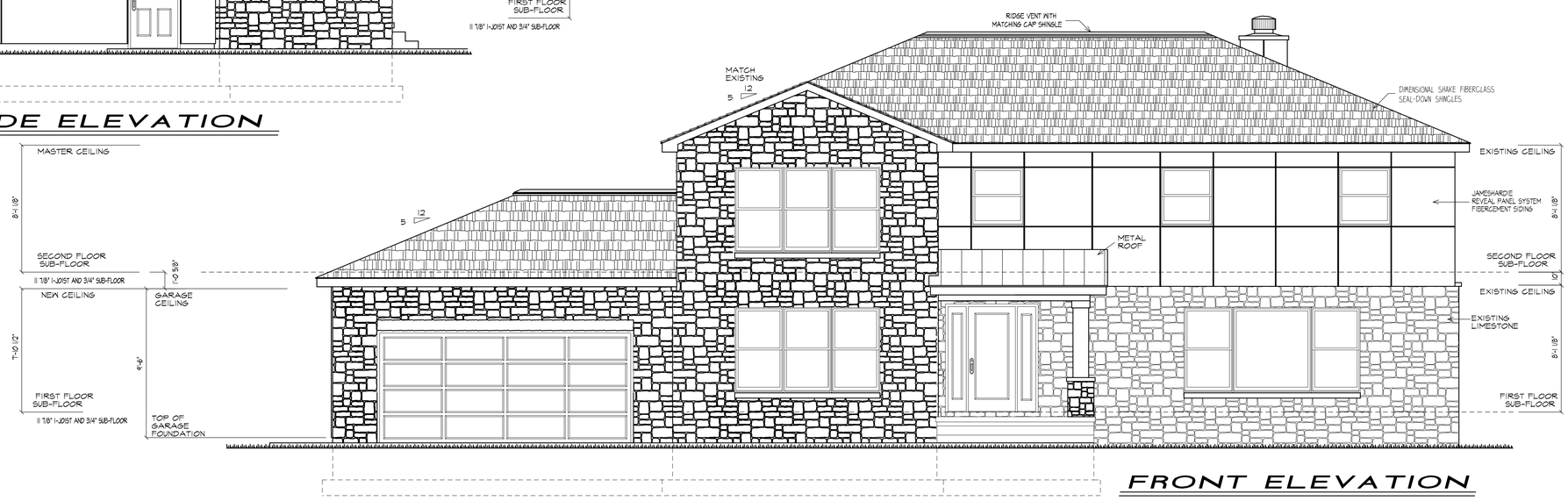


BACK ELEVATION



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION



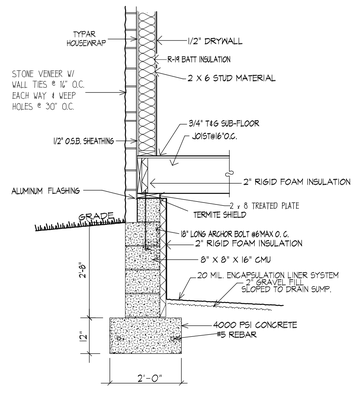
FRONT ELEVATION

DIMENSIONAL DRAFTING L.L.C.
COMPUTER-AIDED DRAFTING SERVICE 812-825-2994

NOTE:
DIMENSIONAL DRAFTING LLC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES, DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS IN THE DESIGN.
IT IS RECOMMENDED THAT YOU CONSULT AN ARCHITECT OR ENGINEER OF YOUR CHOICE AND IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY SITE CONDITIONS AND LAYOUTS AND CHECK WITH LOCAL BUILDING OFFICIALS PRIOR TO START OF CONSTRUCTION.

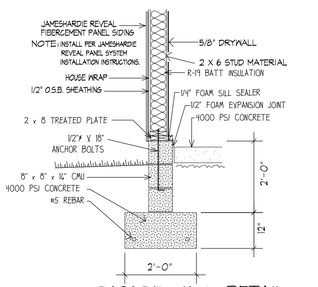
PROPOSED PLANS FOR MOHSEN KIANI AND SARA NOORI RESIDENCE

PROPOSED PLANS FOR REMODEL AND NEW ADDITION
ELEVATIONS
JOB SITE:
SCALE: 1/4" = 1'-0"
DATE: DEC 2.2019
DATE REVISED 08216/FEB.2020



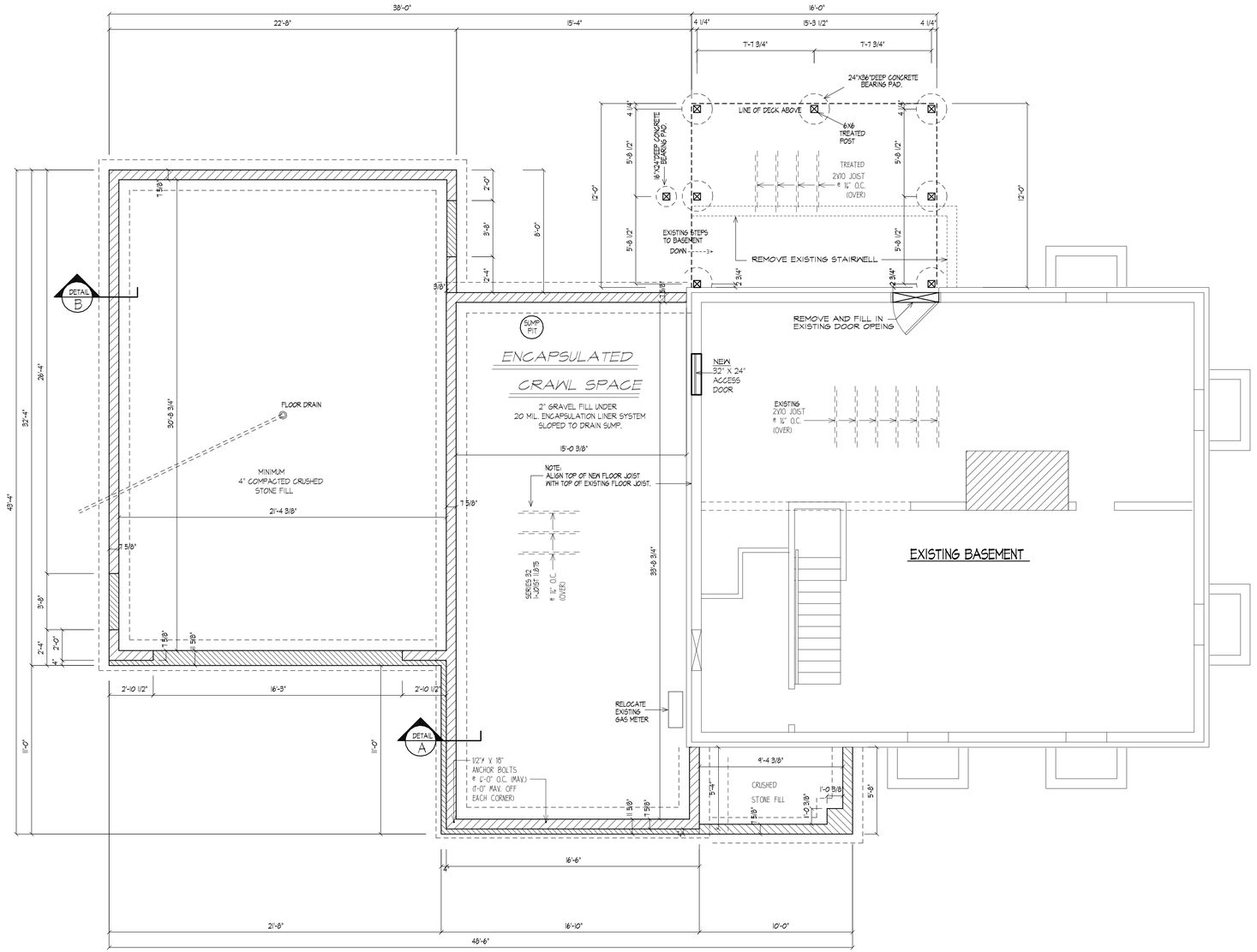
A EXTERIOR WALL DETAIL

SCALE = 1/2" = 1'-0"



B GARAGE WALL DETAIL

SCALE = 1/2" = 1'-0"



FOUNDATION PLAN

DIMENSIONAL DRAFTING L.L.C.
COMPUTER-AIDED DRAFTING SERVICE 812-825-2994

NOTE:

DIMENSIONAL DRAFTING LLC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES, DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS IN THE DESIGN.
IT IS RECOMMENDED THAT YOU CONSULT AN ARCHITECT OR ENGINEER OF YOUR CHOICE AND IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY SITE CONDITIONS AND LAYOUTS AND CHECK WITH LOCAL BUILDING OFFICIALS PRIOR TO START OF CONSTRUCTION.

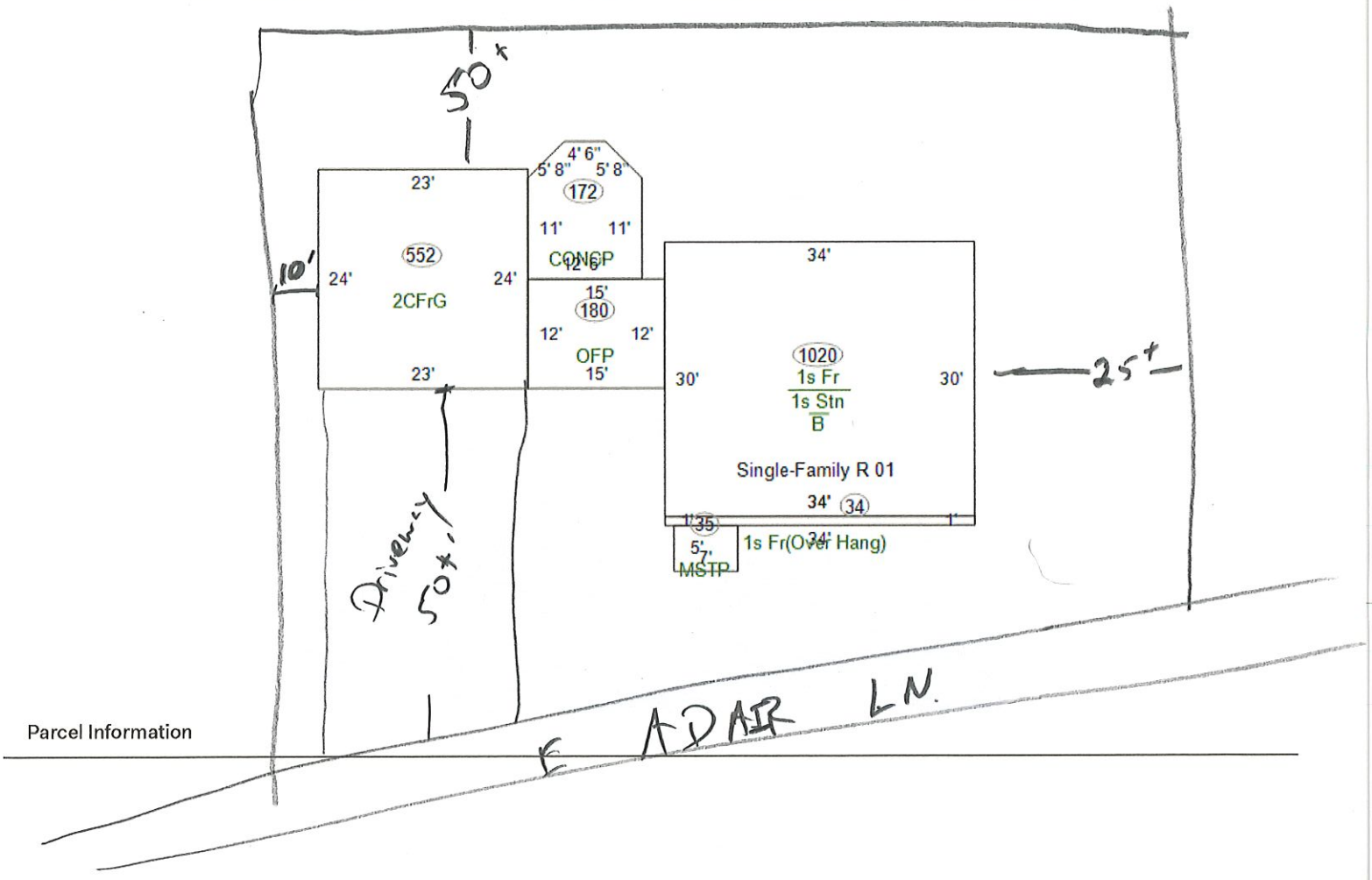
PROPOSED PLANS FOR MOHSEN KIANI AND SARA NOORI RESIDENCE

PROPOSED PLANS FOR
REMODEL AND NEW ADDITION
FOUNDATION PLAN
OPTION "B"

JOB SITE:

SCALE: 1/4" = 1'-0"
DATE: DEC 16,2019
DATE REVISED: FEB 2020


4/11/2001


50'+
4' 6"
5' 8"
5' 8"
172
23'
11'
11'
CONCP
10'
552
24'
24'
2CFrG
12'
15'
180
12'
12'
OFP
15'
23'
34'
1020
1s Fr
1s Stn
B
30'
30'
25'+
Single-Family R 01
34'
34
35
1s Fr(Over Hang)
5',
MSTP
Driveway
50'+
E ADAIR LN.
Parcel Information

6843

BL 1-21-20

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220, Bloomington, Indiana 47404
Phone Number:(812) 349-2580 FAX: (812) 349-2967

RECEIVED
JAN 22 2020

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT C20-022

Parcel No. 53-08-02-104-009.000-009 Subdivision Hoosier Acres Lot No. 4, 53009027-009
Project Address 3415 E. Adair Ln City Bloomington Zip Code 47401
Township Perry Section No. 02

Property Owners Name Mohsen Kveni zadeh Phone No. 812-650-8454
Property Owners Address 2226 E Wimbleton Ln City Bloomington Zip Code 47401

Applicants Name AMI Roofing Contractors INC Phone No. 812 327-2885
Applicants Address 315 E. Winslow Rd. City Bloomington Zip Code 47401

General Contractor AMI Roofing Contractors (Paul Prather) Phone No. 765 346 2620

Please check applicable boxes and fill in blanks as required:

Proposed Work: ☐New Construction ☑Addition ☑Remodel (area) _____ Other (explain)_____
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 1 Estimated construction cost (census) #275,000
Total Square Footage of proposed structure 3740
First floor square footage 1420 Garage/Carport square footage 700 ☑Attached ☐Detached
Second floor square footage 1420 Covered Deck(s)/Porch(s) square footage_____
Third floor square footage _____ Other Floor square footage (explain) _____
Basement square footage 900 Grading area (area of soil disruption) 700 sq. ft.
Elevated deck (>30") square footage ✓ 320 ft.

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: P D Prather Date: 1/21/20
Email address pprather@amiroofs.com

C'14 Perm Relay

For **New Construction, Additions & Remodels**: Please check appropriate boxes and fill in all required blanks: **PRINT CLEARLY**

FOUNDATION

type(s):	material:
☑ Basement	☐ Poured Concrete
☑ Crawl space	☑ Concrete Block
☐ Slab on Grade	☐ Other_____
☐ Other _____	

GIRDER BEAM (floor beam(s)):

☐ Metal Size _____
☐ Manufactured wood Size LVL 11 7/8 x 16
☐ Wood Species _____ Grade _____
Size 2 - 2" x _____
3 - 2" x _____
4 - 2" x _____

GIRDER BEAM SUPPORTS:

☐ Metal 3" steel pipe
☐ Wood column size _____
☐ Concrete size 24" x 12" _____
☐ Masonry size 8 x 8 x 16 _____
Spacing on center _____

FLOOR JOIST SYSTEM - HOUSE:

☐ Steel size _____
☐ Manufactured "I" joist size 11 7/8
☐ Wood Size 2x10 Species Pine
Grade____ Spacing on center_____

FLOOR JOIST SYSTEM - DECK:

☐ Wood size 2x10 Species Pine
☐ Grade 2 Spacing on center 16

CEILING JOIST/ TRUSS SYSTEM:

☐ **Joist** **or** ☑ **Truss**
Size _____ Bottom Cord
☐ Manufactured "I" Joist size _____
☐ Wood size _____
Species _____
Grade _____ Spacing on Center 2'
☐ Other _____

ATTIC VENTILATION:

☑ Ridge Vent
☐ Gable Vents
☐ Roof Vents
☑ Soffit Vents
☐ Other (explain)_____

RAFTER / TRUSS SYSTEM 2 of 2

☐ **Joist** **or** ☑ **Truss**
☐ Steel size _____
☐ Manufactured "I" Joist size _____
☐ Wood size _____ Species _____
Grade _____ Spacing on center 2'

TOTAL # OF SLEEPING ROOMS: 4

(to include new and existing)

TOTAL # OF SMOKE ALARMS: 10+

(Hardwired with Battery back up)

WATER HEATER:

Quantity _____
☑ Gas B.T.U. input: 50,000
☐ Electric
☐ Other Energy: (explain) _____
Location:

☐ Garage	☑ Basement
☐ Attic	☐ Crawl space
☐ Utility room	☐ Other explain ____

FURNACE SYSTEM:

Quantity _____
☐ Gas B.T.U. input: _____
☐ Electric ☐ Geothermal _____
☐ Other energy: _____
Location:

☐ Garage	☐ Basement
☐ Attic	☐ Crawl space
☐ Utility room	☐ Other explain ____

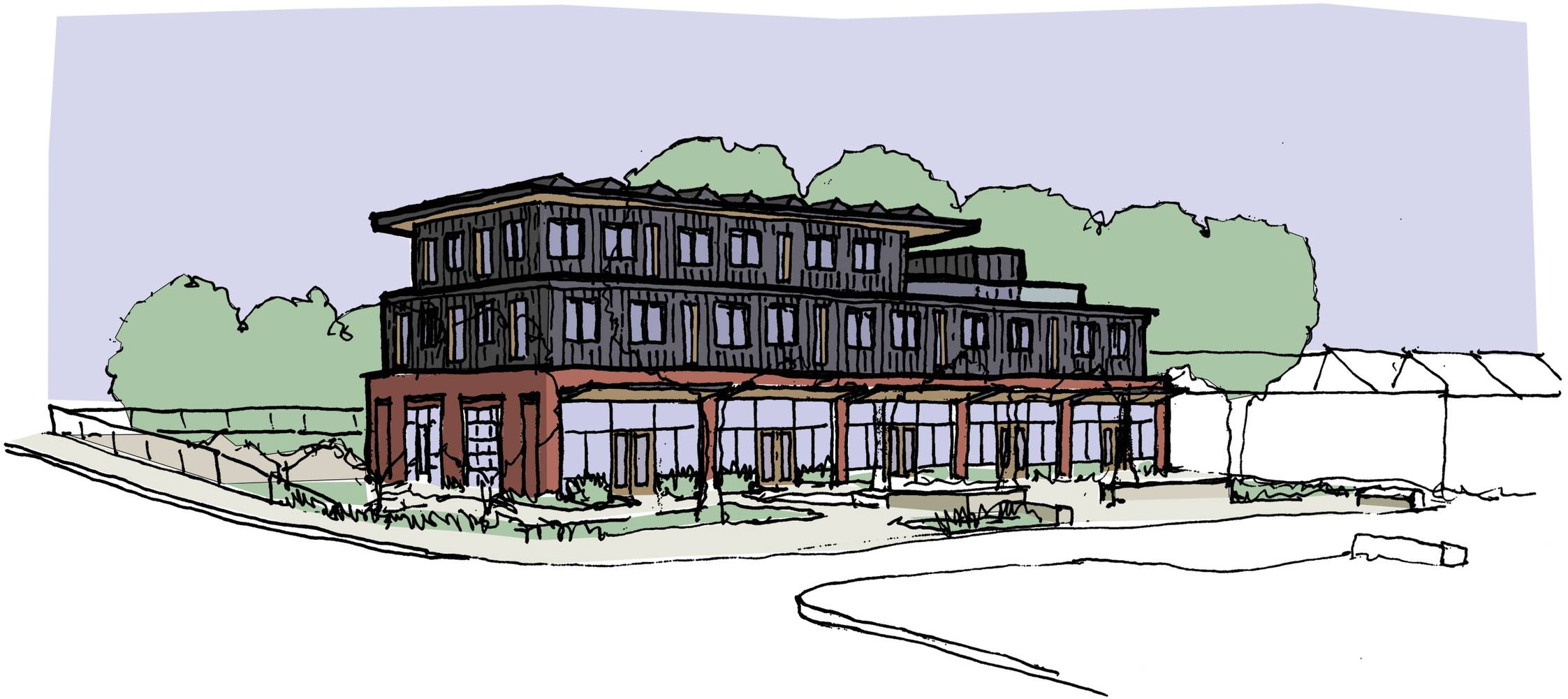
FIREPLACE:

Quantity 1 **Location(s)** Living Rm
Type:
☐ Masonry **or** ☑ Factory Built
Fuel source:
☑ Gas ☐ Wood

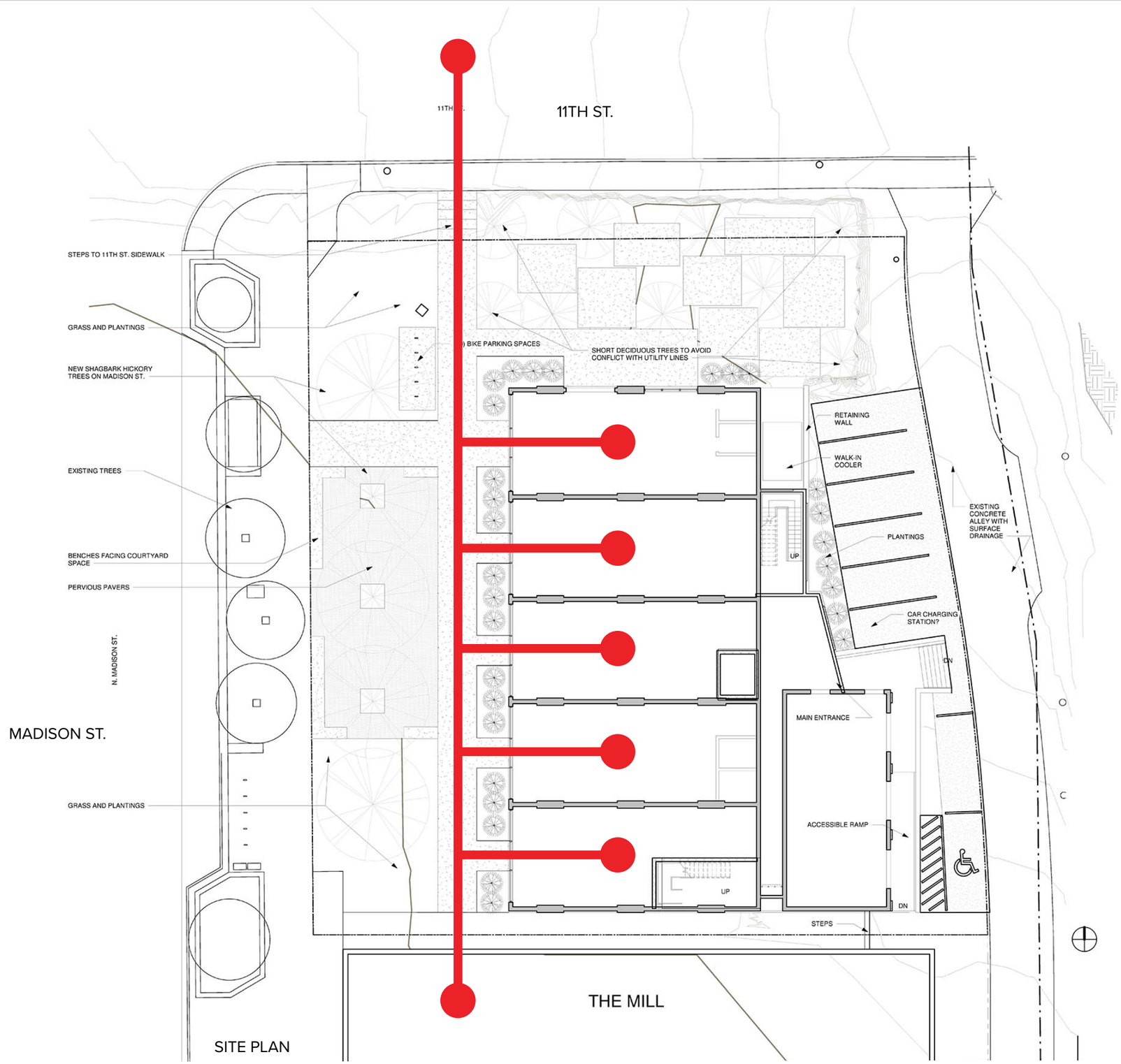
ELECTRIC SERVICE:

Service Panel:
Location Basement / Laundry / utility
Size: ☐ 100 amp ☐ 400
☑ 200 amp ☐ Other_____

Sub Panel(s)
Location(s) _____
Size: ☐ 100 amp ☐ 400
☐ 200 amp ☐ Other_____



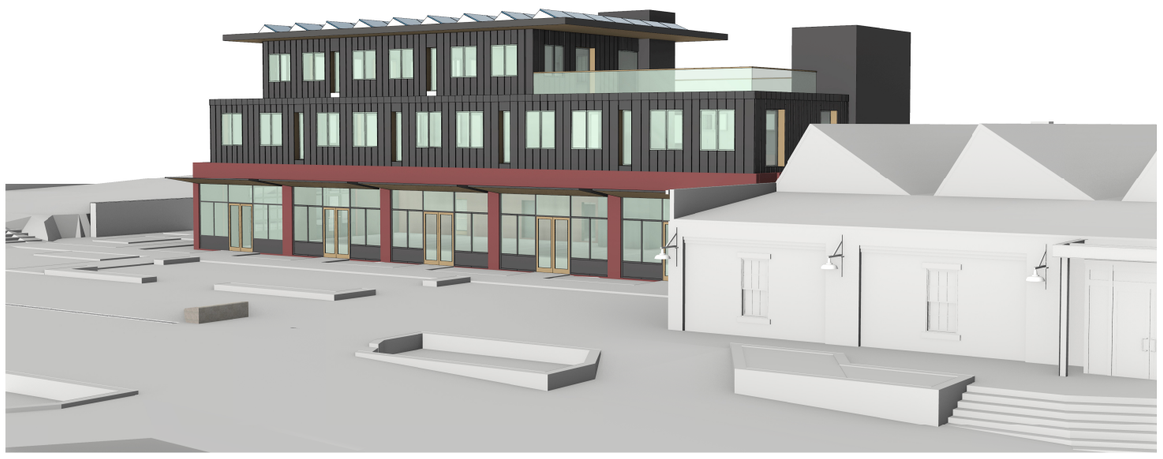
FROM MADISON AND 11TH ST.


11TH ST.
STEPS TO 11TH ST. SIDEWALK
GRASS AND PLANTINGS
NEW SHAGBARK HICKORY TREES ON MADISON ST.
EXISTING TREES
BENCHES FACING COURTYARD SPACE
PERVIOUS PAVERS
N. MADISON ST.
MADISON ST.
GRASS AND PLANTINGS
) BIKE PARKING SPACES
SHORT DECIDUOUS TREES TO AVOID CONFLICT WITH UTILITY LINES
RETAINING WALL
WALK-IN COOLER
PLANTINGS
UP
EXISTING CONCRETE ALLEY WITH SURFACE DRAINAGE
CAR CHARGING STATION?
DN
MAIN ENTRANCE
ACCESSIBLE RAMP
UP
DN
STEPS
THE MILL
SITE PLAN


FAR
Optimal
conditions

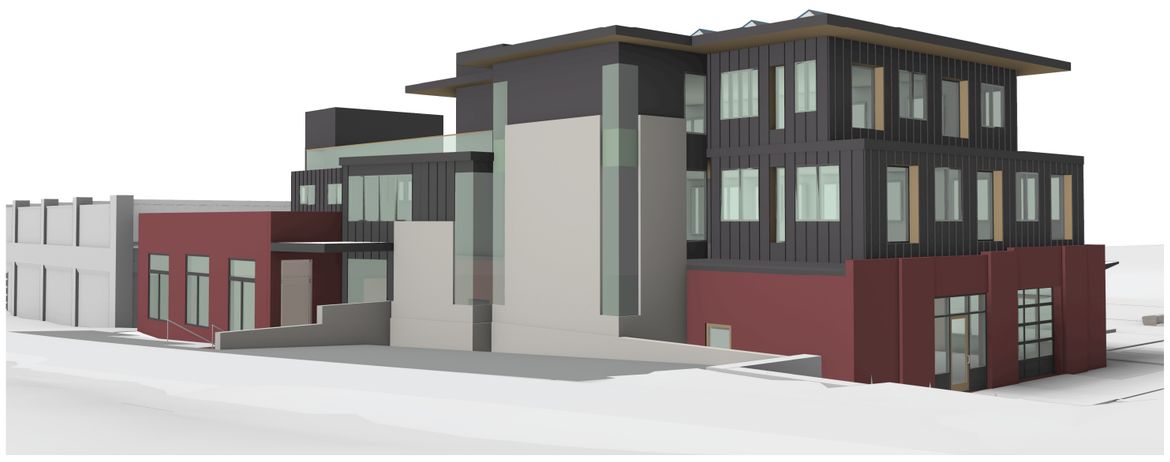
THE KILN COLLECTIVE

BLOOMINGTON HISTORIC PRESERVATION COURTESY REVIEW

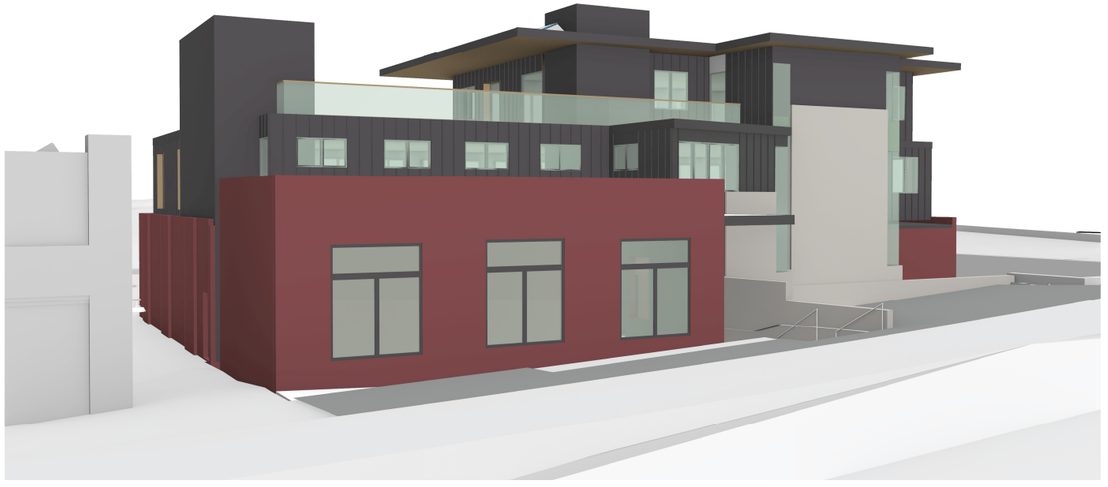


3 SOUTH-WEST PERSPECTIVE

4 NORTH-WEST PERSPECTIVE



1 NORTH-EAST PERSPECTIVE



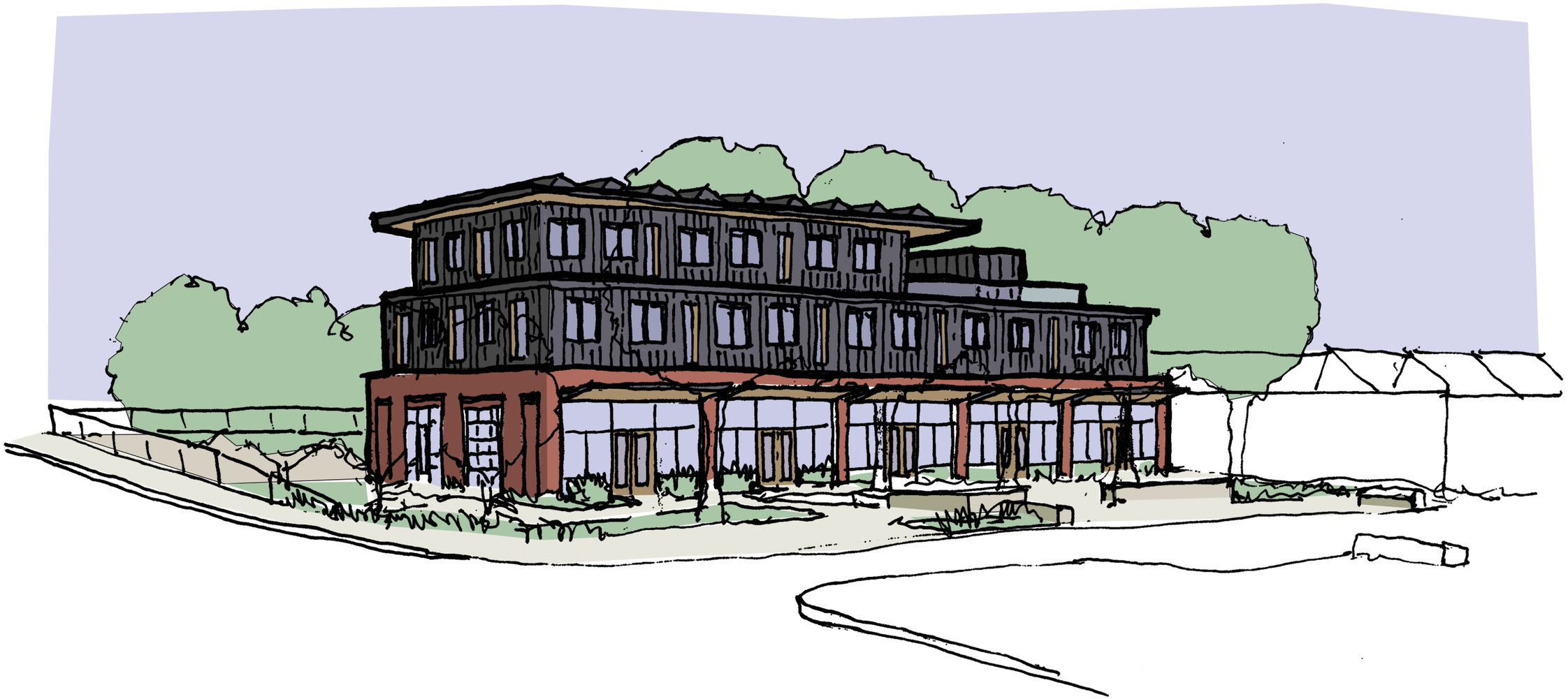
2 SOUTH-EAST PERSPECTIVE

THE KILN COLLECTIVE

BLOOMINGTON HISTORIC PRESERVATION COURTESY REVIEW

WEST ELEVATION

NORTH ELEVATION



14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks

National Park Service
U.S. Department of the Interior
Technical Preservation Services

A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment "is defined as the act or process of making possible a compatible use for a property through repair, alterations, and *additions* while preserving those portions or features which convey its historical, cultural, or architectural values."

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.

Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that "a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment," it must be determined whether a historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

> (9) "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."
>
> (10) "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building's *historic character.* To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.

Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as with the neighborhood in which it also serves as infill in the urban setting.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or "public" elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, it might seem more in keeping with the historic character

simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the "real" historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that "...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as possible from the public view." As a logical evolution from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior's Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that "the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Preserve Historic Character

The goal, of course, is a new addition that preserves the building's historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building's history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.

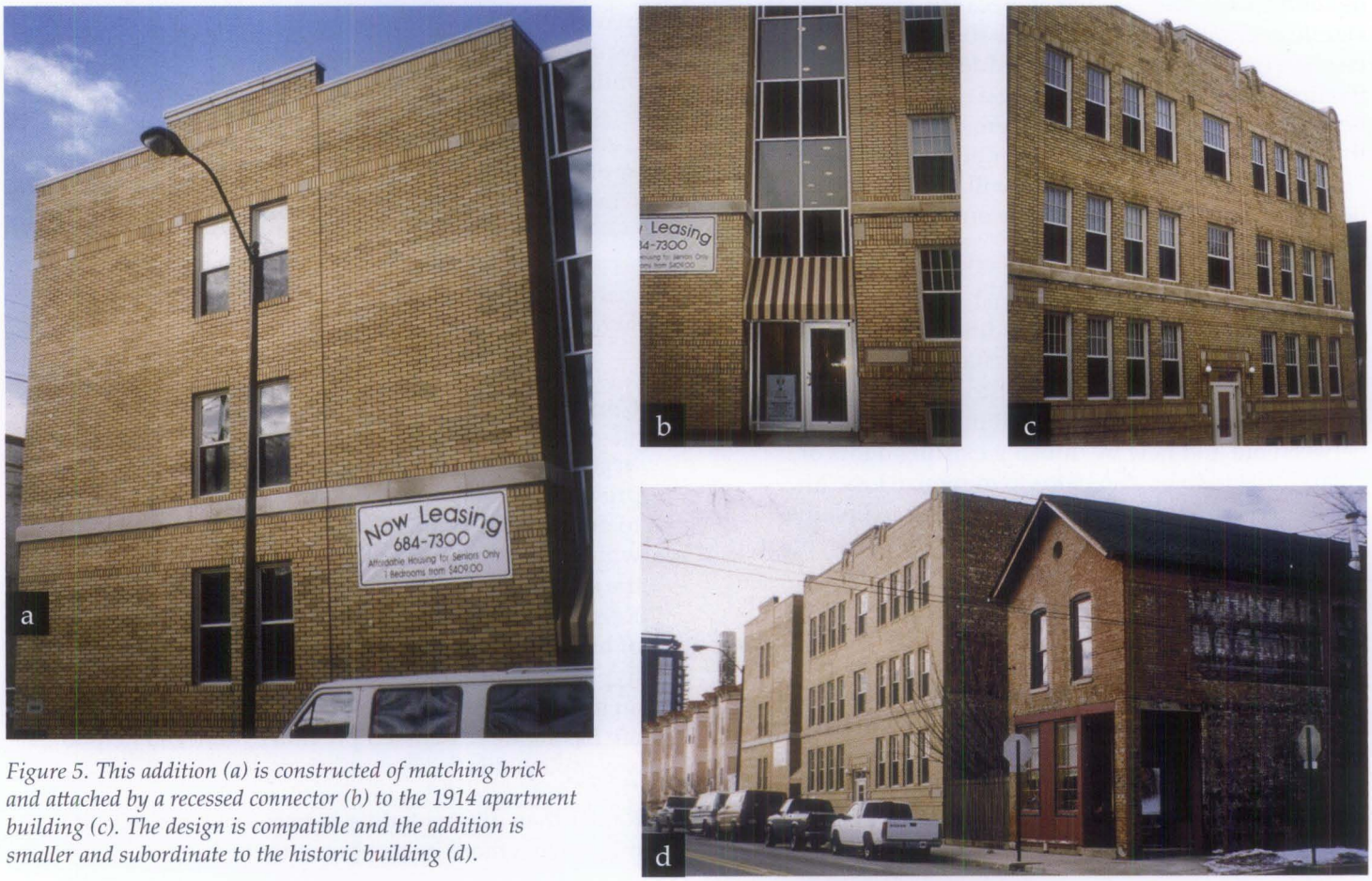


Figure 5. This addition (a) is constructed of matching brick and attached by a recessed connector (b) to the 1914 apartment building (c). The design is compatible and the addition is smaller and subordinate to the historic building (d).

Figure 6. A new addition (left) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (right). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills

Figure 7. A vacant side lot was the only place a new stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its prominent location, it is clearly subordinate and differentiated from the historic theater.

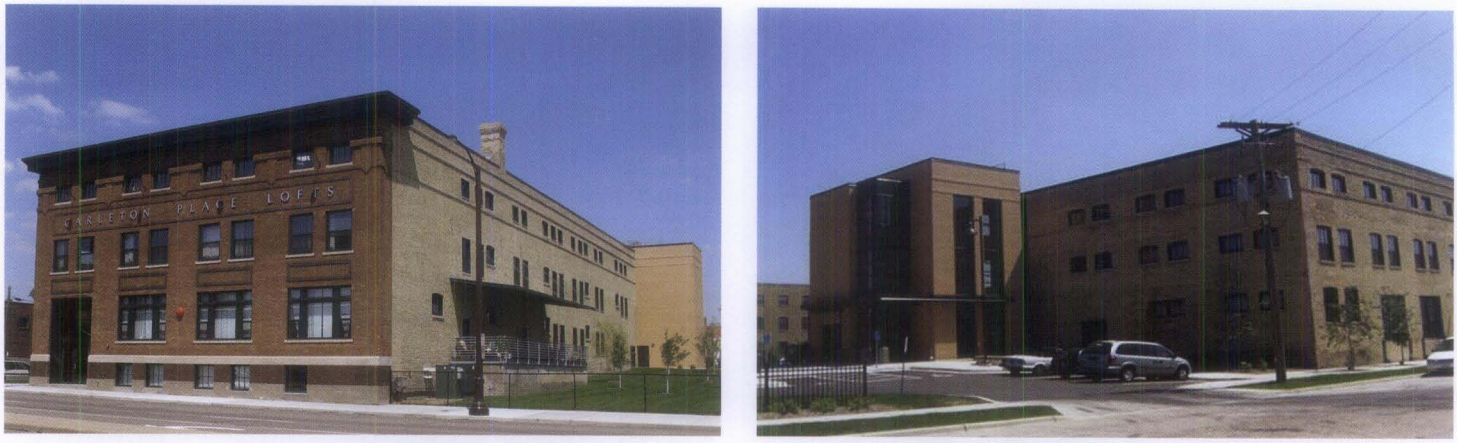


Figure 8. The rehabilitation of this large, early-20th century warehouse (left) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (right).

Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.

Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.

in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.

Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (left). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (below).

Design Guidance for Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition **must preserve significant historic materials, features and form**, and **it must be compatible but differentiated from the historic building**. To achieve this, it is necessary to carefully consider the **placement or location** of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.
- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.

Figure 12. This 1954 synagogue (left) is accessed through a monumental entrance to the right. The new education wing (far right) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.

Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.

Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)

- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.

- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

Revising an Incompatible Design for a New Addition to Meet the Standards

Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).

Incompatible New Additions to Historic Buildings

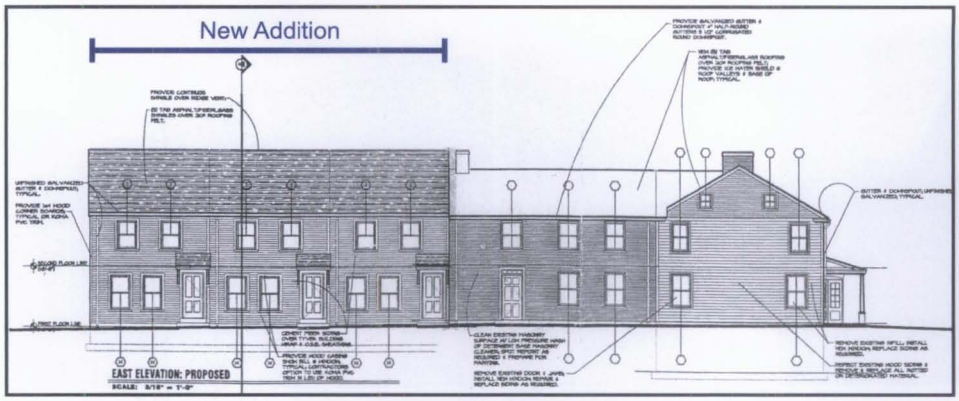


Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..

Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.

Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.

Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.

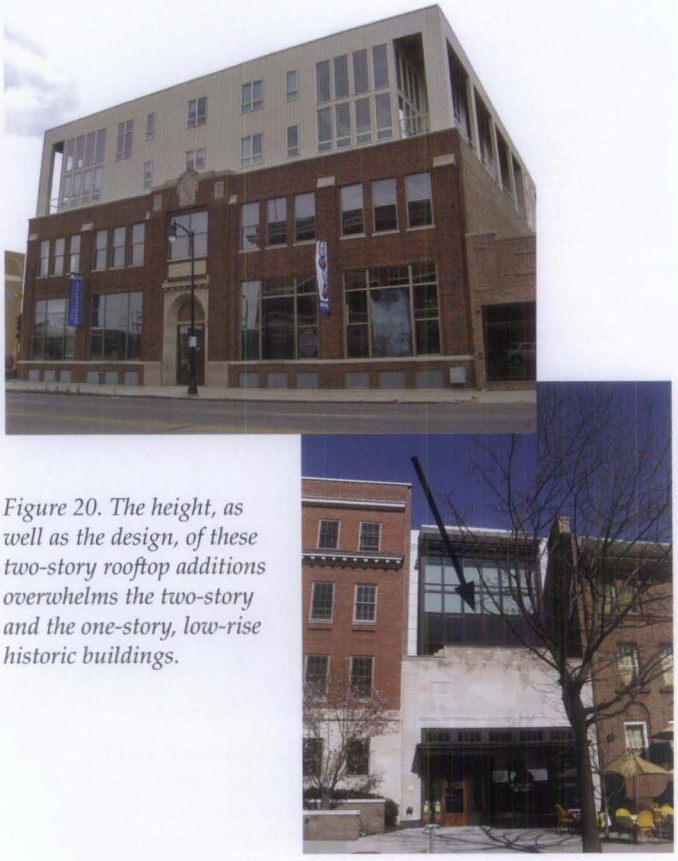


Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.

New Additions in Densely-Built Environments

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.

Figure 21. Both wings of this historic L-shaped building (top), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, left) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.

Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.

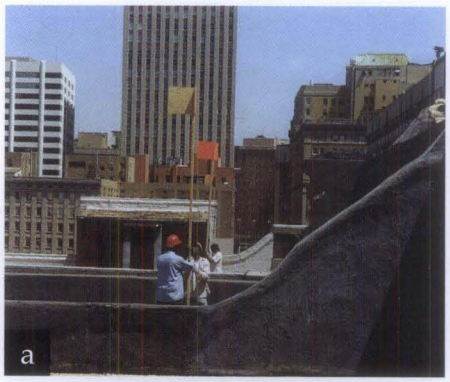


Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.

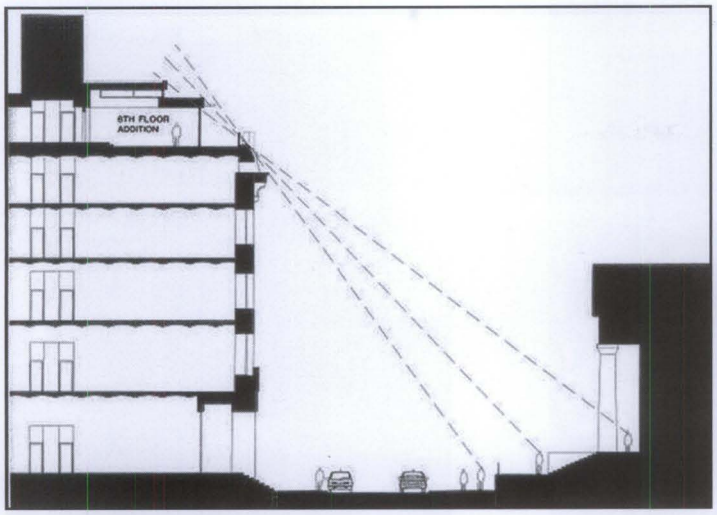


Figure 24. ***How to Evaluate a Proposed Rooftop Addition.*** *A sight-line study (above) only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. A mock up (above, right) or a mock up enhanced by a computer-generated rendering (below, right) is essential to evaluate the impact of a proposed rooftop addition on the historic building.*

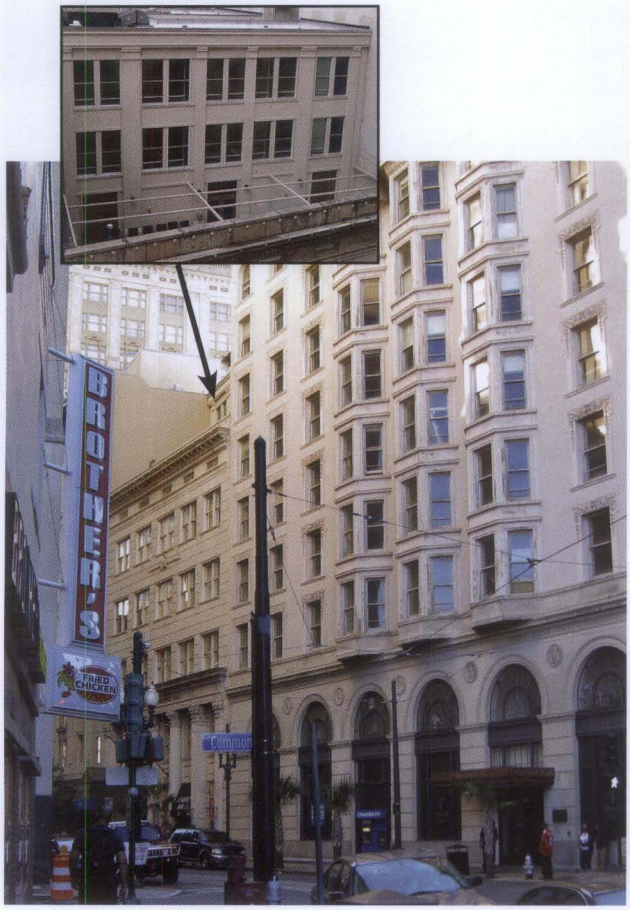


Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.

Figure 26. A rooftop addition would have negatively impacted the character of the primary facade (right) of this mid-19th century, four-story structure and the low-rise historic district. However, a third floor was successfully added on the two-story rear portion (below) of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.

Figure 27. Although the new brick stair/elevator tower (left) is not visible from the front (right), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossmann, Aurora Photography, LLC.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).

Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.

Additional Reading

Byard, Paul Spencer. *The Architecture of New Additions: Design and Regulation*. New York, NY: W.W. Norton & Company, 1998.

Day, Steven, AIA. "Modernism Meets History: New Additions to Historic Structures." *Preservation Seattle* [Historic Seattle's online monthly preservation magazine.] May 2003. www.historicseattle.org/preservationseattle/publicpolicy/defaultmay2.htm.

Incentives! A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties. "Avoiding Incompatible Treatments: New Additions & Rooftop Additions." Technical Preservation Services Branch, National Park Service. Online at www.nps.gov/history/hps/tps/.

Interpreting the Standards Bulletins (ITS). Technical Preservation Services Branch, National Park Service. Online at www.nps.gov/history/hps/tps/.

New Additions to Historic Buildings. Technical Preservation Services Branch, National Park Service. Online at www.nps.gov/history/hps/tps/.

O'Connell, Kim A. "Making Connections." *Traditional Building.* March/April 2004. (Vol. 17, No. 2), pp. 12-15.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Washington, D.C.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, rev. 1990.

The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings. (Authors: W. Brown Morton, III, Gary L. Hume, Kay D. Weeks, and H. Ward Jandl. Project Directors: Anne E. Grimmer and Kay D. Weeks.) Washington, D.C.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, 1992. Online at www.nps.gov/history/hps/tps/.

Semes, Steven W. "Differentiated and Compatible: The Secretary's Standards revisited." *Traditional Building.* February 2009. (Vol. 22, No. 1), pp. 20-23.

Semes, Steven W. *The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation.* (In association with The Institute of Classical Architecture and Classical America.) New York, NY: W.W. Norton & Company, 2009.

Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible in size, materials and design with the historic building.

Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

Acknowledgements

Anne E. Grimmer, Senior Architectural Historian, Technical Preservation Services Branch, National Park Service, revised *Preservation Brief 14*, written by Kay D. Weeks and first published in 1986. The revised Brief features all new illustrations and contains expanded and updated design guidance on the subject of new additions that has been developed by the Technical Preservation Services Branch since the original publication of the Brief. Several individuals generously contributed their time and expertise to review the revision of this *Preservation Brief*, including: Sharon C. Park, FAIA, Chief, Architectural History and Historic Preservation, Smithsonian Institution; Elizabeth Tune and Karen Brandt, Department of Historic Resources, Commonwealth of Virginia; and Phillip Wisley and David Ferro, Division of Historical Resources, Florida Department of State. The Technical Preservation Services professional staff, in particular Michael J. Auer, Jo Ellen Hensley, Gary Sachau and Rebecca Shiffer, also provided important guidance in the development of this publication. All illustrations are from National Park Service files unless otherwise credited. Front cover image: Detail of new addition shown in Figure 4. Photo: © Maxwell MacKenzie.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Technical Preservation Services Branch, National Park Service, prepares standards, guidelines and other educational materials on responsible historic preservation treatments for a broad public audience. Additional information about the programs of Technical Preservation Services is available on the website at www.nps.gov/history/hps/tps. Comments about this publication should be addressed to: Charles E. Fisher, Technical Preservation Publications Program Manager, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW, Washington, DC 20240.

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2020 Conference Agenda

TUESDAY, APRIL 14

CONFERENCE REGISTRATION
2 – 4:30 p.m.
Scottish Rite, 427 North Main Street

PRE-CONFERENCE WORKSHOPS

8:30 a.m. – 4 p.m.
CAMP: Commission Assistance and Mentoring Program
Scottish Rite, 427 North Main Street
Pre-registration required.
$25 fee includes lunch.

Discover how to increase the effectiveness of local preservation commissions and learn best practices drawn from throughout the country. The National Alliance of Preservation Commissions stages CAMP with a faculty of skilled preservation professionals.

9 a.m. – 4:30 p.m.
Section 106 Training
Scottish Rite, 427 North Main Street
Pre-registration required. Lunch on your own.

Indiana Division of Historic Preservation and Archaeology staff offer basic instruction on the Section 106/Environmental Review process and an overview of the SHAARD database. Also hear from representatives of a Metropolitan Planning Organization (MPO) and the Indiana Department of Transportation to understand environmental compliance for historic resources.

Speakers: Ashley Thomas, Cathy Draeger-Williams, Holly Tate, Megan Copenhaver, and Jeannie Regan-Dinius**,** Division of Historic Preservation and Archaeology; David Benefiel, Principal Transportation Planner, Anderson MPO; and Kari Carmany-George, Environmental Section Manager, Indiana Department of Transportation

2 – 4:30 p.m.
Tax Credit Training
Scottish Rite, 427 North Main Street
Pre-registration required. $10 fee.

Indiana Division of Historic Preservation and Archaeology and National Park Service staff offer basic instructions on Tax Credits, new forms, and recent updates.

Speakers: Ashley Thomas, Tax Credit Administrator, Division of Historic Preservation and Archaeology; Angela Shearer, Tax Credit Reviewer, National Park Service

2 – 5 p.m.
Saving Sacred Places
Community Room, Temple Beth-El
305 West Madison Street
Pre-registration required. $10 fee.
Parking is available in the Temple lot entered from Lafayette Boulevard. Use parking lot entrance to Temple.

Is your congregation among the many who find themselves with significant amounts of unused or under-used space due to declining membership or programming changes? This workshop provides practical guidance for congregations seeking to evaluate and quantify their available space, find compatible partners with which to share their facilities, and reviews key legal and fiscal considerations. Harness your house of worship for outreach and growth.

Speakers: A. Robert Jaeger, President, Partners for Sacred Places; David Frederick, Sacred Places Indiana Director, Indiana Landmarks; and Jim Tuesley, Attorney, Barnes & Thornburg

5 – 7 p.m.
Conference Kickoff Reception
The Lauber Kitchen & Bar, 504 East LaSalle Street
Parking is available in The Lauber lot, on the street, or after 5:00 p.m. in the Peoplelink Group lot on Niles.

Enjoy craft pizza and cocktails while seeing the transformation of a nineteenth-century sheet metal company into a restaurant and adjacent liquor store.

WEDNESDAY, APRIL 15

CONFERENCE REGISTRATION
8 a.m. – 4 p.m.
Scottish Rite, 427 North Main Street

CONTINENTAL BREAKFAST
8 – 10 a.m.
Scottish Rite, 427 North Main Street

FIELD SESSION
8:30 – 11:45 a.m.

Tour of Fort Saint Joseph
Pre-registration required.
Fort Saint Joseph, 1415 Bond Street, Niles, Michigan
(Transportation on your own. Tour requires approximately one mile of walking.)

Travel just north of South Bend to Michigan for an in-depth tour of Fort Saint Joseph led by archaeologist Michael Nassaney of Western Michigan University. You'll see recent excavations of the fort, used between 1691-1781 first as a major French commercial center focused on the fur

trade and later as a British outpost during the American Revolution. There is walking associated with this tour (approximately 1 mile), so be prepared and dress for the weather.

Moderator: Patrick Trader, President, Indiana Archaeology Council, and Principal Investigator, Gray & Pape
Speaker: Dr. Michael Nassaney, Professor of Anthropology, Western Michigan University

EDUCATIONAL SESSIONS
9 – 10:15 a.m.

EDUCATIONAL SESSION 1
Transforming Ruins into a Welcoming Place

Discover the process needed to maintain a ruin as a safe and accessible community space to be enjoyed by all, using the former City United Methodist Church in downtown Gary and the Starr-Gennett complex in Richmond as case studies.

Speakers: Robin Whitehurst, Technical Principal, Bailey Edward, and Kevin Osburn, Principal, Rundell Ernstberger Associates

EDUCATIONAL SESSION 2
Unlocking the Secrets of Pattern Book Architecture in Indiana

Hoosiers frequently used architectural publications to design and build their homes in the nineteenth and twentieth centuries. Learn about the variety of pattern books, what the use of these publications tells us about Hoosier buildings and the broader context of local and regional history, and how digital repositories now provide easy access to the original catalogs.

Speakers: Ben Ross, Historic Preservation Specialist, RATIO; and Paul Diebold, Assistant Director of Preservation Services, Indiana Division of Historic Preservation and Archaeology

EDUCATIONAL SESSION 3
Replacing and Replicating Missing Pieces

Elkhart's Lerner Theatre, and the Coca-Cola Bottling Plant and South Side Turnverein in Indianapolis offer case studies for new ways to replace and replicate missing architectural details using terra cotta, and glass-fiber reinforced concrete and plastic.

Speakers: Scott Drake, Historic Preservation Specialist, ARSEE Engineers; and Anne Schneider, Architectural Graduate and Historic Preservation Specialist, RATIO

EDUCATIONAL SESSIONS
10:30– 11:45 a.m.

EDUCATIONAL SESSION 4
Toolbox for Minimum Maintenance Standards

Neglected properties can severely hamper the revitalization and sustainability of historic districts. Learn from experts in the field how your preservation commission can utilize Indiana building codes, local ordinances, and the Secretary of the Interior's Standards to establish and

maintain guidelines for designated properties. You'll gather tips for building a strong relationship between building and code enforcement and the historic preservation commission to accomplish maintenance goals.

Speakers: Steve Szaday, Inspector, Historic Preservation Commission, City of South Bend; and Maria Davis, Downtown Services Coordinator, City of Angola.

EDUCATIONAL SESSION 5
Industrial Indiana: Collections, Ephemera and Plans in the Archives

Since its early history, Indiana has had a rich tableau of diverse manufactured products and industries, and we have outstanding materials that document them. Representatives from the archival collections of the Indiana Historical Society and the University of Notre Dame reveal architectural drawings, photographs, catalogs, pamphlets and other ephemera that demonstrate how industry and manufacturing contributed to the development of our state. Professional and amateur preservationists will learn archival research tips and tricks for better documentation and contextualization.

Speakers: Maire Gurevitz, Project Archivist, Indiana Historical Society; Jordan Ryan, Coordinator, Indianapolis History Project, Indiana Historical Society; and Jennifer Parker, Architecture Librarian and Co-Director of the Historic Urban Environments Lab, Hesburgh Libraries, University of Notre Dame

EDUCATIONAL SESSION 6
A Refreshed Approach to Indiana Main Street and Preservation Action Update

Following a year of evaluation, Indiana Main Street Council and the Office of Community and Rural Affairs is announcing an improved Main Street program that will add value to new and existing community members. Updates include a new levels system, common in other Main Street programs, that will better support Indiana participants. Learn about OCRA's new Main Street goals and scope, and the new incentives, requirements, and benchmarks for each level.

Then learn the latest on the federal level from Russ Carnahan, Preservation Action president and former United States Congressman. Find out what this grassroots lobbying organization is working on in the current legislative session and what we might expect after the presidential election.

Speakers: Jackie Swihart, Main Street Program Manager, Indiana Office of Community and Rural Affairs; and Russ Carnahan, President, Preservation Action

LUNCH & WELCOME
Noon – 1:30
Scottish Rite, 427 North Main Street

After a welcome by Mayor James Mueller, enjoy a photographic tour of the history of South Bend.

Speakers: Honorable James Mueller, Mayor, City of South Bend; Andrew Beckman, Archivist, Studebaker National Museum; and Louis Sabo, Photographer

PLENARY SESSION
2 – 3:15 p.m.

Bulldozer: The Culture of Clearance in Postwar America
Sponsored by Indiana University's Cornelius O'Brien Lecture Series. Free and open to the public.

Francesca Ammon, author of *Bulldozer: Demolition and Clearance of the Postwar Landscape*, details how the bulldozer helped win World War II but went on to create a "culture of clearance" in America, removing swaths of historic buildings for suburban development and interstate highways. How did destruction become equated with progress and what has preservation done to slow the damage? In the hands of the military, planners, politicians, engineers, construction workers, and even children's book authors, the bulldozer became an American icon. Yet, social and environmental injustices emerged as clearance projects continued unabated. This awareness spurred environmental, preservationist, and citizen participation efforts that have helped to slow, although not entirely stop, the momentum of the postwar bulldozer.

Speaker: Francesca Ammon, Associate Professor, City and Regional Planning and Historic Preservation, University of Pennsylvania

EDUCATIONAL SESSIONS
3:30 – 4:45 p.m.

EDUCATIONAL SESSION 7
Defending the Frontier – Guarding the Fort
Sponsored by Indiana University's Cornelius O'Brien Lecture Series. Free and open to the public.

During the seventeenth and eighteenth centuries frontier colonial outposts (or forts) served as hubs for commerce centered on the fur trade, and defense and protection from colonial powers and attacks from indigenous peoples. Experts reveal the results of archaeological investigations at Fort Saint Joseph in Michigan, Fort Ouiatenon in Indiana, and Fort Recovery in Ohio.

Speakers: Michael Nassaney, Archaeologist Western Michigan University; James R. Jones, Archaeologist, Weintraut & Associates; Christine Thompson, Archaeologist, Ball State University; and Kevin Nolan, Director and Senior Archaeologist, Applied Anthropology Laboratory, Ball State University

EDUCATIONAL SESSION 8
Historic Roofing: Types, Evaluations, and Replacement

Roofing provides one of the most important enclosure components to a building, preventing damage and deterioration, and protecting interior finishes. When roofing systems fail, resulting damage can be catastrophic and very costly to repair. To understand how to repair or replace a roof, it's helpful to know which system you have.

Join a panel of construction experts for a discussion and evaluation of historic roofing systems, and the challenges and successes of installing new roofing on historic buildings.

Speakers: Logan Cook, Senior Associate and Unit Manager, Wiss, Janney, Elstner Associates, Inc.; Ross Smith, Associate Principal, Wiss, Janney, Elstner Associates, Inc.; and Ken Sage, Vice President Business Development, Midland Engineering Company

EDUCATIONAL SESSION 9
Building IU South Bend: An Evolution of Campus Identity

Speakers*:* Deb Parcell, Community Preservation Specialist, Northern Regional Office, Indiana Landmarks; and Scott Shoger, Archivist, Indiana University South Bend

DINNER & PLENARY
5:30 p.m. – 8:30 p.m.
Palais Royale, 105 West Colfax
Speakers to be announced.

Ball State Alumni Reunion
9 – 11 p.m.
Location to be announced.
Sponsored by Ball State University Historic Preservation Program.

Join Ball State alumni and friends at LOCATION for conversation and networking. Cash bar, no RSVP necessary.

THURSDAY, APRIL 16

CONFERENCE REGISTRATION
8 a.m. – 4 p.m.
Scottish Rite, 427 North Main Street

CONTINENTAL BREAKFAST
8 – 10 a.m.
Scottish Rite, 427 North Main Street

EDUCATIONAL SESSIONS
9 – 10:15 a.m.

EDUCATIONAL SESSION 10
The Impacts of Environmental Change on Prehistoric Settlements
Sponsored by Indiana University's Cornelius O'Brien Lecture Series. Free and open to the public.

The effect of climate and environmental change on human societies is undeniable, inexorable, and can be quite profound. Discover the disciplines of climatology, geomorphology, geoarchaeology, and archaeology and how they can assess the impact of environmental change on human settlement patterns, using prehistoric settlement in the White River Valley as case studies.

Speakers: Jeremy Wilson**,** Associate Professor of Anthropology, IUPUI; Broxton Bird, Associate Professor of Earth Sciences, IUPUI; Edward Herrmann, Research Scientist, Earth and Atmospheric Sciences, Indiana University; and Patrick Trader, Principal Investigator, Gray & Pape

EDUCATIONAL SESSION 11
Confronting Difficult Histories in Historic Structures

From monuments to murals, Americans are evaluating how difficult histories like racism impact the presence and preservation of historic places in our communities. This session provides a template and tool for acknowledging and hosting difficult conversations about the buildings we cherish and the histories they can teach. The former Engman Public Natatorium, a once segregated South Bend city-owned swimming pool, and WPA murals serve as examples.

Speakers: George Garner, Assistant Director and Curator, Indiana University South Bend Civil Rights Heritage Center; and Harvey Smith, Project Advisor, Living New Deal

EDUCATIONAL SESSION 12
Indiana Limestone Part I: From Salem Deposit to the Built Environment

Join archivist Jennifer Lanman, and geologist Todd Thompson on a journey through the millennia to explore the origins of the globally unique Salem Limestone formation and how one of Indiana's longest-serving industries transformed it into the "Nation's Building Stone." Part I discusses the early history of the industry's founders as captured in an extensive photo resource and how some quarrying and fabrication techniques have evolved with technology while others remain proven workhorses. Take a visual tour of notable buildings and view examples of project types not commonly thought suitable in natural stone.

Speakers: Todd Thompson, Director and State Geologist, Indiana Geological and Water Survey; and Jennifer Lanman, Archivist and Collections Manager, Indiana Geological and Water Survey

EDUCATIONAL SESSIONS
10:30 – 11:45 a.m.

EDUCATIONAL SESSION 13
Indiana Limestone Part II: From Salem Deposit to the Built Environment

In Part II of our limestone overview, architect Todd Schnatzmeyer discusses conservation of resources in the production of natural stone and the sustainability standards recognized by leading programs. The talk is followed by a brief walking tour of downtown resources.

Speaker: Todd Schnatzmeyer, Executive Director, Indiana Limestone Institute of America

EDUCATIONAL SESSION 14
Moving Bethel Cemetery
Sponsored by the Indiana Archaeology Council

Speakers: Ryan Peterson, Senior Principal, Cardno; Brooke Drew, Lecturer, Indiana State University; and Jeremy Wilson, Associate Professor of Anthropology, IUPUI

EDUCATIONAL SESSION 15
To Repair or Replace? Windows and Historic Rehabilitation

One size does not fit all when it comes to windows. And while the Secretary of the Interiors Standards offer four approaches (preservation, rehabilitation, restoration, and reconstruction), knowing the right one for your project is the key to success—especially when dealing with tax credits. In this session we'll focus on the rehabilitation category, looking at how to determine if a window needs replacement, then talking replacement options.

Speaker: Steve Lien, Senior Commercial Property Manager, Marvin Windows and Doors

LUNCH ON YOUR OWN
11:30 a.m. – 1:30 p.m.

WALKING TOUR OF DOWNTOWN SOUTH BEND
Noon – 12:45 p.m.
Meet at the standing clock on the corner of Washington and Michigan streets (outside of Café Navarre) at 11:45. Tour departs promptly at noon.

Join South Bend experts for a guided 45-minute architectural walking tour of downtown. Explore historic buildings, one-of-a-kind structures, and important sites in South Bend's history. Plus, a great opportunity to stretch those legs after a long morning of sitting down! You'll have time to grab a quick lunch after the tour.

EDUCATIONAL SESSIONS
1:30 – 2:45 p.m.

EDUCATIONAL SESSION 16
Structure from Motion for 3D Documentation in Indiana and Beyond

Structure from motion (SfM), which uses two-dimensional images to reconstruct three-dimensional objects, has become a part of archaeological and preservation methods in the last decade. This session uses case studies from Indiana, Mexico, and Peru, to describe the process of documenting archaeology and structures in 3D. Recording x,y, and z, can seem to be as easy as 123; however, there is much to consider as we begin to integrate these methods into the twenty-first century toolkit.

Speaker: Alex Badillo, Assistant Professor, Earth and Environmental Systems, Indiana State University

EDUCATIONAL SESSION 17
The Archaeology of South Bend
Sponsored by the Indiana Archaeology Council

Explore current archaeological research being conducted in northern Indiana, particularly during the precontact and historical periods. Then delve into a digital database pulling together archaeological information in northern Indiana, current archaeological work on the campus of Notre Dame, and the social context of archaeology in the early twentieth century.

Speakers: Joshua Wells, Associate Professor of Anthropology and Social Informatics, Indiana University, South Bend; Jay VanderVeen, Associate Professor of Sociology and Anthropology, Indiana University, South Bend; and Mark Schurr, Professor of Anthropology, University of Notre Dame

EDUCATIONAL SESSION 18
Addressing Alternative Materials in Historic Districts
Sponsored by Indiana University's Cornelius O'Brien Lecture Series. Free and open to the public.

With so many replacement materials on the market and more coming each day, how do historic commissions decide whether a replacement is appropriate and how to choose? Learn the criteria for making two decisions – is replacement needed and what is the best replacement for this project?

Speaker: Sharon Ferraro**,** Historic Preservation Coordinator, City of Kalamazoo

PLENARY SESSION
3 – 4:00 p.m.
Student Charrette Report

Students from Ball State University's Historic Preservation Graduate Program worked with community leaders in South Bend to formulate ideas for the former Marquette Elementary School, once included on Indiana Landmarks' Ten Most Endangered list. Learn the results of their three-day project and discover potential ideas for vacant schools in your community.

4 – 5 p.m.
Indiana Preservation Awards

Join the Indiana Division of Historic Preservation and Archaeology for the presentation of its annual awards celebrating the best preservation projects of 2019.

Master of Ceremonies: Beth McCord, Director, Indiana Division of Historic Preservation and Archaeology

DINNER
5 – 8:30 p.m.

West Washington Stroll and Dine
Tippecanoe Place, 620 West Washington Street

Stroll along West Washington Street where you'll see the home of South Bend's leading industrialists like Studebaker and Oliver while admiring a variety of styles from Greek Revival to Frank Lloyd Wright's Prairie design. Enjoy interior tours including the Queen Anne-style

Kizer House, currently being renovated by Indiana Landmarks; Copshaholm, Joseph Oliver's Romanesque Revival mansion owned by The History Museum; and the former Engman Public Natatorium, once a segregated swimming facility that now houses the Civil Rights Heritage Center. End your tour with heavy hors d'oeuvres and a cash bar at Tippecanoe Place where you'll feel like landed gentry inside the Romanesque Revival mansion built by Clem Studebaker from 1886-1889. We'll have the run of nearly all 24,000 square feet and four floors to explore old spaces and new uses.

FRIDAY, APRIL 17

The conference moves to the University of Notre Dame on Friday.

CONFERENCE REGISTRATION
8:30 – 9 a.m.

BREAKFAST ON YOUR OWN
Explore South Bend's locally-owned coffee shops and cafes for breakfast on Friday.

CAMPUS TOUR
9 – 10:30 a.m
Unversity of Notre Dame. Tour starting point and parking instructions to be announced.

PLENARY SESSION
11 a.m. – 12 p.m.

Resonance and Relevance: Thoughts on the Current State of Historic Preservation
Washington Hall, University of Notre Dame

Paul Edmondson was appointed last summer as the ninth president of the National Trust for Historic Preservation, after serving as the Trust's chief counsel for the past two decades. In this presentation, Mr. Edmondson provides his perspective on the challenges and opportunities facing preservation today, and discusses current priorities for the work of the organization.

Speaker: Paul Edmondson, President and CEO, National Trust for Historic Preservation