BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, June 27, 2017
5:00 P.M.
AMENDED AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. June 22, 2017

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-17-48
1000 E. Atwater: Elm Heights
Petitioner: Jeff Brawley
Installation of W200, 3-Track, Double-Hung, blind stop storm windows to all exterior windows.

B. COA-17-49
408 W. Dodds: McDoel Gardens
Petitioner: Bryan Taylor
Move eastern fence 7' west to align with northeast corner of house. Remove non-original failing retaining wall and steps along Madison, north of driveway. Regrade at new fence line to height of 1 retaining block, north to tie into shorter existing retaining wall, and to form steps with retaining wall on either side of new gate.

C. COA-17-50
522 S. Ballantine: Elm Heights
Petitioner: Chris Sturbaum
Construct a 12'x12'7" screened in porch on existing porch on rear addition.

D. COA-17-51
301 E. 15th St.: Garden Hill
Petitioner: Donald and Christina Geels
Retroactive permit to remove a storm damaged aluminum awning and metal supports.

E. COA-17-52
515 W. 3rd St.: Prospect Hill
Petitioner: Charles and Patricia Russo
Removal of a non-historic chicken wire fence along north and west sides of property.

Commission Review

A. COA-17-53
204 S. Rogers St.: Greater Prospect Hill
Petitioner: Paul Puzzello

Retroactive request to remove 5 historic steel casement windows from west façade of building and infill with brick. Request to cement board side the west façade. Request to install an 8' wood fence with 1x6" boards between buildings on west façade and set back 1' from property line.

DEMOLITION DELAY

Staff Review

Commission Review

A. Demo Delay 17-12

409 E. 12th St.

Petitioner: Stasny & Horn

Full demolition.

B. Demo Delay 17-13

114 E. 7th St. (Scattered Sites)

Petitioner: Doug McCoy

Full demolition.

V. NEW BUSINESS

A. Findings of Fact

B. Historic Tax Credit letter

C. Consulting Grant- Little Zagreb west facade

VI. OLD BUSINESS

VII. COMMISSIONERS' COMMENTS

VIII. PUBLIC COMMENTS

A. 828 W. 8th St.

IX. ANNOUNCEMENTS

X. ADJOURNMENT

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

Next meeting date is Thursday, August 10, 2017 at 5:00 p.m. in the McCloskey Room

Posted: August 2, 2017

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, June 22, 2017
5:00 P.M.
Minutes

I. CALL TO ORDER

John Saunders called the meeting to order at 5:00pm.

II. ROLL CALL

Commissioners
Leslie Abshier
Flavia Burrell
Jeannine Butler
Jeff Goldin
Lee Sandweiss
John Saunders
Chris Sturbaum

Advisory
Deb Hutton

Staff
Bethany Emenhiser – HAND
Alison Kimmel – HAND
Eric Sader – HAND

Guests
Franc Perrelle
Richard Darling
Nicholas Carder
Brian Chelius
Jim Lynch
Anna Lynch
Barre Klapper
Cynthia Brubaker

III. APPROVAL OF MINUTES

A. June 8, 2017
Jeff Goldin made a motion to approve amended minutes. **Jeannine Butler** seconded. **Motion carried (6/0/0) Yes/No/Abstain.**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-17-41
1108 S. Rogers St.: McDoel Gardens
Petitioner: Isabel Piedmont-Smith
Installation of 27 flush mounted black-framed solar panels to the south facing roof.

Bethany Emenhiser gave presentation. See packet for details.

B. COA-17-42
917 W. Howe St.: Greater Prospect Hill
Petitioner: Grey Larsen
Installation of 18 flush mounted solar panels on the south and west facing roof.

Bethany Emenhiser gave presentation. See packet for details.

C. COA-17-43
800 S. Sheridan Dr.: Elm Heights
Petitioner: Cindy Drury
Replacement of non-original stamped concrete and replace with stone pavers.

Bethany Emenhiser gave presentation. See packet for details.

D. COA-17-44
409 E. 4th St.: Greater Restaurant Row
Petitioner: Jung Hwa Lee
Retrofit existing sign with updated design and downlight.

Bethany Emenhiser gave presentation. See packet for details.

E. COA-17-45
615 W. Kirkwood Ave.: Greater Prospect Hill
Petitioner: Christian Frederickson
Installation of a 4'x3' wood ground sign in northeast corner of lot.

Bethany Emenhiser gave presentation. See packet for details.

Commission Review
A. COA-17-46
701 W. Wylie St.
Petitioner: Barre Klapper
Request for rear addition with basement due to grading changes. Also, request to demolish non-contributing historic detached garage.

Bethany Emenhiser gave presentation. See packet for details.

Barre Klapper introduced herself. She stated the residents have lived at the property for over 20 years and would like more room to live in their home. They have been very active in their neighborhood and look forward to reinvesting in their home. She clarified 3 of the 5 windows being moved or installed are not original.

Jeff Goldin asked how the siding would be matched. **Barre Klapper** stated it would be fiber-cement board with a 4 inch exposure.

Jeannine Butler asked what the doors would be replaced with. **Barre Klapper** stated it would be an insulated fiberglass door with a half-light window.

Deb Hutton asked if they were planning on color matching the siding. **Barre Klapper** stated they are.

The commission had supportive comments about this addition.

Chris Sturbaum asked if the windows would be installed so the siding could be pulled off to the original siding. **Barre Klapper** stated the intention would be to match the profile of the existing house.

Jeannine Butler made a motion to approve **COA-17-46. Jeff Goldin** seconded. **Motion carried 7/0/0 (Yes/No/Abstain)**

B. COA-17-47
110 N. Walnut St.: Courthouse Square Historic District
Petitioner: Cynthia Brubaker
Request to replace non-original storefront window opening with a glass and aluminum overhead garage door. This is also a request to install a ground mounted railing for outdoor seating.

Bethany Emenhiser gave presentation. See packet for details.

Cynthia Brubaker commented the transom above the glass will naturally darken the glass, making it not look as cluttered as one might think. The patio railing will also blend in to the glass.

Jeff Goldin asked how permanent the change would be. **Cynthia Brubaker** stated if someone wanted to change it back to a window, it wouldn't be a problem.

Jeannine Butler asked if the door to the left was going to stay recessed as-is. **Bethany Emenhiser** stated yes, that side will not change. **Jeannine Butler** asked if the garage door was operable. **Cynthia Brubaker** stated it will be.

Deb Hutton asked if the outdoor seating would slope down with the sidewalk, or would a platform be built. **Cynthia Brubaker** stated building a platform is preferred, but they will need to be approved by Public Works since it will be in the right-of-way. She also stated, restaurants that do not have platforms deal with the slope of the sidewalk.

Flavia Burrell asked if the platform was not an option, what another option would be. **Cynthia Brubaker** commented a concrete pad would be another option.

Lee Sandweiss asked how the garage door would work and it would be opened up every day during nice weather. **Cynthia Brubaker** stated that is the plan.

Chris Sturbaum commented the garage door, in his opinion, would look better 3 panels wide, rather than two larger panels. **Cynthia Brubaker** stated the door started as 3 panels, but was changed to 2 panels based on staff recommendation.

John Saunders asked if all frames would be black. **Cynthia Brubaker** stated yes, it will be black aluminum framing.

The commission was in consensus they would support this, without agreement on specification of panels.

Jeff Goldin made a motion to approve **COA-17-47** with the option of 2 or 3 panels wide. **Chris Sturbaum** seconded. **Motion carried 7/0/0 (Yes/No/Abstain)**

V. DEMOLITION DELAY

Staff Review
NONE
Commission Review
Demo Delay 17-11
1205 S. Washington St. (Monon Survey Area)
Petitioner: Chris Sturbaum
Partial demolition.

Chris Sturbaum left meeting.

Bethany Emenhiser gave presentation. See packet for details.

Jeannine Butler asked where the demolition would be. **Bethany Emenhiser** stated the demolition would be the back wall, where the addition would happen.

Jeff Goldin waived demolition delay. **Jeannine Butler** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

VI. NEW BUSINESS

A. Findings of Fact

Jeannine Butler made a motion to approve FOF. **Leslie Abshier** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

B. Matlock Heights Historic District Guidelines

Bethany Emenhiser reviewed the process of creating the guidelines and who was involved. She highlighted some of the revisions.

Lee Sandweiss made a motion to adopt the guidelines to make Matlock Heights a Historic District. **Jeannine Butler** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

Deb Hutton commended Bethany on taking lead and contributing great ideas on the Matlock Heights Guidelines.

VII. NEW BUSINESS

Bethany Emenhiser stated Charles Marohn will be coming to the BCT on August 3rd. He will be doing a book-signing, along with a curb-side chat with elected officials from the city and county.

VII. OLD BUSINESS

Bethany Emenhiser stated the board retreat will be on Friday, August 23rd at the Wylie House. This will count as continuing education.

Bethany Emenhiser stated BRI will be doing their 6 month update at a regular up-coming meeting.

VIII. COMMISSIONERS' COMMENTS

John Saunders commented on a recent trip he took to Garfield Park. He encouraged the commissioners to go visit.

Jeff Goldin commented he is reading a book on historic structures and story sites, and he thinks it would be an area of opportunity for the commission to learn more about story sites. He also went to French Lick and commented on how unique the building's history is.

Lee Sandweiss commented French Lick/West Baden would be a great place for conference.

IX. PUBLIC COMMENTS

NONE

X. ANNOUNCEMENTS

NONE

XI. ADJOURNMENT

Meeting was adjourned at 6:15pm.

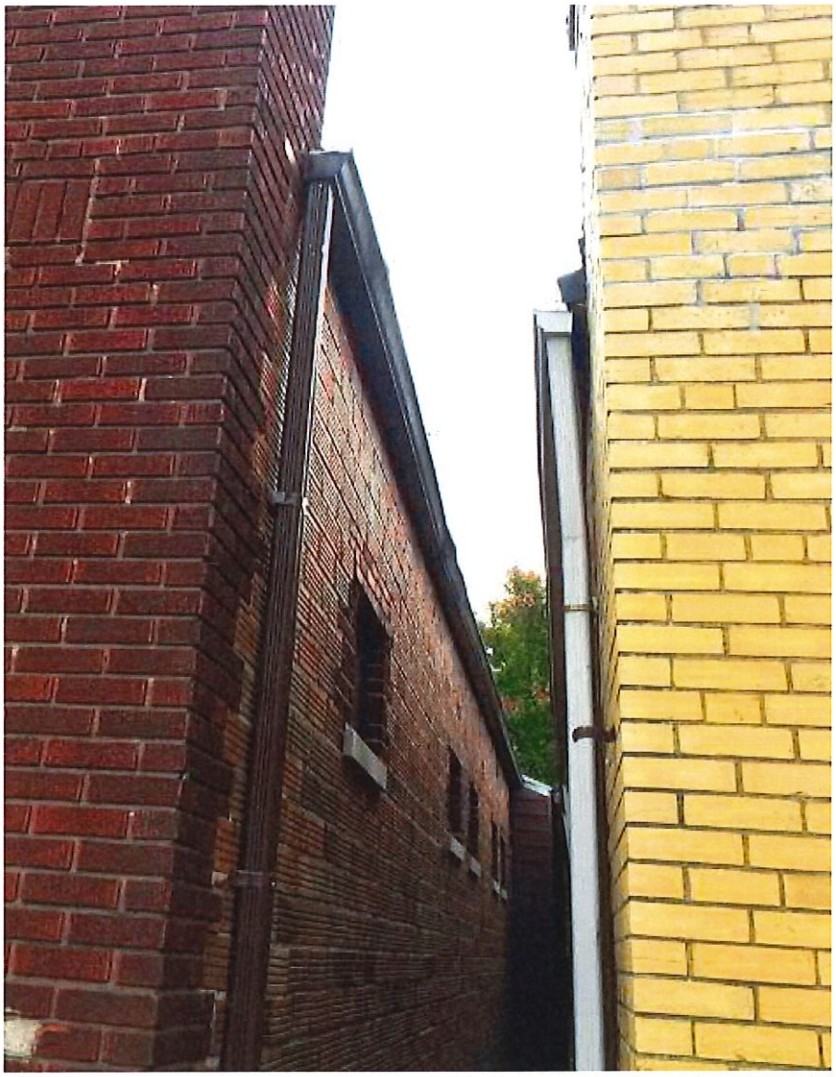
SUMMARY

Retroactive request to remove 5 historic steel casement windows from west façade of building and infill with brick. Request to cement board side the west façade. Request to install an 8' wood fence with 1x6" boards between buildings on west façade and set back 1' from property line.

COA-17-53

Contributing
105-055-60925
Burns Grocery, Commercial; Functional, c. 1927

204 S. Rogers St.
Greater Prospect Hill
Petitioner: Paul Puzzello



Background

This is a c.1925 slightly altered functional commercial structure in good condition. The property is located in the Greater Prospect Hill historic district. It is zoned Downtown Commercial (CD) and is in the downtown edges overlay. This building received a BUEA façade grant, which helped created an ADA accessible ramp into the front entrance and assisted in the restoration of the windows along Rogers St. on the south and east facades. This property received a COA permit in February 2017, COA-17-06, to construct 13' x 48' steel addition to the south side and replace non-original overhead garage doors with aluminum and glass doors. Additionally to install signage, a painted steel awning, painted steel fence along with porch and new entry doors along east façade, and new metal door and transom along 4th St.

Request
This is a retroactive request to remove 5 historic steel casement windows from west façade of building and infill with brick. Request to cement board side the west façade. Request to install an 8' wood fence with 1x6" boards between buildings on west façade and set back 1' from property line.

Applicable Design Guidelines or Standards Sections
Secretary of Interior Standards for Rehabilitation:

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

Standard 6: "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

Standard 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."

Greater Prospect Hill Historic District Design Guidelines:
Materials

Fenestration

Recommended

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.

2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.

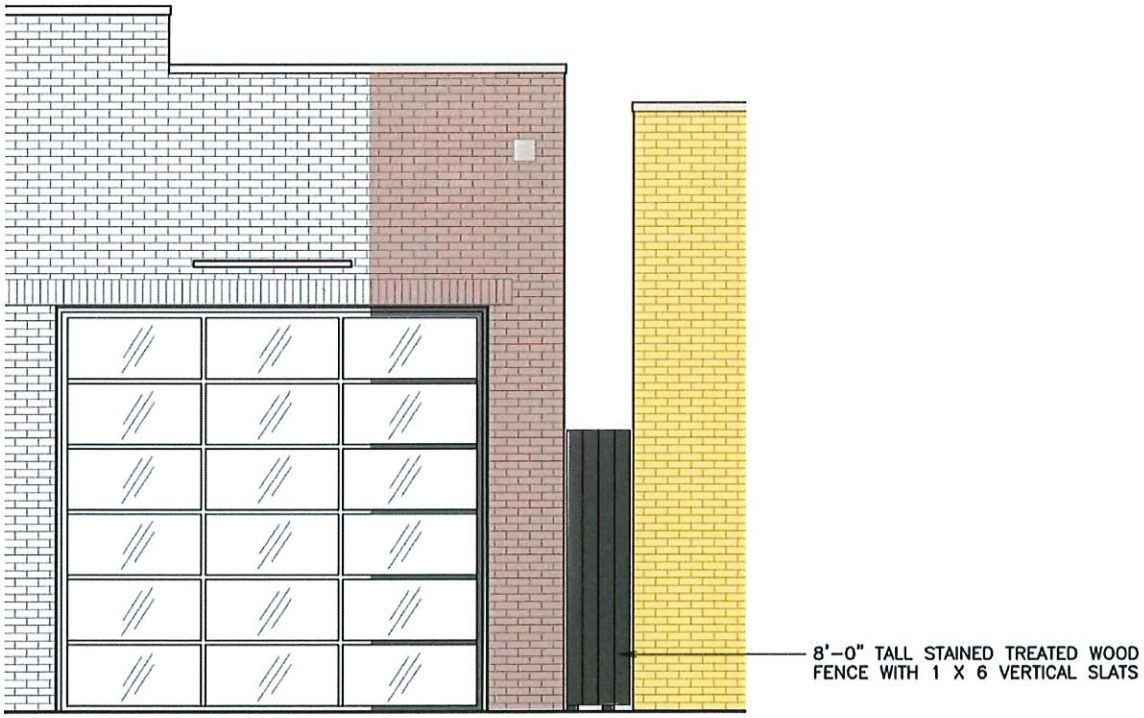
3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.

4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Changes to the Public Way Façade

Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.

1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house.



Recommendations

Staff is recommending denial of the windows and signing as original windows "shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape." During the February 2017 meeting, these windows were specifically discussed and the petitioner indicated they would not be removed and insulation and light blocking could be done from the interior. Staff is supportive of the 8' fence as it consistent with previously approved work and the overall district character.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUL 19 2017
BY: BMR

Case Number: COA-17-53

Date Filed: 7/19/2017

Scheduled for Hearing: 7/27/2017

****

Address of Historic Property: 505 W 4th Street & 204 S Rogers Street

Petitioner's Name: Paul Puzzello

Petitioner's Address: 3801 N Meridian Street #902 Indianapolis, IN 46208

Phone Number/e-mail: 317-504-7183 ppuzzello@gmail.com

Owner's Name: David Moore

Owner's Address: 205 N College, Suite 510 Bloomington, IN 47404

Phone Number/e-mail: 317-504-7183 ppuzzello@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 the Wednesday before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

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

1. A legal description of the lot. (see attached)

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

1. Remove and infill 5 existing windows on the west side of the facade. Infill is to be completed with brick.
2. Cover the west brick and tile facade with rigid insulation and painted cement board in order to achieve r-value for the interior and maintain an interior painted brick appearance.

3. A description of the materials used.

Materials will mainly consist of painted cement board on the west and south facade.

4. Construct an 8'-0" high stained treated wood fence between the two existing buildings to prevent access in between and to provide screening of the existing brick facade.

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.

DULY ENTERED
FOR TAXATION

APR 04 2016

Auditor Monroe County, Indiana

2016003913 WAR $20.00
04/04/2016 02:10:16P 3 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Matthew R. Murphy and Lesley E. Davis, as husband and wife

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

Far LLC, an Indiana limited liability company

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

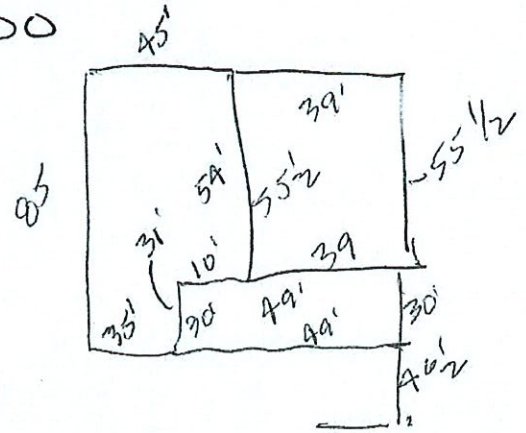
A part of In Lots sixty-seven (67) and sixty-eight (68) in the Original Plat of Bloomington, Indiana, more particularly described as follows, to-wit: Beginning at a point thirty-nine (39) feet directly west of the northeast corner of In Lot number sixty-eight (68) thence west forty-five (45) feet; thence south eighty-five (85) feet more or less to the center of a stone supporting wall on the south side of a small stream; thence east along the center line of said stone wall thirty-five (35) feet; thence north parallel with the east line of said In Lots, thirty-one (31) feet; thence east parallel with the north line of said lot sixty-eight (68) a distance of ten (10) feet; thence north parallel with the east line of said last named lot fifty-four (54) feet to the place of beginning.

ALSO, part of In Lot Number Sixty-eight (68) in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at the Northeast corner of said In Lot Number Sixty-eight (68), thence South Fifty-five and one-half (55 1/2), feet; thence West Thirty-nine (39) feet; thence North Fifty-five and one half (55 1/2) feet; thence East Thirty-nine (39) feet to the place of beginning.

ALSO, a part of In Lot Number Sixty-seven (67) and a part of In Lot Number Sixty-eight (68) in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point on the East line of said In Lot Number Sixty-seven (67), Forty-six and one-half (46 1/2) feet North of the Southeast corner of said In Lot Number Sixty-seven (67) running thence North Thirty (30) feet, thence West Forty-nine (49) feet, thence South Thirty (30) feet, thence East Forty-nine (49) feet to the place of beginning.

Said City of Bloomington, being a sub-division of a part of the Southeast quarter of Section Number Thirty-two (32) and the Southwest quarter of Section Number Thirty-three (33)Township Number Nine (9) North, Range Number One (1) West, in the afore-said county and state. Said In Lots Number Sixty-seven (67) and Sixty-eight (68) being situated in the Southeast quarter of said Section Number Thirty-two (32).

53·05·32·413·005·000·005
013·51560·00



14

Tax ID No.: 53-05-32-413-005.000-005

The address of the real estate described herein is 505 W. Fourth Street, Bloomington, IN 47403.

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

IN WITNESS WHEREOF, Grantors have executed this Deed this 31st day of March, 2016.

Matthew R. Murphy

Lesley E. Davis

STATE OF Indiana

County OF Monroe

Before me, the undersigned, a Notary Public in and for said county and state, do hereby certify that Matthew R. Murphy and Lesley E. Davis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of March, 2016.

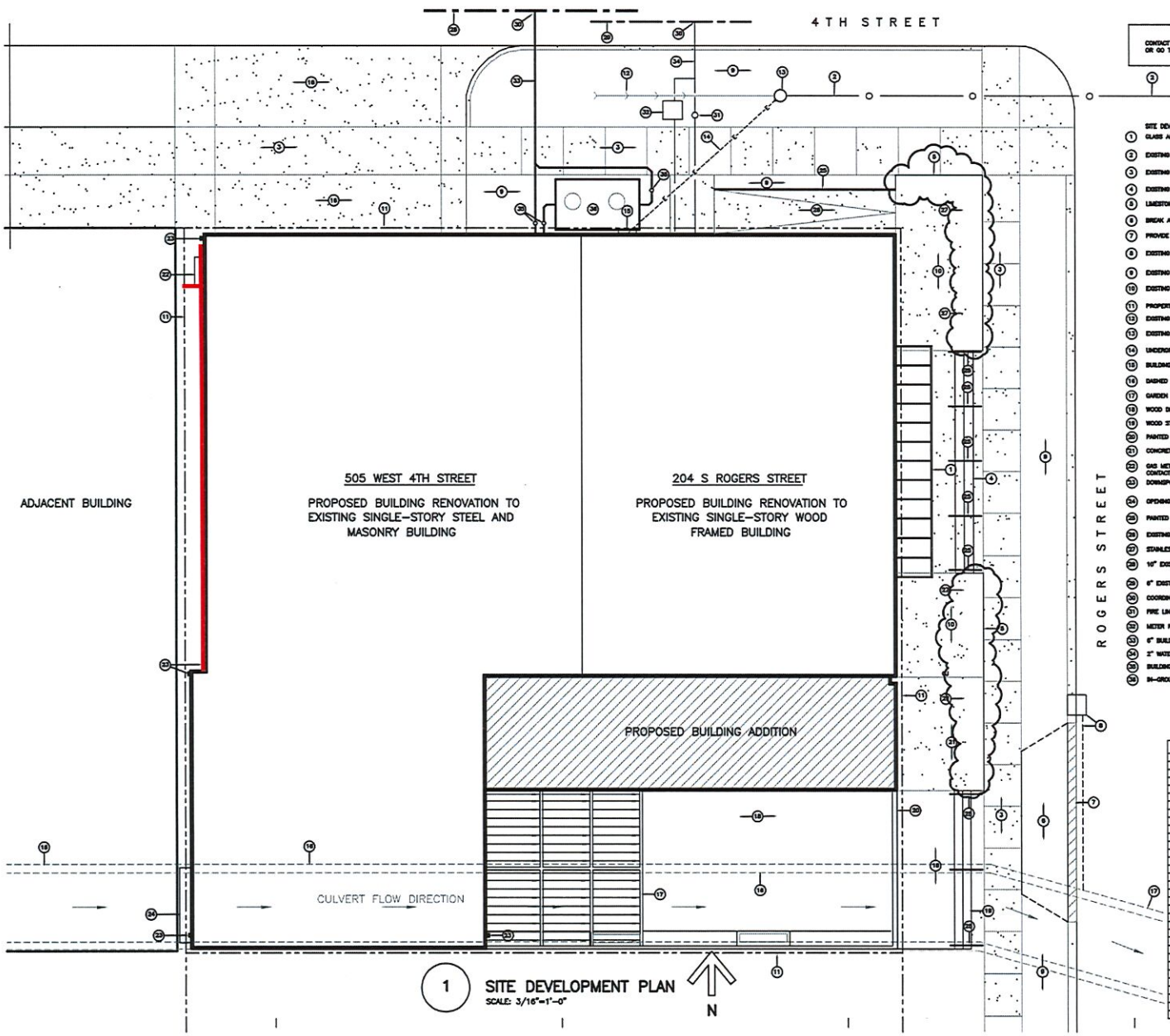
Notary Public

My Commission Expires: 6/28/19

(SEAL)

SARAH E. DOERING
MY COMMISSION EXPIRES
JUNE 28, 2019
NOTARY SEAL
MONROE COUNTY
NOTARY PUBLIC STATE OF INDIANA

15



1 SITE DEVELOPMENT PLAN
SCALE: 3/16"=1'-0"

CONTACT UTILIY LOCATOR PRIOR TO ANY DIGGING ON SITE. CALL 811 OR GO TO 811NOW.COM

SITE DEVELOPMENT PLAN NOTES

1. GLASS AND PAINTED STEEL AWNING
2. EXISTING SINGLE-PHASE OVERHEAD POWER LINES
3. EXISTING CONCRETE WALK
4. EXISTING CONCRETE STAIRS
5. LIMESTONE PLANTERS
6. BREAK APART CONCRETE DRIVE AND REPLACE WITH SOD AND NEW CURB
7. PROVIDE NEW CONCRETE CURB TO MATCH EXISTING
8. EXISTING CURB INLET END STORM DRAIN TO UNDERGROUND CULVERT
9. EXISTING GRASS PARKWAY
10. EXISTING ELEVATED CONCRETE PLAZA
11. PROPERTY LINE LOCATION
12. EXISTING GUY WIRE SUPPORTS
13. EXISTING POWER POLE
14. UNDERGROUND BUILDING POWER FEED
15. BUILDING METER BASE LOCATION – SEE ELECTRICAL DRAWINGS
16. DASHED LINE INDICATES LOCATION OF UNDERGROUND BOX STORM DRAINAGE CULVERT
17. GARDEN WOOD TRELLIS WITH 1/8" STAINLESS STEEL CABLE
18. WOOD DECK
19. WOOD STAIRS
20. PAINTED STEEL FENCE
21. CONCRETE PLAZA
22. GAS METER LOCATION – SIZE NEW GAS METER AS REQUIRED BY VECTREN CONTACT NUMBER 1-800-227-1376
23. DOWNSPOUT LOCATION – SEE FOUNDATION PLAN FOR FURTHER INFORMATION
24. OPENING TO CULVERT – PROVIDE STEEL COVER GRATE
25. PAINTED STEEL 36" HIGH HANDRAIL
26. EXISTING CONCRETE WHEELCHAIR RAMP SLOPED 1 IN 12
27. STAINLESS STEEL CONTINUOUS LINEAR DRAIN
28. 10" EXISTING SANITARY SEWER STREET MAIN
29. 6" EXISTING WATER STREET MAIN
30. COORDINATE TAPPING AND CONNECTIONS WITH CITY OF BLOOMINGTON UTILITIES
31. FIRE LINE POST INDICATOR VALVE – SEE PLUMBING DRAWINGS
32. METER PIT – SEE PLUMBING DRAWINGS
33. 6" BUILDING SANITARY PIPING – SEE PLUMBING DRAWINGS
34. 2" WATER SUPPLY PIPING – SEE PLUMBING DRAWINGS
35. BUILDING CLEAN-OUTS SEE PLUMBING DRAWINGS
36. IN-GROUND 750 GALLON GREASE INTERCEPTOR – SEE PLUMBING DRAWINGS

The ideas, design & arrangements represented therein, are the property of Lauren Bordes Design. No part thereof shall be copied, disclosed to others, or used in conjunction with any other work or project other than that for which they have been prepared without the express consent of Lauren Bordes Design.

Issue / Rev. #	Issue / Revision Description	Issue / Rev. Date
1	100% Schematic Design	6/12/2017
2	50% Construction Documents	04/10/2017
3	100% Construction Documents	05/16/2017

PUZZELLO ARCHITECTURE PRACTICE
3901 N MERIDIAN STREET, SUITE 102, INDIANAPOLIS, INDIANA 46208
T317.524.3783 puzzelloarchitecture www.puzzelloarch.com

Lauren Bordes Design
7439 Hawthorn Street NE
Fridley, Minnesota 55432
P: 612.1.0.4.6.6
E: lauren@laurenbordesdesign.com
A: laurenbordesdesign.com

NEW EVENT CENTER FOR:
PICTURA GALLERY
505 W 4TH STREET &
204 S ROGERS STREET
BLOOMINGTON, INDIANA 47404

CERTIFICATION

PROJECT NUMBER
1606

DRAWN BY
P. PUZZELLO

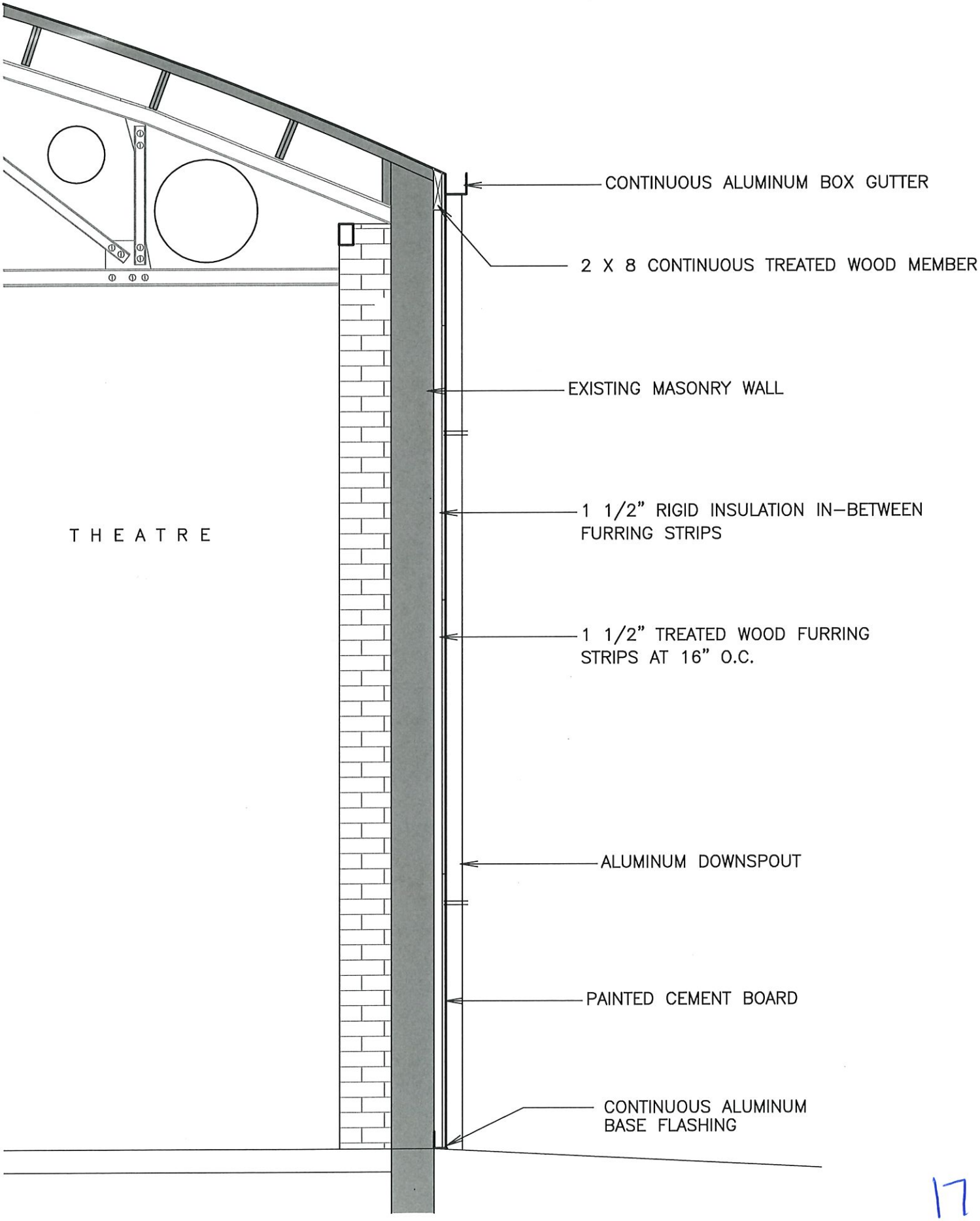
CHECKED BY
P. PUZZELLO

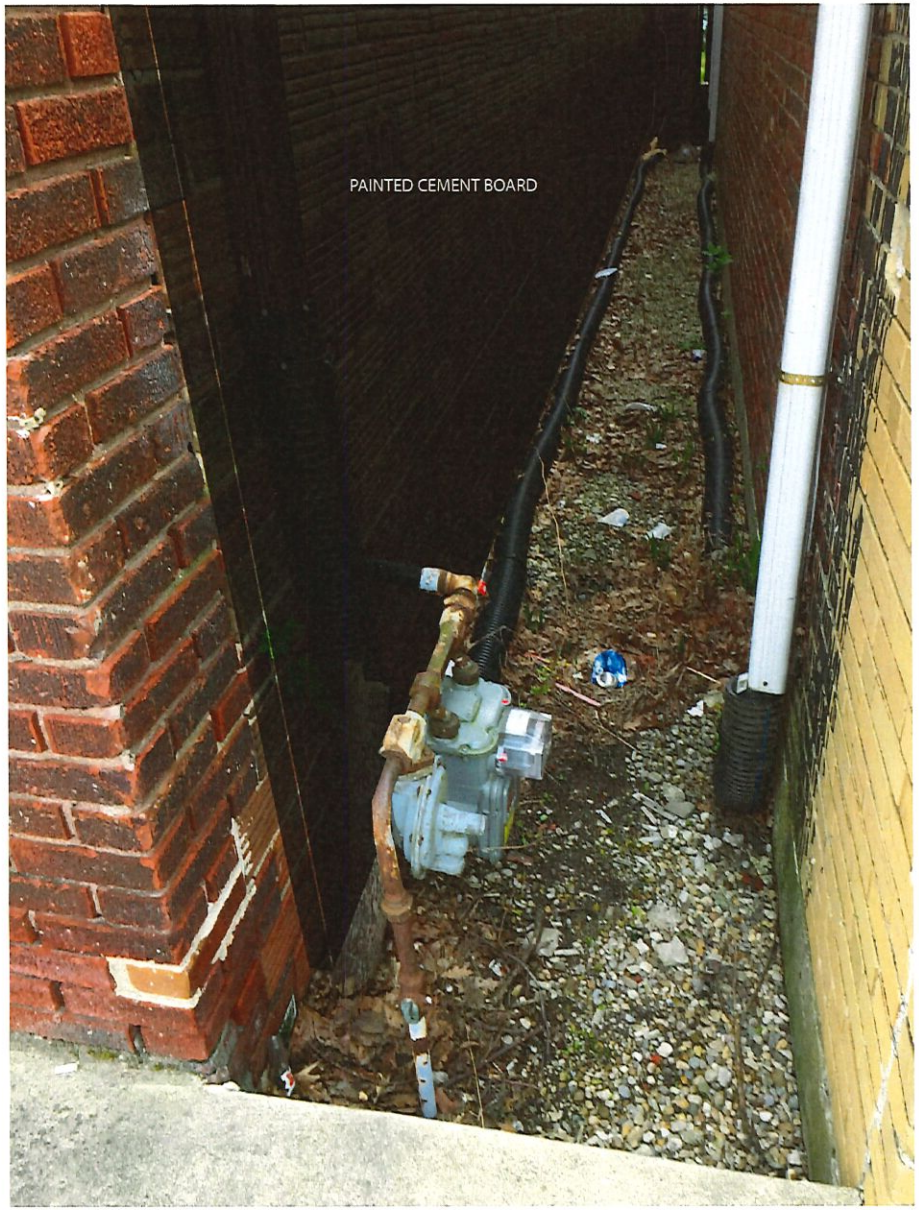
SHEET NAME:
SITE DEVELOPMENT PLAN

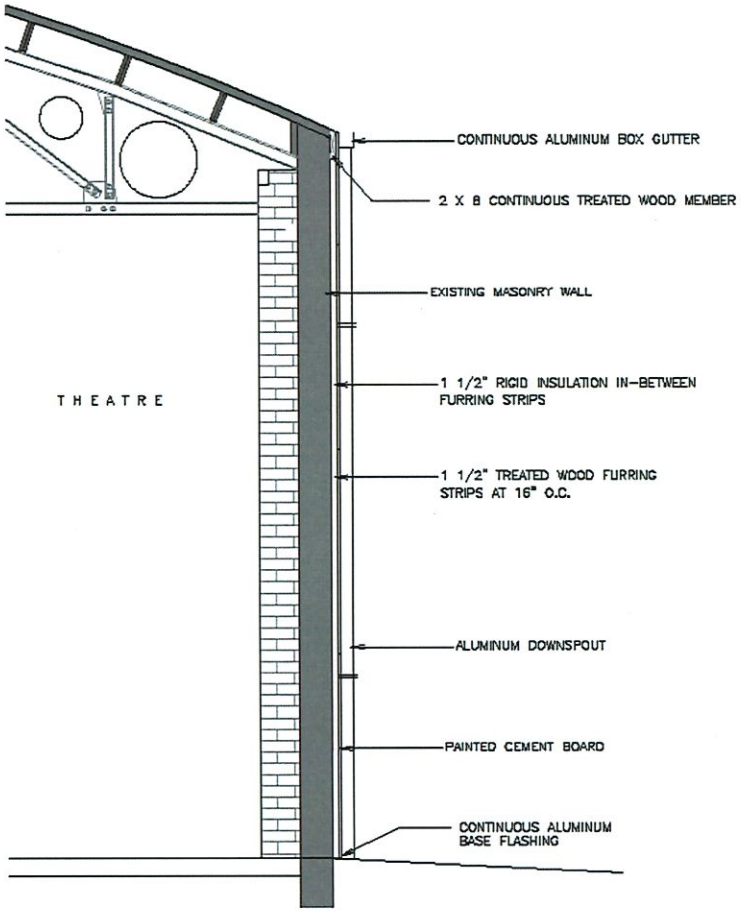
DRAWING ISSUE DATE:
16 MAY 2017

SHEET NUMBER
S1

16


CONTINUOUS ALUMINUM BOX GUTTER
2 X 8 CONTINUOUS TREATED WOOD MEMBER
EXISTING MASONRY WALL
1 1/2" RIGID INSULATION IN-BETWEEN FURRING STRIPS
THEATRE
1 1/2" TREATED WOOD FURRING STRIPS AT 16" O.C.
ALUMINUM DOWNSPOUT
PAINTED CEMENT BOARD
CONTINUOUS ALUMINUM BASE FLASHING


PAINTED CEMENT BOARD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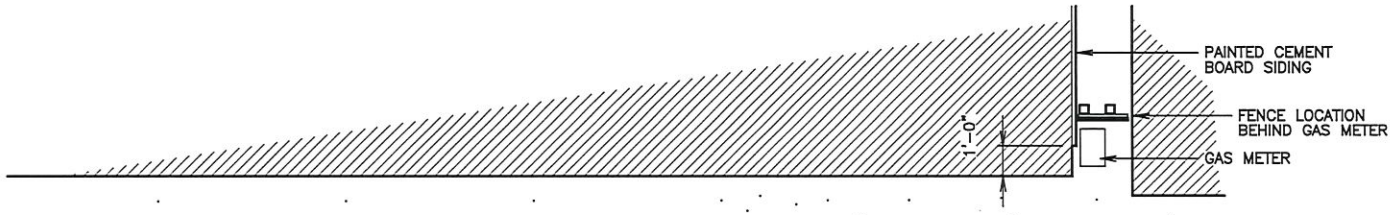
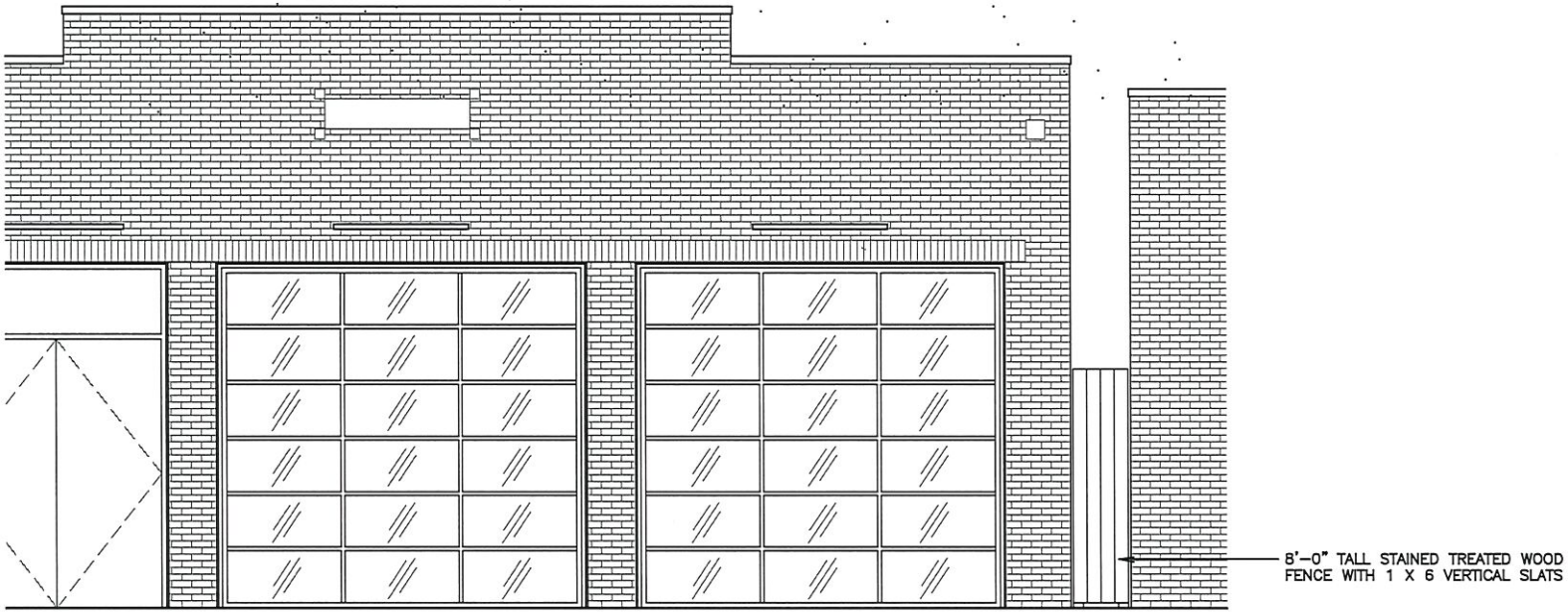
PAINTED CEMENT BOARD
CONTINUOUS ALUMINUM BASE FLASHING



PLAN DETAIL

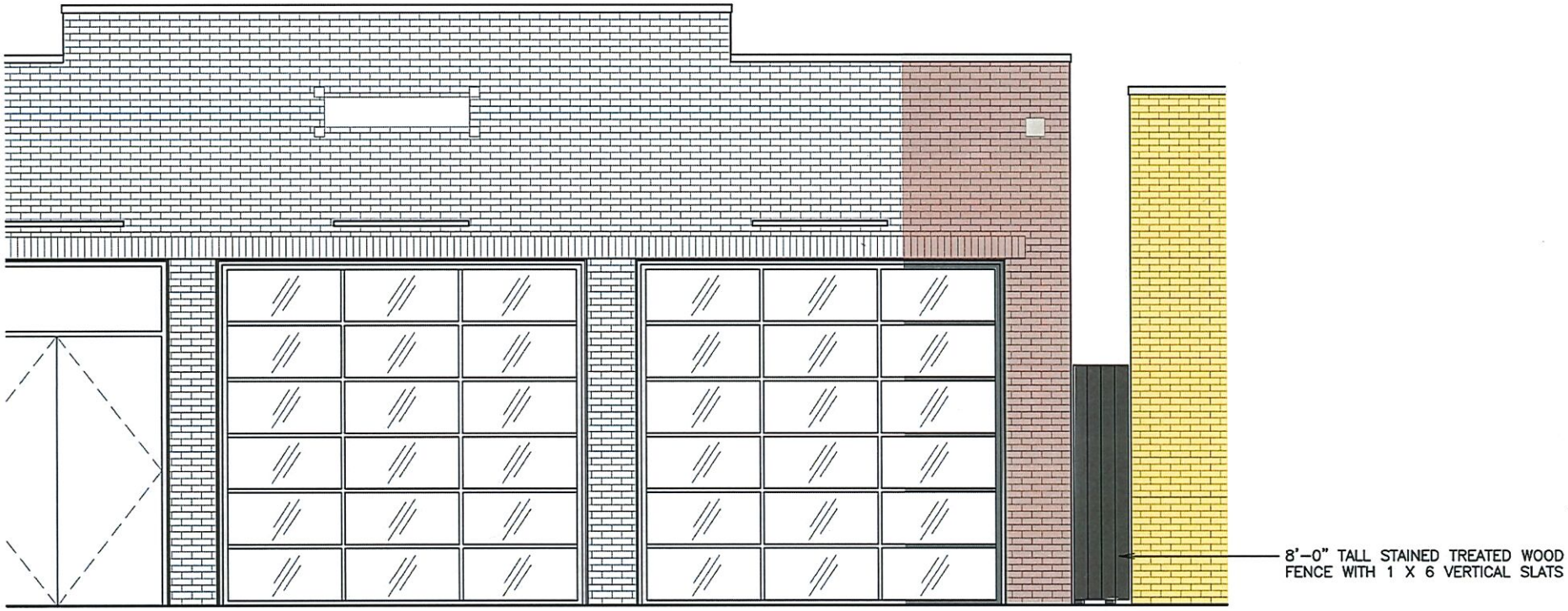
SCALE: 1/4"=1'-0"



NORTH ELEVATION FENCE DETAIL

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

19



NORTH ELEVATION FENCE DETAIL

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

DEMOLITION DELAY-17-12

Summary

409 E. 12th St.
Full demolition.

Contributing **105-055-35681** **House;** Vernacular, Hall-and-parlor; 1900

This is a Contributing, slightly altered c. 1900, L-plan Vernacular, Hall-and-parlor house in fair condition. The property is zoned Residential Core (RC).

This property has been used as a rental for many years and has been vacant for the last several years. The property has had several additions over the years and each is in various states of deterioration. Most original features have been replaced over the years. The property is Contributing on the 2015 survey only. This is also a request to demolish the detached garage in the back yard. The property does not meet the criteria for local designation and as such, staff is recommending release of the permit.

Petitioner Statement – July 2017
Stasny & Horn IGP

409 E Twelfth Street is located in the third segment of the Cottage Grove Addition to the City of Bloomington platted in 1903.

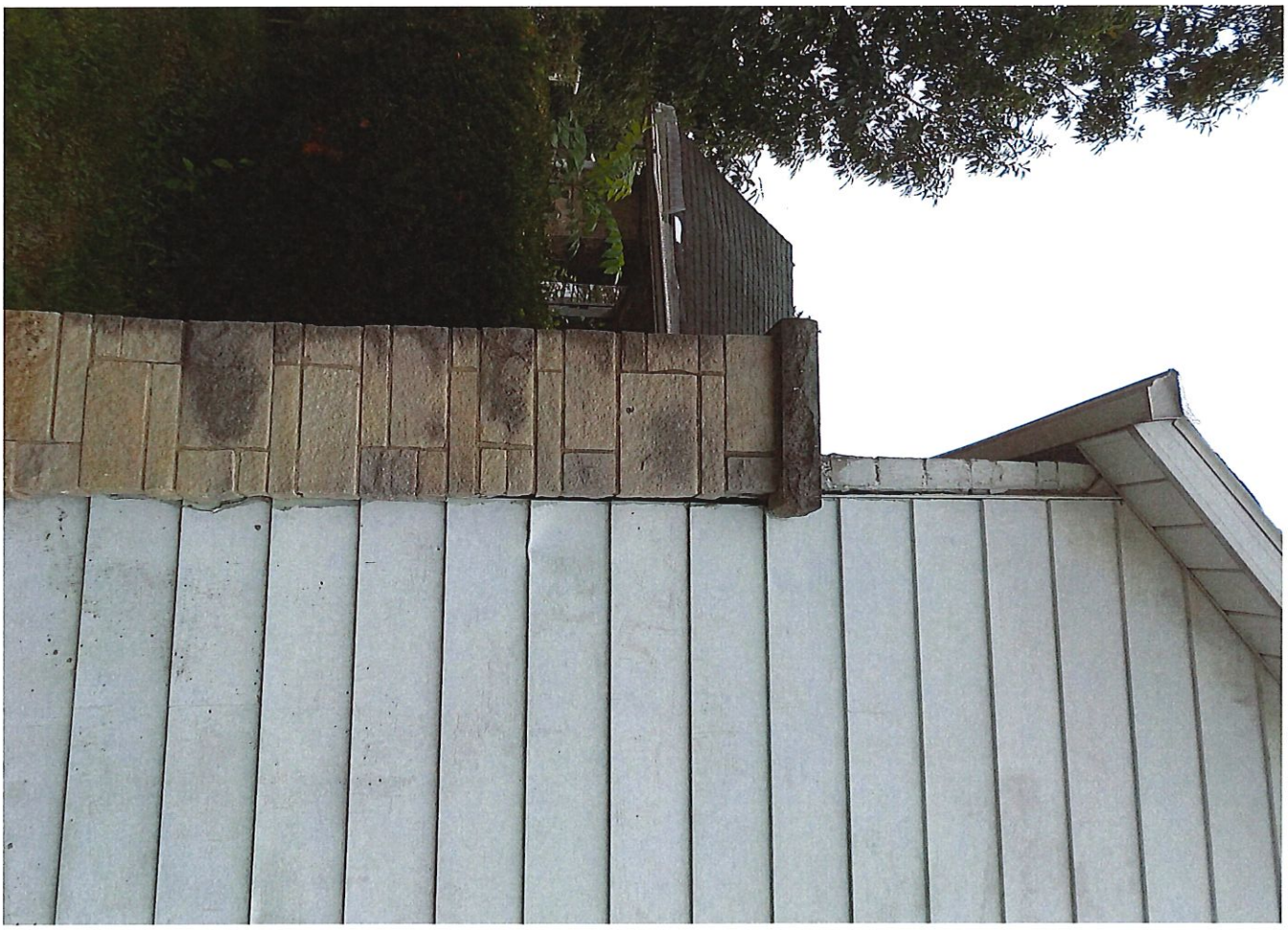
The structure was originally built on piers as a two room house heated by a free standing central stove. A series of additions and addition modifications followed. Three additional rooms and indoor plumbing were added under a shed roof off the rear of the building. We believe that the shallow basement was also excavated at that time with an exterior stairwell, allowing for the placement of a coal furnace. A 30 amp electrical service was incorporated into the structure as well. Later, a partial extension of the first addition, again to the rear, expanded one room and added an open patio across the remaining section of the rear of the house which incorporating the outside basement stair. Finally (we believe to be in the summer of 1965), the patio was roofed and a section was enclosed as living space. This small room accommodated a second bathroom in fashionable avocado green, the door prize awarded to the owner/occupant's winning ticket drawn at the opening of the new Sears and Roebuck Department Store in the fledgling College Mall. Later, the building was further modified as original windows were replaced by smaller, vinyl clad insulated glass window units. The resulting gaps in the exterior were healed over with a front and back limestone veneer and the installation of 8" reveal aluminum siding on the balance of the building. Aluminum fascia and perforated soffit were install at that time. A sixty amp electrical service upgrade was included at some point; however, interior wiring upgrades were limited to modern appliance circuitry.

We were approached privately by the owning family in late fall of 2007 following the relocation of the building's last occupant to an assisted living facility. We purchased the property in early 2008.

We determined the building to be uninhabitable due to structural and building system safety issues. The additions and modifications were executed over time by the family patriarch who retired from work in the local limestone industry. Rafter sizing, spacing and slope choices on the various additions coupled with the installation of multiple layers of roll roofing and hot tar over time had led to sever deflections of the roof system and associated interior plaster ceiling failures. The retrofitted limestone foundation used a mix of 4" and 6" thick dimensional veneer pieces. The resulting construction was not substantial enough to support the weight of the structure and retain soil. This had led to a collapsed section and multiple hydrostatic failures. Above grade limestone veneers had begun to separate from the wooden siding they overlaid due to inadequate or nonexistent footings. The plumbing and electrical systems were harsh examples of work performed by a well-intentioned do-it-yourselfer. A number of branch circuits were wired with 18 gauge two-wire lamp cord and over fused at 30 amps. The open garage/carport encroached significantly into both adjacent alleyways at the NE corner of the lot.

We opted to use the structure for storage, a small wood shop and an intermittent finishing space for material used in our various building rehabilitation projects. We planned to replace the building with new construction in time.

Thank you for considering our request for total demolition of the structure and its associated carport/garage.



DEMOLITION DELAY-17-13

Summary

114 E. 7th St. (Scattered Sites)
Full demolition.

Contributing **(2001 Only) 105-055-90042** **House;** Italianate , c. 1870

This is a Contributing, slightly altered c. 1870, L-plan Italianate house in good condition. The property is zoned Commercial Downtown (CD) and in the Courthouse Square overlay district.

This property has had additions and modifications over the years and lacks most original materials. Some of the Italianate brackets remain especially on the front façade, but most contributing features have been modified. Although there are only about fifteen Italianate style, largely commercials, properties remain in Bloomington, the property does not warrant stand-alone local designation and therefore staff is recommending release of the permit.

MEMORANDUM

To: Bethany Emenhiser
From: Doug McCoy
Date: July 20, 2017
Re: 114 E. Seventh Street Bloomington, IN

This letter outlines my desire to raze the current structure at 114 E. Seventh Street, and replace it with a high quality and architecturally pleasing building that is more compatible with its' surroundings.

The current building consists of two apartments, upper and lower level, accommodating up to 5 people each. The structure's footprint is about fifty percent of the site and the balance of the site, to the south and rear, is a parking lot.

The building has been significantly modified over the years. Some of these changes include: dividing house into two apartments, adding large stairway at rear to access second level, adding additional room at east front of second level, where I believe a porch used to exist, aluminum siding, replacement windows, and extensive internal modifications throughout.

The neighborhood has changed dramatically over the last twenty or so years with large new structures being built to the north (Scotty's Brew Pub and parking garage), south (ground floor office and apartments), east (Johnny's Sandwich Shop and apartments), and west (Omega building with ground floor restaurant and apartments).

Attached are an aerial picture, current pictures of the building, and a site survey for your consideration.

Thank you.

National Trust *for* Historic Preservation®

Ask congressional leaders to protect the Federal Historic Tax Credit in tax reform by adding your organization to the letter below.

The Honorable Orrin Hatch
SH-104 Hart Senate Office Building
United States Senate
Washington, DC 20510

The Honorable Ron Wyden
SD-221 Dirksen Senate Office Building
United States Senate
Washington, DC 20510

The Honorable Kevin Brady
1011 Longworth House Office Building
United States House of Representatives
Washington, DC 20515

The Honorable Richard Neal
341 Cannon House Office Building
United States House of Representatives
Washington, DC 20515

Dear Chairman Hatch, Ranking Member Wyden, Chairman Brady and Ranking Member Neal:

On behalf of the undersigned businesses and organizations that strive to strengthen our nation's economy by preserving its rich history, we ask that you retain and enhance the historic tax credit as Congress develops legislation to reform the tax code. We strongly support the successful and longstanding federal policy of incentivizing the rehabilitation of our historic buildings.

Incorporated into the tax code more than 35 years ago, the historic tax credit (HTC) is a widely embraced redevelopment tool for underutilized properties, from inner cities to small towns across the country. The credit is the most significant investment the federal government makes to preserve our nation's historic properties. Since 1981 the credit has leveraged more than $131 billion in private investment, created more than 2.4 million jobs, and adapted more than 42,293 historic buildings for new and productive uses. Over 40 percent of HTC projects financed in the last fifteen years are in communities with populations of less than 25,000.

President Ronald Reagan praised the incentive in 1984, stating, "*Our historic tax credits have made the preservation of our older buildings not only a matter of respect for beauty and history, but of course for economic good sense.*" Over the life of this federal initiative, the IRS has issued $23.1 billion in tax credits while generating more than $28.1 billion in direct federal tax revenue. As a result, the HTC is not only working as intended, but it also creates revenue for the federal government. Eliminating the HTC would deprive the Treasury of these receipts. With an average cost of $843 million over the last five years, its elimination would lower the current corporate tax rate by less than .1% from 35% to 34.9%. Given that over its history, the HTC has returned an average of $1.20 to the Treasury for every credit dollar allocated, eliminating the HTC takes away from the economic growth anticipated from a reform of the tax code.

When the HTC was examined by Congress in the lead up to the Tax Reform Act of 1986, tax writers concluded an incentive to rehabilitate historic structures remained justified. The report accompanying the legislation reasoned that without the HTC, market forces would drive investment away from more costly rehabilitation in our cities and small downtown areas and toward new construction in the suburbs where there is a higher investor rate of return.

This justification is as valid today as it was then. Developers, both large and small, report that historic rehabilitation projects would not occur but for the HTC. The HTC provides a critical financing gap between a project's cost and what a bank will lend. Elimination of the HTC would result in a sharp decline in the rehabilitation of historic income-producing properties in the United States and a loss of the additional development that is known to occur around historic tax credit projects.

A successful reform of our nation's tax code aimed at growing the economy should look to HTCs as a widely-embraced and successful solution to the economic challenges facing communities today. The economic revival of our downtowns, from the urban core to small Main Street towns, requires incentives like the HTC to focus investment where it is needed most. We ask that as you work to produce pro-growth tax reform legislation, you retain and enhance the HTC.

Sincerely,

National Trust for Historic Preservation
Historic Tax Credit Coalition
Preservation Action
National Conference of State Historic Preservation Officers
Main Street America

Add Your Organization/Business

* Organization/Business:

Enter your contact information

Name: First Last

* Email:

* City/State/ZIP: City State ZIP

If you respond and have not already registered, you will receive periodic updates and communications from the National Trust for Historic Preservation.

Sign Letter

National Trust *for* Historic Preservation®

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