BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday September 28, 2017
5:00 P.M.
AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. September 14, 2017

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 17-68
808 W. Howe Street: Greater Prospect Hill
Petitioner: Kate Rosenbarger
Alterations to front porch, including replacement of existing columns

B. COA 17-69
2310 N. Fritz St.: Matlock Heights
Petitioner: Deb Hutton
Replacement of five non-historic vinyl windows on north, west, and south facades with comparable vinyl windows.

C. COA 17-70
748 S. Morton St.: McDoel Gardens
Petitioner: Sam DeSollar
Replacement of existing non-historic windows on main façade; installation of a new transom window over front door; repositioning of existing gutters; replacement of gable boards and some fascia trim with wood or a composite material.

D. COA 17-73
110 W. 6th St.: Courthouse Square Historic District
Petitioner: Gul Saeedi
Add rooftop decks to non-historic, non-contributing structure within district.

Commission Review

E. COA 17-67

629 S. Woodlawn Ave.: Elm Heights
Petitioner: Jon C. Thompson
Replacement of first floor windows on main (west) façade with new wood windows; replacement of non-historic front door and original sidelights with new craftsman-style door and sidelights; installation of new craftsman-inspired porch lights; removal of two non-historic window openings (south and east sides); demolition of sidewalks in rear yard.

F. COA 17-71
506 S. Ballantine Rd.: Elm Heights
Petitioner: Henry R. Harbaugh
Construct rear garden wall; fill in existing depressed rear driveway and basement garage door opening; enlarge rear kitchen window opening and replace existing historic windows with salvaged historic windows of the same style and manufactured by the same company.

G. COA 17-72
724 W. 3rd St.: Greater Prospect Hill
Petitioner: Austin Goodman
Rehabilitation of front porch, including new posts and floorboards. Addition of rear screened porch.

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 17-15
825 W. 8th St.: Fairview Historic District area (not in district)
Petitioner: Cameron Smith
Complete demolition of c. 1900 gabled ell cottage

B. Demo Delay 17-16
311 S. Lincoln St.: Adjacent to Home Laundry Company Building Local Historic District
Petitioner: Jeff Baldwin, George Ridgway
Partial demolition, including alterations to front entrance and all secondary facades.

Staff Review
NONE

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Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

Posted:

VI. NEW BUSINESS

VII. COURTESY REVIEW

VIII. OLD BUSINESS

A. BUEA grant application for 403 W. Kirkwood Ave. (Batman House)

IX. COMMISSIONERS' COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

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Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

Posted: April 6, 2017

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday September 14, 2017
5:00 P.M.
Minutes

XIII. CALL TO ORDER

John Saunders called meetings to order at 5:00 pm.

XIV. ROLL CALL

Commissioners
Jeannine Butler
Sam DeSollar
Jeff Goldin
Kelsey Maas
Lee Sandweiss
John Saunders
Chris Sturbaum – arrived @ 5:03pm.

Advisory
Deb Hutton

Staff
Alison Kimmel - HAND
Philippa Guthrie - Legal

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Posted:

Jackie Scanlan – Planning & Transportation
Doris Sims - HAND
Eric Sader - HAND
Sam Burgess – Indiana Landmarks
Mark Dollase – Indiana Landmarks

Guests
Alexander Garvis
Nicholas Carder
Marc Cornett
Matthew Allen
Eva Sanders
Matthew Anderson

XV. APPROVAL OF MINUTES

Jeff Goldin made a motion to approve August 24, 2017 minutes. **Jeannine Butler** seconded. **Motion carried 6/0/0.**

XVI. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 17-63

808 W. 2nd Street: Greater Prospect Hill
Petitioner: Matthew Anderson
Construction of shed in fenced rear yard

Mark Dollase gave presentation. See packet for details.

Matthew Anderson stated he was unaware he had to apply for a building permit or a COA. He knew his house was in a historic district, but did not think it was contributing.

Jeff Goldin stated the guidelines were written to focus on the front façade of properties. He does support the recommendations made by staff.

Kelsey Maas asked where his inspiration for the shed came from. **Matthew Anderson** stated he likes the lean-to style for its durability and thought it would

be good for painting. The reason he chose T111 siding is because his immediate neighbors have sheds or separate structures with the same material.

Lee Sandweiss commented there is room for education opportunities for realtors and homebuyers both regarding the awareness of historic districts and homes.

Jeannine Butler made a motion to approve **COA-17-63. Chris Sturbaum** seconded. **Motion carried 6/0/1 (Yes/No/Abstain)**

Matthew Anderson will be following up with staff for guidance on materials.

B. COA 17-64
818 W. 4th Street: Prospect Hill
Petitioner: Wes Biddle on behalf of owner Jacob Emery
Addition of photovoltaic panels to the roof of a historic home

Mark Dollase gave presentation. See packet for details.

The Prospect Hill sub-committee was not contacted for comments.

Alexander Garvis explained why the south-side installation would be most cost-efficient for the home-owner.

Jeannine Butler asked why staff wanted the installation on a different side than what was proposed. **Mark Dollase** explained he was informed the home-owner would not see much efficiency change if the panels were installed on the west side. The petitioner's rep, the solar contractor, Alexander Garvis, said it actually *would* change the efficiency by about 15 percent to move some from the south side to the west side.

Deb Hutton asked Jeff Goldin about the few examples that are in the neighborhood, which side are the panels installed on. **Jeff Goldin** stated they are all on the south side of the house. The south side is not always the front of the house, therefore they are not seen by the public, but a number of them are on the front.

Jeff Goldin commented it is important to support sustainability in these homes. The home can be turned back to the original state.

Jeff Goldin made a motion to approve **COA-17-64** as submitted. **Jeannine Butler** seconded. **Motion carried 5/2/0 (Yes/No/Abstain)**

C. COA 17-65
212 S. Grant St.: Greater Restaurant Row
Petitioner: Annex Bloomington (Craig Pryde)
Phase I of mixed-use project including construction of a new one-story commercial building within the historic district.

COA-17-65 withdrew application after being denied at Plan Commission meeting.

D. COA 17-66
325 S. Fairview Street: Greater Prospect Hill
Petitioner: Jeff Goldin
Construction of rear master suite and library addition; new roof and repair or replacement of siding on existing house.

Mark Dollase gave presentation. See packet for details.

Jeff Goldin commented he would like to keep the wood siding, but based on the condition of what he has already removed, it may be difficult.

Jeff Goldin left the room for the discussion.

Jeannine Butler commented she is in favor of the project and feels certain he will retain what original siding he can.

Jeannine Butler made a motion to approve **COA-17-66. Sam DeSollar** seconded. **Motion carried 6/0/0.** Jeff Goldin did not vote.

XVII. DEMOLITION DELAY
Commission Review
A. Demo Delay 17-14
702 E. 1st St.: Elm Heights area (not in historic district)

Petitioner: Rusty Peterson Construction, LLC on behalf of owners, Matthew Allen and Eva Sanders
Removal of historic porch roof/canopy over side door to accommodate new screened porch construction

Sam Burgess gave presentation. See packet for details.

Lee Sandweiss asked how visible this structure would be to the public. The petition explained it was on the side of the house and would be fairly visible.

John Saunders released **Demo Delay 17-14. Jeannine Butler** seconded. **Motion carried 7/0/0.**

XVIII. NEW BUSINESS

Historic tax credit support letter to Congress

Chris Sturbaum made a motion to write a letter of support to protect the Federal Historic Tax Credit. **Jeannine Butler** seconded. **Motion carried 7/0/0.**

XIX. COURTESY REVIEW

W. 3rd St. and S. Walker St. (SW corner)
Petitioner: Life Designs Bloomington
Construction of new three-story building containing apartments; renovation of existing church building on site to include fitness center, leasing office, community room, and two micro-apartments. Total units: 40. Total beds: 52. Total parking spaces: 41 in on-site lot; 9 on street. Site size: 1.25 acres.

Jeff Goldin stated it looks like a prison.

Deb Hutton suggested adding limestone to relate the new structure to the church.

The commissioners had exterior building material questions that were unable to be answered.

Lee Sandweiss commented she would like for the architect to be inspired by the church.
Chris Sturbaum commented the entrances of the building have a lot more potential than what is rendered.

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Posted:

Deb Hutton commented the looks of the building should not be on a budget just because because it is low-income housing. It should still look nice and look like a home.

Marc Cornett commented the cap is too large for the top of the building.

XX. OLD BUSINESS

NONE

XXI. COMMISSIONERS' COMMENTS

Chris Sturbaum made a motion to forward support to BUEA for 403 W. Kirkwood. **Jeff Goldin** seconded. **Motion carried 7/0/0.**

Jeannine Butler commented she enjoyed the retreat and it was very well organized.

XXII. PUBLIC COMMENTS

Marc Cornett stated he will be bringing a demo-delay application to the commission for 1209 W. 2nd Street.

XXIII. ANNOUNCEMENTS

Doris Sims announced Housing and Neighborhood Development has hired for the Historic Preservation Project Manager position. The new employee will start on Monday, October 9, 2017.

XXIV. ADJOURNMENT

Meeting was adjourned at 7:20 pm.

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Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

Posted: April 6, 2017

SUMMARY

COA-17-68 808 W. Howe St.: Greater Prospect Hill Local Historic District

Petitioner: Kate Rosenbarger

Contributing 105-055-54132

c. 1920

Background: 105-055-54132 is a slightly altered front-gabled bungalow in good condition.

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Posted:

Request: Remove and replace rotted front porch floor boards, fascia boards, and columns. Replace columns with 8”x8” square posts. Add wood post and handrail along west side of front steps to replace existing pipe rail. All new porch decking will be primed tongue and groove boards. All new wood elements will be painted.

Guidelines: A COA issued through staff review is required for changes to the public-way façade of a structure (8). “The intent of the GPHHD (Greater Prospect Hill Historic District) is to encourage homeowner improvements and maintenance of properties that are compatible with the original character of the homes” (25). “[O]riginal material refers to the material and elements first used on the structure, but may also include materials used in subsequent updates to the house.” “Removal of original materials shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.” (26) “Avoid removing or altering historic material.” (26)

Recommendations: Replacement of tongue and groove deck boards with in-kind material is consistent with the guidelines and should be approved. The proposed square posts are not entirely consonant with the style or character of the house. Staff would recommend patching the existing columns rather than replacing them. Although the existing columns may not be original, staff finds that it is more appropriate to repair them rather than to replace them with a similar element, as they appear to have been added early in the

home's history. New railing for west side of front steps should also have a bottom rail and balusters to complement the substantial character of the Craftsman bungalow style. Rather than attaching the new rail directly to the column next to the front steps, the handrail should rest on a second posts at the top of the steps. The posts should be more slender than those shown in the drawings for the proposal. Staff will approve a COA contingent upon the satisfactory fulfillment of the design modifications outlined above.

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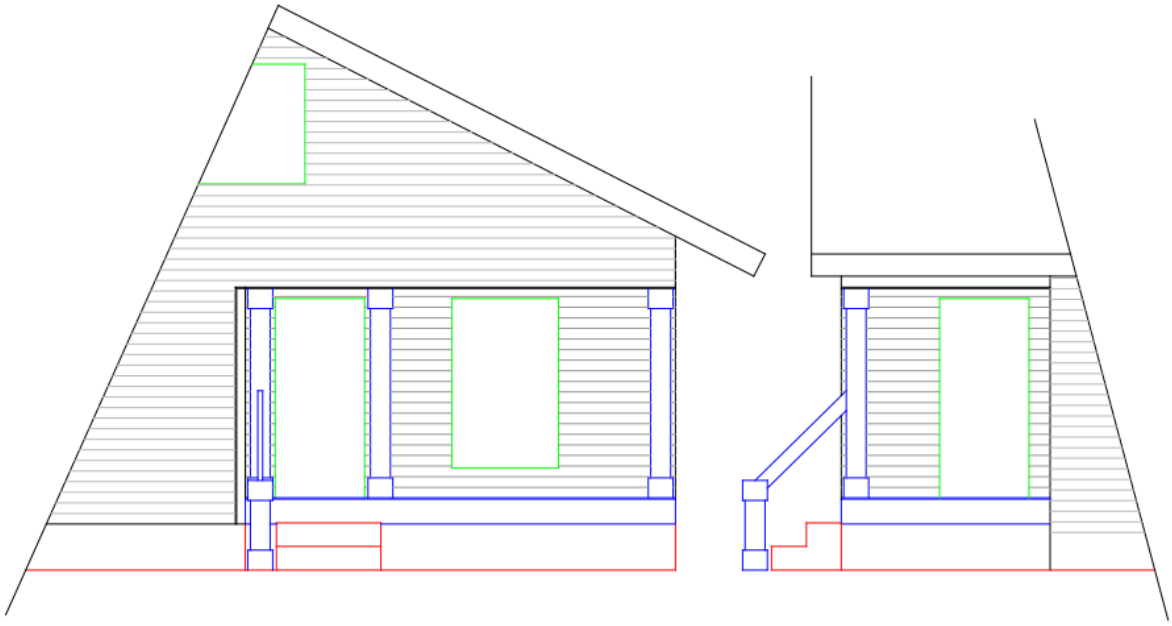

FRONT
(south)

SIDE
(east)

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Posted: April 6, 2017

SUMMARY

COA-17-69

2310 N. Fritz Dr.: Matlock Heights Local Historic District

Petitioner: Deb Hutton & Sharon Yarber

Contributing No IHSSI Survey Number c. 1955

Background: 2310 N. Fritz Dr. is a mid-century modern massed ranch.

Request: Replace five non-original double-hung wood-clad vinyl windows with new vinyl windows of the same color and design and a higher energy efficiency of the "Timeless Elite" series offered by Unique Home Solutions. Two of the windows to be replaced are on the primary (west) side, facing Fritz Drive. Two additional windows to be replaced are on the south secondary façade, and one additional window is on the north secondary façade.

Guidelines: "The intent of these design guidelines is to maintain the integrity of our mid-century modern neighborhood, as originally constructed." "The following guidelines regulate new construction, should such a circumstance arise. They do not regulate modifications or additions to existing home structures, although we do suggest voluntary use of them as guiding principles." (4) Proposed changes to primary or secondary façade of an existing property requires a COA issued by BHPC staff. If a COA is denied by staff, the applicant may appeal the decision by submitting it for consideration by the neighborhood design review committee. (20)

WINDOWS AND DOORS:

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Posted:

"Recommended: Existing architectural details for windows and doors shall be retained or replaced in the same style or in a design appropriate to the house or its context" (31).

"Acceptable: Retain the proportions of original openings. Replacement of windows and doors determined to be original should duplicate the original in size and scale" (31).

Recommendations: In keeping with the guidelines, Staff approves a COA for replacement windows that are using in-kind materials to what currently exists. In its advisory capacity, staff encourages applicants to replace existing windows with new windows of a color, design, and material that resemble the original windows as closely as possible.

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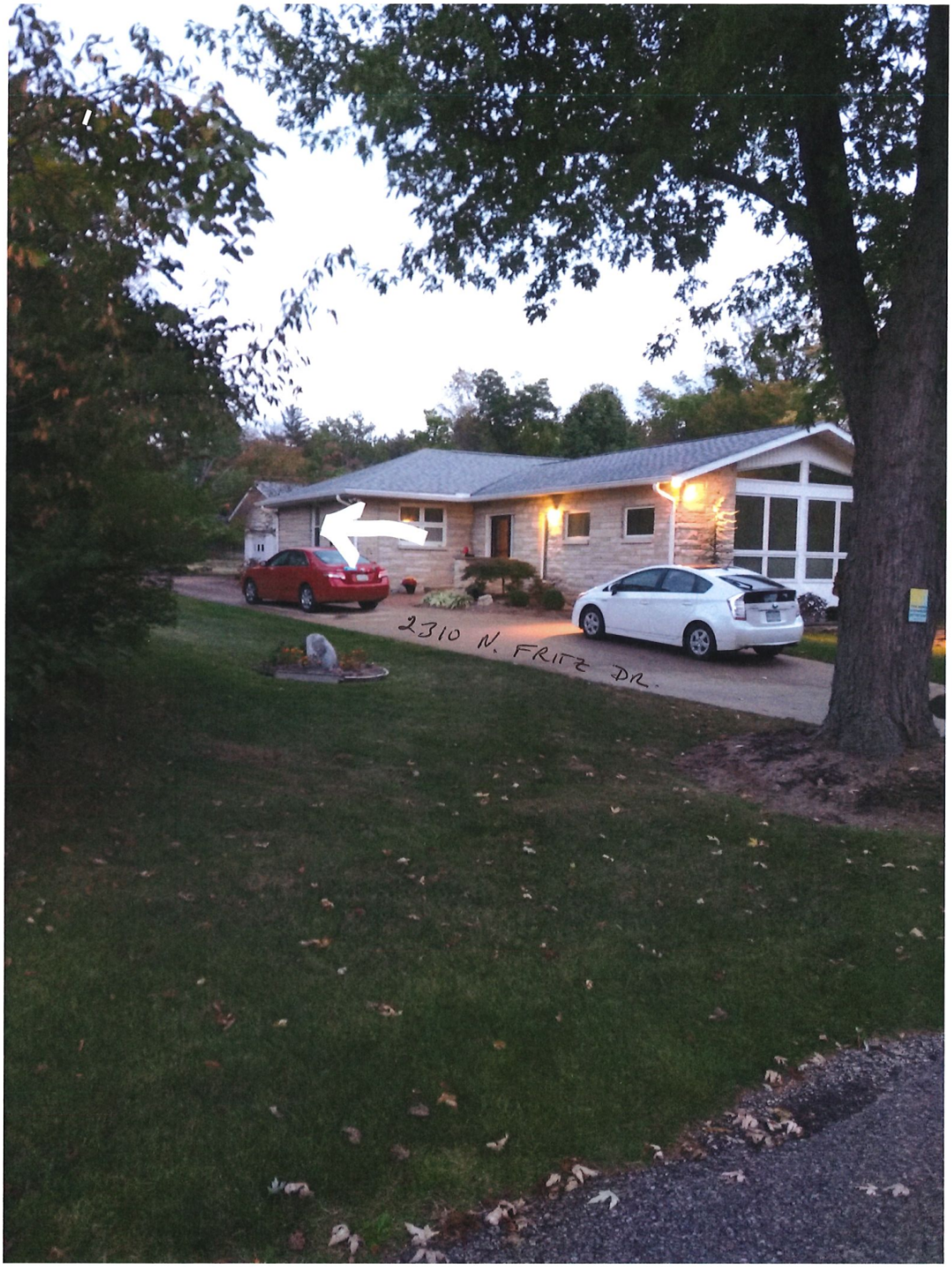

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Posted:

SUMMARY

COA-17-70

348 S. Morton St.: McDoel Gardens Local Historic District

Petitioner: Sam DeSollar

Outstanding 105-055-53063

c. 1835

Background: This property (the Henderson House) is a slightly altered Federal I-House associated with the early settlement of Bloomington and Monroe County. Its front porch is of Late Victorian date. The house is also associated with Baynard Rush Hall (1793-1863), Indiana University's first professor.

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Request: Replace non-original single-pane double-hung wood windows. Existing one-over-one windows on rear (west) façade to be replaced with double-pane aluminum-clad wood windows. Existing six-over-six wood windows on main (east) façade to be replaced with 6/6 wood or aluminum-clad wood double-hung windows. Grids applied to the interior and exterior faces of windows will be paired with shadow bars between glazing to create the appearance of true divided lights in the new 6/6 windows. Reposition gutters on east and west sides lower on the fascia to improve roof drainage. Replace side gable fascia with wood, fiber cement, or Boral (a wood composite product).

Guidelines: "All repair and replacement in-kind is exempt from review" (4). Since the proposed replacements are not precisely in-kind, the project requires review for a COA. However, only the proposed changes to the public-way façade and the front third of each side façade will be reviewed (4). Changes other than demolition, moving, additions, or new construction are reviewed at the staff level (5). Concerning windows, the guidelines for McDoel Gardens Local Historic District state the following:

> WINDOWS: Windows are a strong character-defining detail of houses. When considering whether to rebuild or replace windows, attention should be paid to the classification of the house. (See Appendix) Replacement windows should be consistent in appearance with the original design.
>
> > **Preferred**
> > Retain and restore character-defining windows on Notable homes. Original windows should be insulated with storm sashes.
> >
> > **Acceptable**
> > Replacement windows should leave the size of the opening substantially unaltered and should retain the original configuration and character of the original window.

The proposed changes to the trim and gutters will be subject to the following guidelines on materials:

> **Preferred**
> If underlying original materials are in good condition, match with the same materials.
>
> **Acceptable** Use materials that will provide a similar look. This may include vinyl or aluminum or cement-board siding of comparable dimension. Match the house trim details.

Recommendation: Given that the existing windows are not original, the preferred alternative is not required. The proposed window replacement satisfies the definition of an acceptable window alteration, as it does not involve substantial changes to the window opening. Given the prominence of the house and its main façade, a wood replacement window would be recommended over an aluminum-clad wood replacement window, as it would better preserve the

character of the existing windows on the main façade. Staff approves a COA for the replacement of the existing front windows with wood double-pane 6/6 double-hung windows as proposed and as discussed at the time of site visit. Staff strongly encourages the replacement in-kind of existing gable boards with wood, but, per the guidelines, approves a COA for the replacement of those boards with materials that "provide a similar look," including fiber-cement board with no faux wood grain or a Boral product. The BHPC has no jurisdiction over the proposed alterations to the windows on the rear façade, but staff concurred with applicant that aluminum-clad wood windows would be acceptable.

748 S. Morton Street, Bloomington, Indiana, COA application support documentation

East Facade

All (9) windows this facade to be replaced. Arrow indicates location of proposed soffit repair.

West Facade

(3) upper story windows this facade to be replaced.

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748 S. Morton Street, Bloomington, Indiana, COA application support documentation

North Facade

Arrows indicate locations of proposed fascia repair.

South Facade

No work proposed on South Facade

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east window jamb condition

west window jamb condition

east window sill condition

west window sill condition

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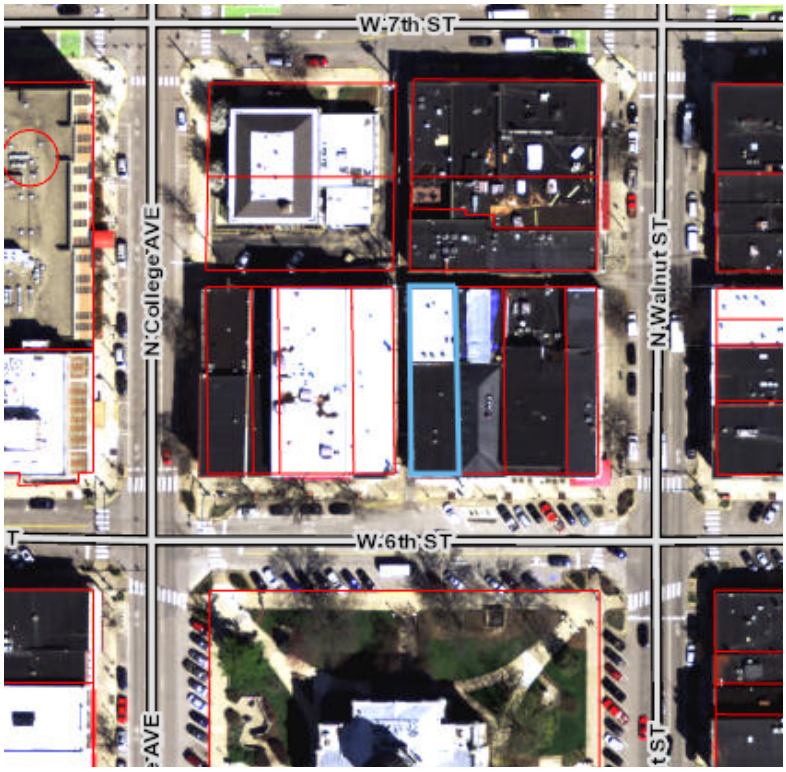
SUMMARY

COA-17-73

110 W. 6th Street: Courthouse Square Historic District

Petitioner: Gul Saeedi

Non-Contributing No IHSSI Number c. 2005



Background: The building in question was constructed c. 2005 behind the historic structure of the same address fronting W. 6th Street. The non-historic non-contributing structure under consideration faces only alleys and is not visible from any major public ways. A representative of the Planning and Transportation Department has determined that the proposed addition of rooftop decks will not be visible from any public way.

Request: Construct a series of small rooftop decks, for service purposes and use by tenants, on top of non-historic building.

Guidelines: In the absence of design guidelines for the Courthouse Square Historic District, the BHPC shall defer to the Secretary of the Interior's Standards. The most applicable resource is the National Park Service's Preservation Brief 14: New Exterior Changes to Historic Buildings: Preservation Concerns. According to this document:

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> [T]here are several . . . 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.

Recommendation: Given that the proposed rooftop decks rest on a non-historic building; will be less than one story in height; and will be set back more than one full bay from the primary elevation of any adjacent or neighboring historic building, BHPC staff recommends approving the request with a COA.

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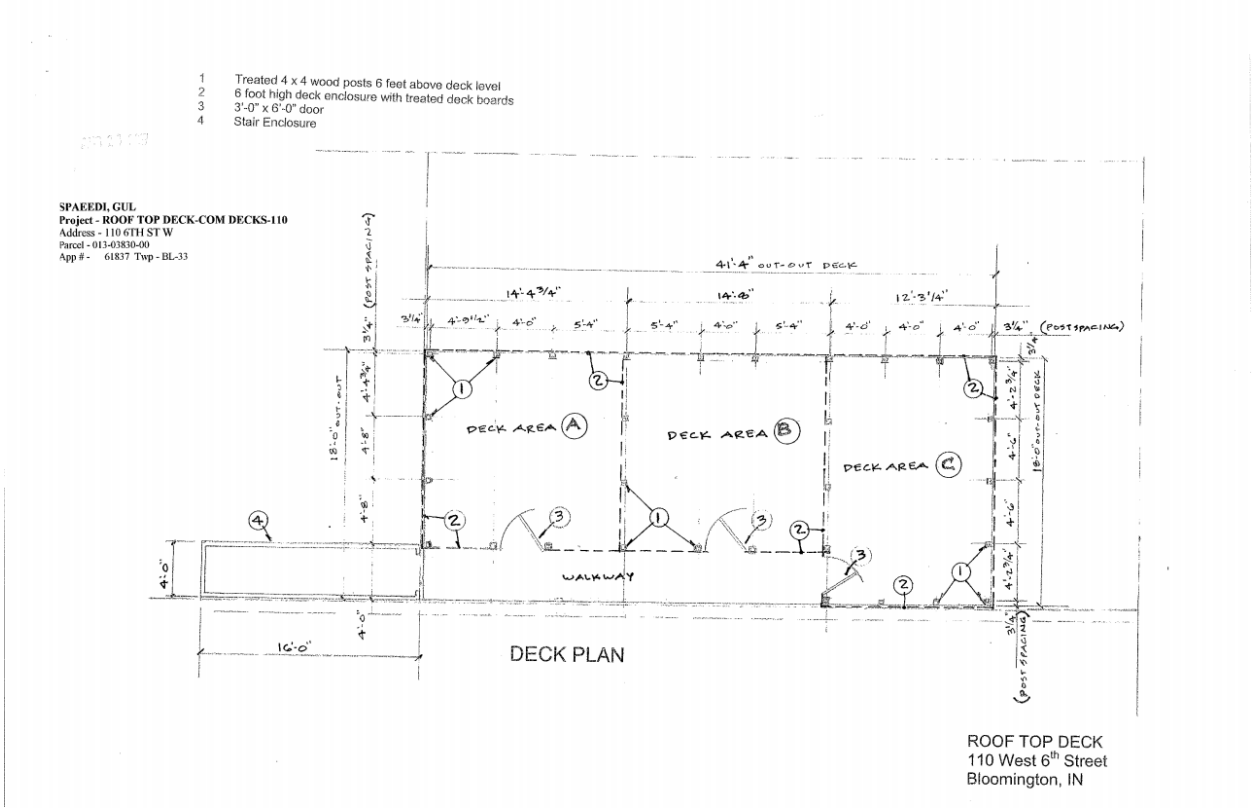

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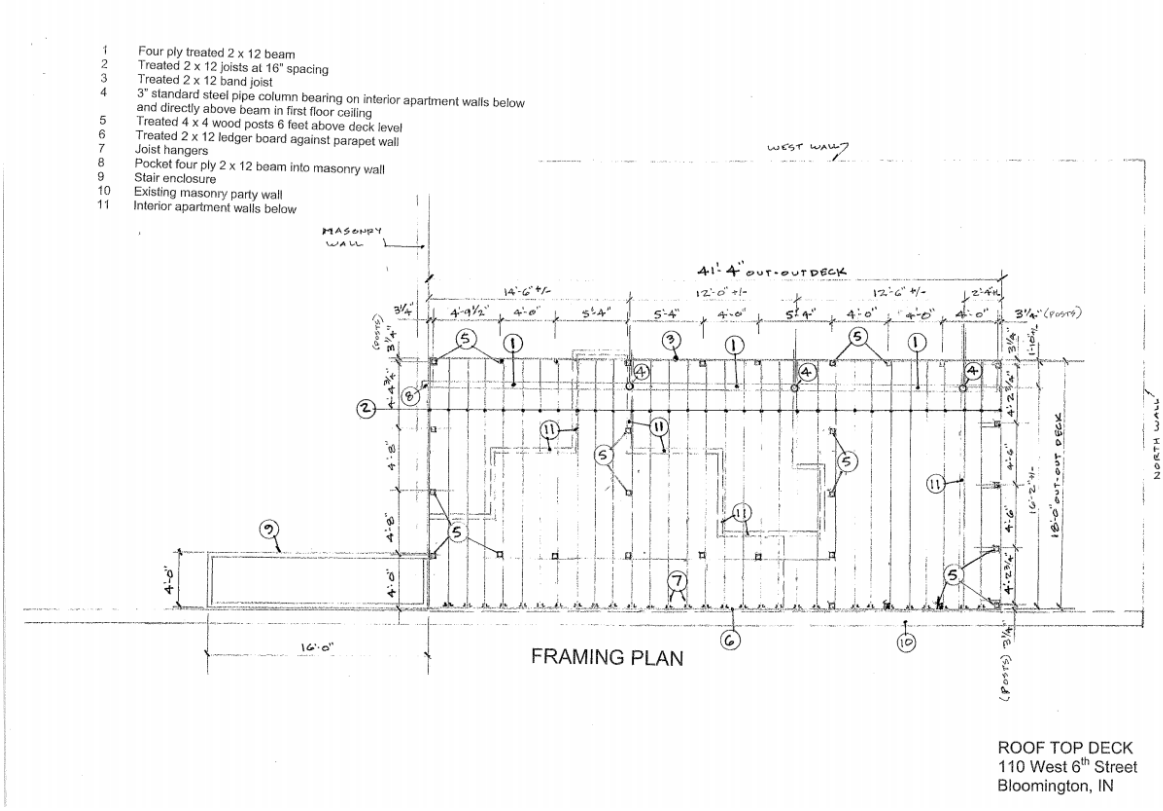

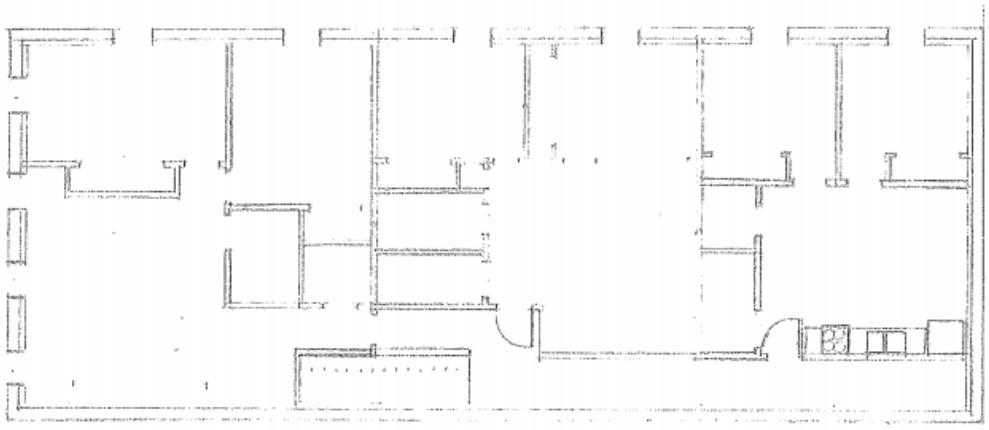

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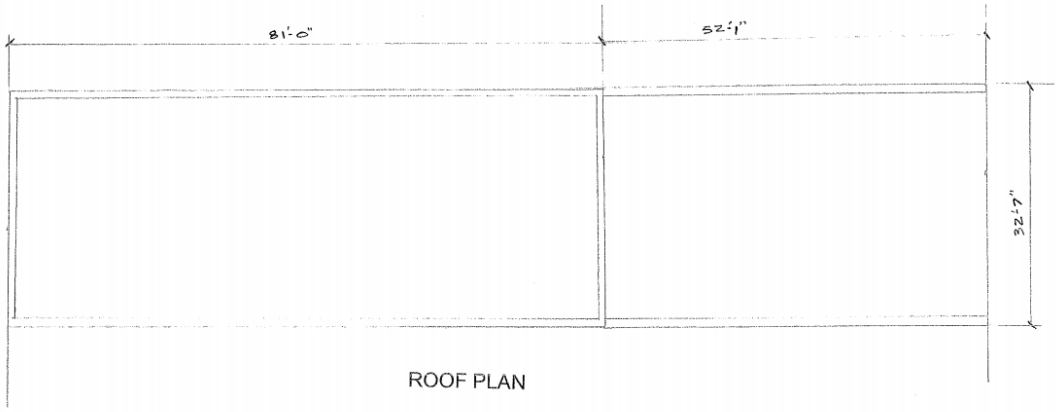

ROOF PLAN

ROOF TOP DECK
110 West 6th Street
Bloomington, IN

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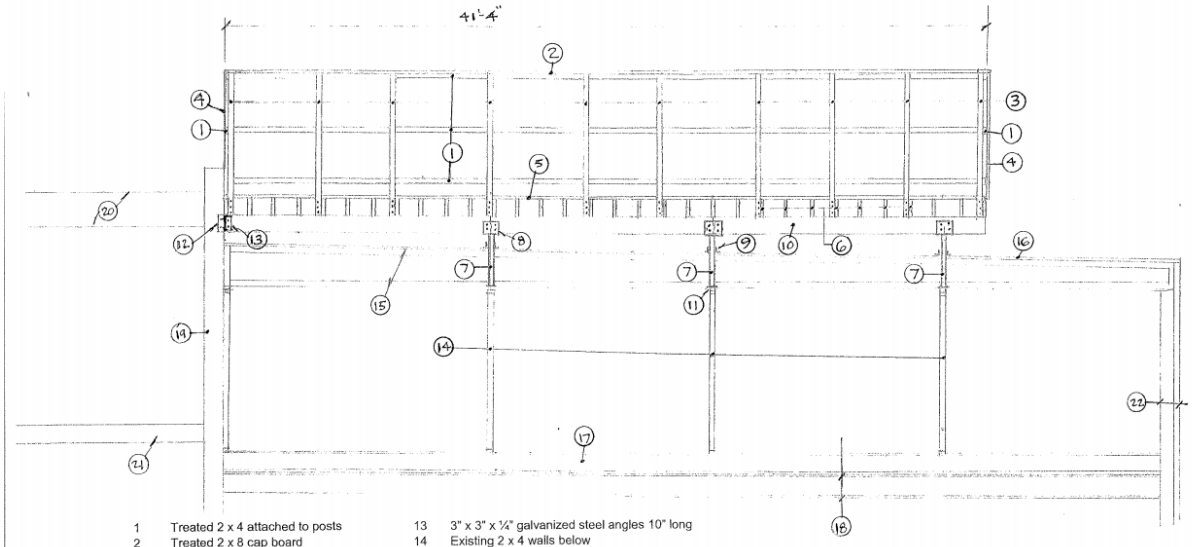

1	Treated 2 x 4 attached to posts	13	3" x 3" x ¼" galvanized steel angles 10" long
2	Treated 2 x 8 cap board	14	Existing 2 x 4 walls below
3	Treated 4 x 4 posts	15	Existing roof trusses at 24" spacing
4	Treated wood siding	16	Existing low sloped roof
5	Treated 5/4 x 6 deck boards	17	Existing second floor structure
6	Treated 2 x 12 joists	18	Existing steel beam
7	3" standard steel pipe post (galvanized)	19	Existing brick wall
8	Galvanized steel saddle	20	Existing roof structure front section
9	Boot around post	21	Existing floor structure front section
10	Four ply treated 2 x 12 beam	22	Existing rear wall along alley
11	4" x 7" x ¼" steel plate with four ¼" x 3" Simpson SDS screws		
12	Pocket beam 4" into brick wall		

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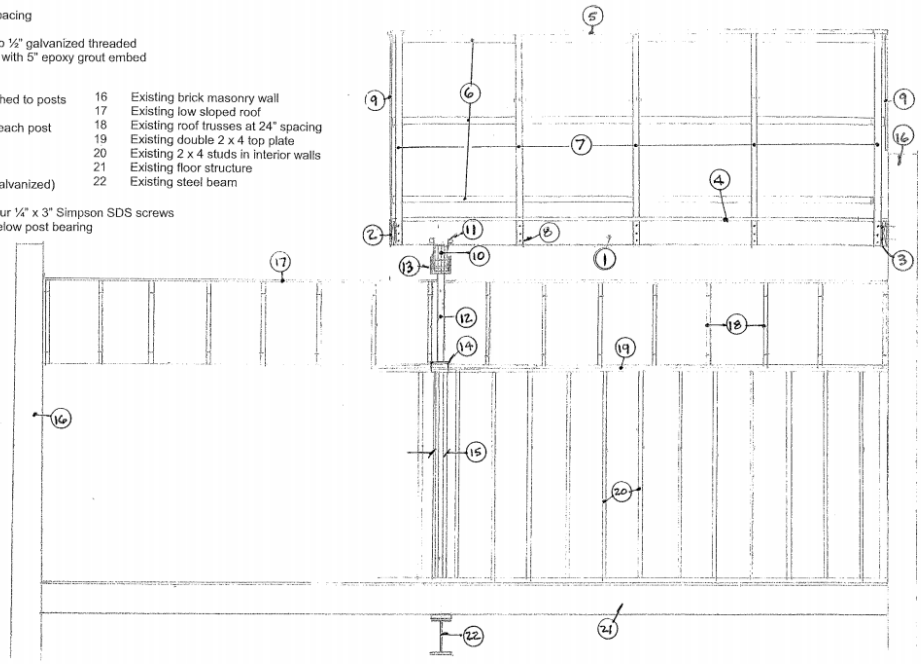
Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

Posted:

1 Treated 2 x 12 joists at 16" spacing
2 Treated 2 x 12 band joist
3 Treated 2 x 12 ledger with two ½" galvanized threaded rods at 24" spacing each row with 5" epoxy grout embed
4 Treated 5/4 x 6 deck boards
5 Treated 2 x 8 cap board
6 Treated 2 x 4 horizontal attached to posts
7 Treated 4 x 4 posts
8 Three 5" LedgerLOK screws each post
9 Treated siding
10 Four ply treated 2 x 12 beam
11 Simpson "H3" ties each joist
12 3" standard steel pipe post (galvanized)
13 Galvanized steel saddle
14 4" x 7" x ¼" steel plate with four ¼" x 3" Simpson SDS screws
15 Add four 2 x 4 studs in wall below post bearing
16 Existing brick masonry wall
17 Existing low sloped roof
18 Existing roof trusses at 24" spacing
19 Existing double 2 x 4 top plate
20 Existing 2 x 4 studs in interior walls
21 Existing floor structure
22 Existing steel beam



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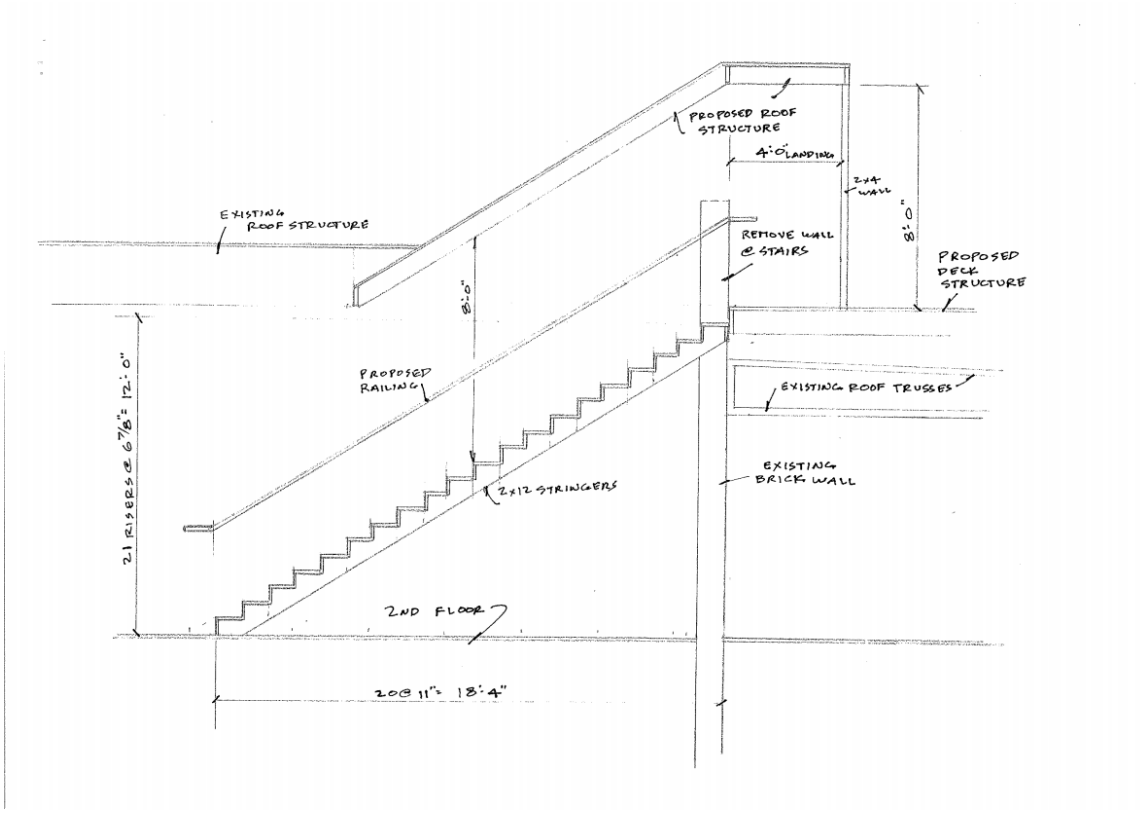
Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

Posted: April 6, 2017



SUMMARY

COA-17-67 629 S. Woodlawn Ave.: Elm Heights Local Historic District

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 October 12, 2017 at 5:00 p.m. in the McCloskey Room

Posted:

Petitioner: Jon C. Thompson

Contributing 105-055-51328 c. 1920

Background: 105-055-51328 is an American Foursquare with Craftsman styling. It is slightly altered but retains many of its historic character-defining features and is in good condition. Replacement of upper windows on main façade with in-kind wood windows was approved with a COA at a previous BHPC meeting.

Request:

Remove 2'x2' non-historic Plexiglas window corresponding to former interior bathroom; remove non-original second-floor vinyl window at back of house; remove rear yard sidewalk; replace steel entry door with solid wood entry door with matching sidelights (intended to match style of home); replace downstairs windows with wood/wood Pella windows to match upstairs windows that were approved at 8/24/2017 BHPC meeting. Replace front porch lights with new Craftsman-style lights. All replacement components including door, windows, and siding will be wood. Replace front porch floor boards and ceiling beadboard.

Guidelines:

"A certificate of appropriateness is required for . . . [i]nstallation, removal, or expansion of all driveways and parking areas, as well as walkways visible from the public right-of-way" (p. 15).

"A certificate of appropriateness is required for . . . [i]nstallation or removal of exterior lighting visible from the public right of way." "If replacements are necessary, choose reproduction light fixtures that are appropriate to the architectural style or time period of the house." "Identify and

then repair, restore, and maintain historic exterior light fixtures when feasible." "Install historically appropriate exterior lighting that is low-intensity." "Install light fixtures so as to minimize damage to historic building materials. Avoid removal of character-defining building features when installing light fixtures." Selected light fixtures should also be designed to minimize light pollution (p. 16).

Patching of areas where wood siding is missing or deteriorated "may involve selective replacement of portions in kind through splicing or piecing. . . . Specifying decay-resistant wood species and priming the back and ends with a quality primer prior to installation can extend the lifespan of replacement wood" (19).

"[R]etain and restore the character-defining windows and doors with their original materials and features through cleaning, repair, painting, and routine maintenance." "A certificate of appropriateness is required for . . . [r]emoval of any window or door or its unique features . . . visible from the public right-of-way. If original windows, doors, and hardware can be restored, they should not be replaced." A COA is also required for replacement of any original doors, windows, or related features. "Replace missing elements based on accurate documentation of the original." "Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style." "Inappropriate treatments of windows and doors, particularly in the primary facades, include . . . changes in the scale or proportion of existing openings." (p. 26)

Recommendations:

Staff approves the elimination of window openings, provided there is adequate documentation that they are not original and provided that the openings are covered with wood siding that is the same in profile, texture, and species as the surrounding original clapboard. Siding over removed window openings should also be installed with staggered joints such that it blends with the clapboard surrounding the windows. Original sidelights should be retained, and a new craftsman-style door should be selected in consultation with BHPC staff to match the design of the sidelights. Sidelights may be refinished to match the stain of the new door. Any irreparable tongue and groove porch flooring and porch ceiling bead board should be patched with in-kind material rather than entirely replaced. Any salvageable porch floorboards or ceiling boards should be repaired rather than replaced. Staff would recommend, based on the design guidelines, that the existing historic wood windows be restored rather than replaced. However, given that the replacement of second floor windows on main façade was already approved with an earlier COA, staff approves replacement of windows on first floor as requested. Rear sidewalks may be demolished.

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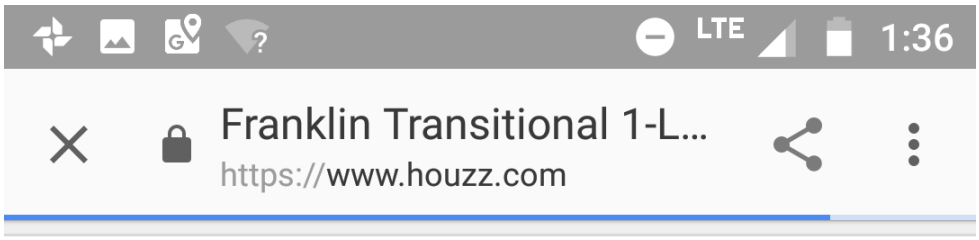

Franklin Transitional 1-Light Rubbed Bronze Outdoor Wall Sconce

New lights

4 Ratings and Reviews

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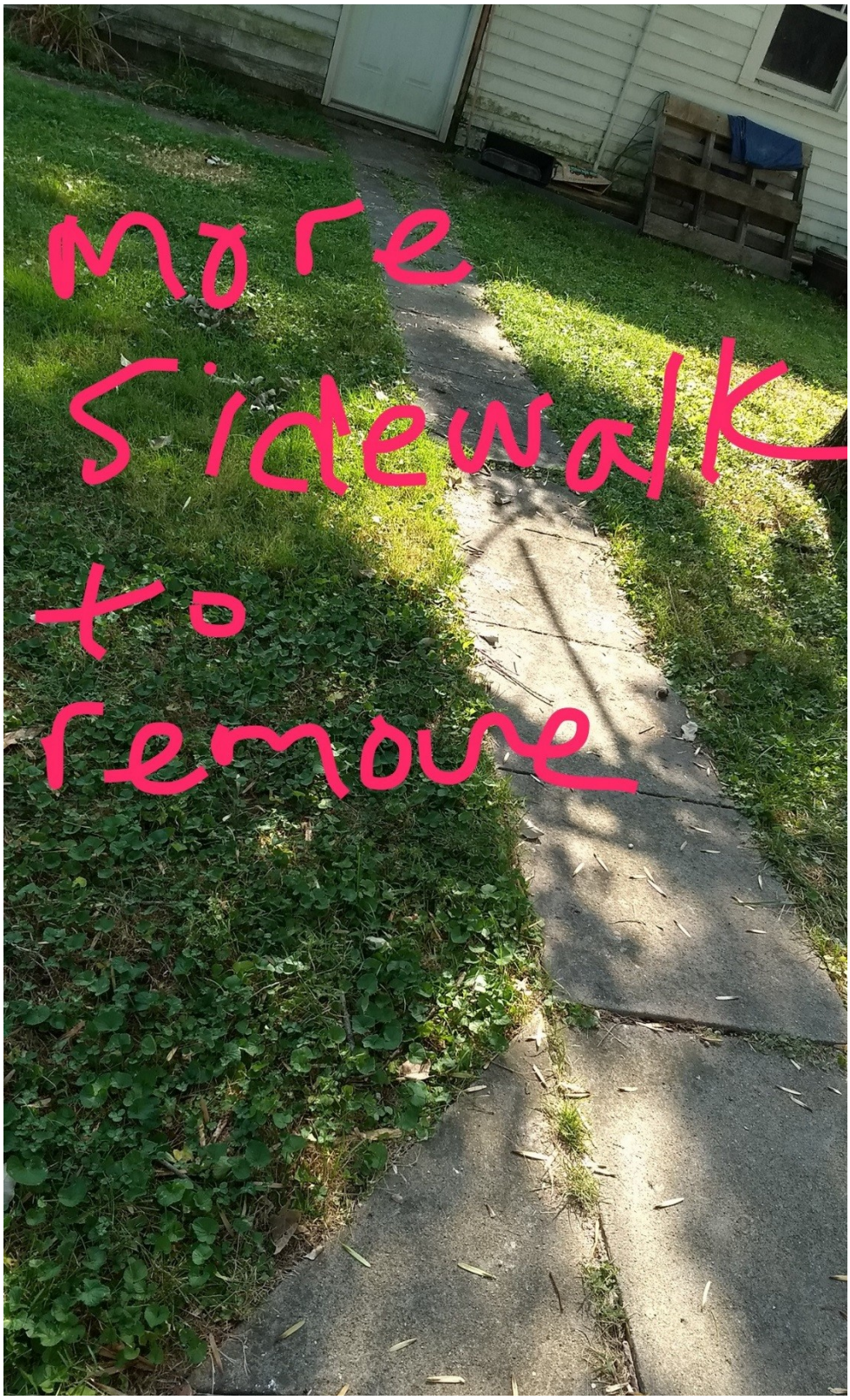

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Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

Posted: April 6, 2017

SUMMARY

COA-17-71 506 S. Ballantine Rd.: Elm Heights Local Historic District

Petitioner: Henry R. Harbaugh and Nandini Gupta

Contributing 105-055-51076 c. 1930

Background: The property is a limestone colonial revival in good condition.

Request:

A. Construct rear garden wall and gate along west (alley) façade. At its southern end, wall be 6' tall, rising to a height of 7'6" at its northern end. Wall will be 8" to 10" thick and constructed of split-face limestone ashlar blocks with 14"-wide coping. Gate will be wooden.

B. Fill in and cap descending concrete driveway entrance to basement garage. Build retaining wall within footprint of former driveway near house to leave room for a future exterior stair to the basement.

C. Increase the height of the rear kitchen window opening and replace existing historic windows with matching refurbished Fenestra windows of the same style but different height.

Guidelines:

A. A COA "is required [for] . . . [i]nstallation or removal of walls or fences visible from the public right-of-way." "For new fences, use historically appropriate materials for Elm

Heights, which . . . may include . . . stone." "Install new walls or fences so the total height does not obscure the primary façade of the building." "Make sure that your new fence also complies with setback and height restrictions stipulated by the City of Bloomington." (14)

B. A COA is required for the "installation, removal, or expansion of all driveways and parking areas, as well as walkways visible from the public right-of-way." "Design walkways, driveways, and parking areas in keeping with the neighborhood setting." City code "prohibits parking areas larger than 20 by 20 ft." (15)

C. A COA is required for removal "of any window or door . . . visible from the public right-of-way." "If original windows, doors, and hardware can be restored and reused, they should not be replaced." A COA is also required for restoration, "replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes . . . [and] sills." "Replace missing elements based on accurate documentation of the original." "Consider salvage or custom-made windows . . . to ensure compatibility with original *openings* and style" (emphasis added). "Inappropriate treatments of windows and doors, particularly in the primary facades, include . . . changes in the scale or proportion of existing openings" (26).

   A COA is required for reconstruction "of, or change to, a historic masonry or stone feature, structure, or surface." "Match mortar composition to historic construction and materials to prevent future damage to masonry or stone." "Retain and duplicate distinctive construction features and finish including bond and mortar patterns, width, profile, texture, and color." (20).

Recommendations:

Staff recommends approving Part A of request, contingent upon presentation of satisfactory details of the design for the garden wall. The number of courses and the approximate dimensions or range of dimensions of ashlar blocks to be used should be specified before the project is approved. Staff recommends approving Part B of the request, pending confirmation of the plans for the original basement garage door opening and a possible light well or future exterior stairwell adjacent to the garage door. Staff finds the alterations of the window opening in Part C of the request to be inconsistent with the design guidelines and recommends denying this portion of the COA application.

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Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

Posted:

506 S. Ballantine Rd.

View from Ballantine

View from alleyway

View from back porch

Kitchen window

Retaining wall on north side

Similar courtyard wall on First and Hawthorne

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Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

Posted: April 6, 2017

506 S. Ballantine Rd.

- Proposed courtyard wall
- Proposed gate
- Existing retaining wall
- Proposed fill of driveway

- Proposed window opening

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Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

Posted:

SUMMARY

COA-17-72 724 W. 3rd St.: Greater Prospect Hill Local Historic District

Petitioner: Rusty Peterson for owner, Austin Goodman

Contributing 105-055-54002 c. 1925

Background: 105-055-54002 is classified as a slightly altered bungalow in good condition. In addition to its listing in the local historic district, it is also a contributing resource within the Rose Hill National Register of Historic Places Historic District. Removal of a tall fence in the front yard was previously approved by BHPC staff.

Request: Replace existing treated lumber porch posts and decking to restore a semblance of historic craftsman character to the porch. Replace damaged and rotting non-original front door with new Arts & Crafts style door. Replace all windows with double-hung wood Marvin Integrity windows. Use 1/1 double-hung wood windows as in-kind replacement of existing windows visible from public right-of-way. Replace window with missing glazing and correct improper trim on side facade. Demolish rear Tiki bar, deck, and trellis and add a screened porch to the rear side of the house.

Guidelines: A COA issued by HAND staff is required for "Changes to public-way façade of the structure." BHPC review for a COA is required for demolition and new construction. BHPC may authorize demolition when "The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district" (12). Regarding changes to public way facades, "The intent of the GPHHD . . . is to encourage homeowner improvements and maintenance of properties that are compatible with the original character of the homes" (25). "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" (25). "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" (25).

Recommendations: Staff recommends the proposed improvements to the front porch, with the caveats that the new porch floorboards be tongue and groove planks that run north-south and that the new porch posts be constructed of wood to a design that is compatible with the craftsman style of the house, in accord with the example(s) provided by BHPC staff. Staff recommends approving the replacement of windows visible from public ways with in-kind Marvin Integrity wood windows, as requested. Staff also recommends approving the demolition of the non-historic rear Tiki bar, deck, and trellis and replacing those features with a new screened porch. Staff does not recommend approving alterations to any historic window- or door-openings that are visible from a public way; however, we find that it is beyond the jurisdiction of the BHPC to deny permission to alter any historic openings that are not visible from a public way.

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Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

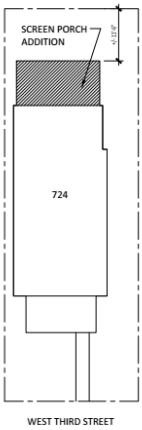
Posted:

ADDITIONS & RENOVATIONS TO

GOODMAN RESIDENCE

724 WEST THIRD STREET
BLOOMINGTON, INDIANA

SEPTEMBER 1, 2017



A SITE PLAN
SCALE: NOT TO SCALE

DRAWING INDEX:

COVER	SITE PLAN
D1	DEMOLITION PLAN
A1	FLOOR & ROOF PLANS
A2	REFLECTED CEILING & LIGHTING PLAN
A3	ELEVATIONS
A4	ELEVATIONS
A5	CABINET ELEVATIONS
A6	WINDOW AND ROOM FINISH SCHEDULES

prepared by:

springpoint ARCHITECTS inc

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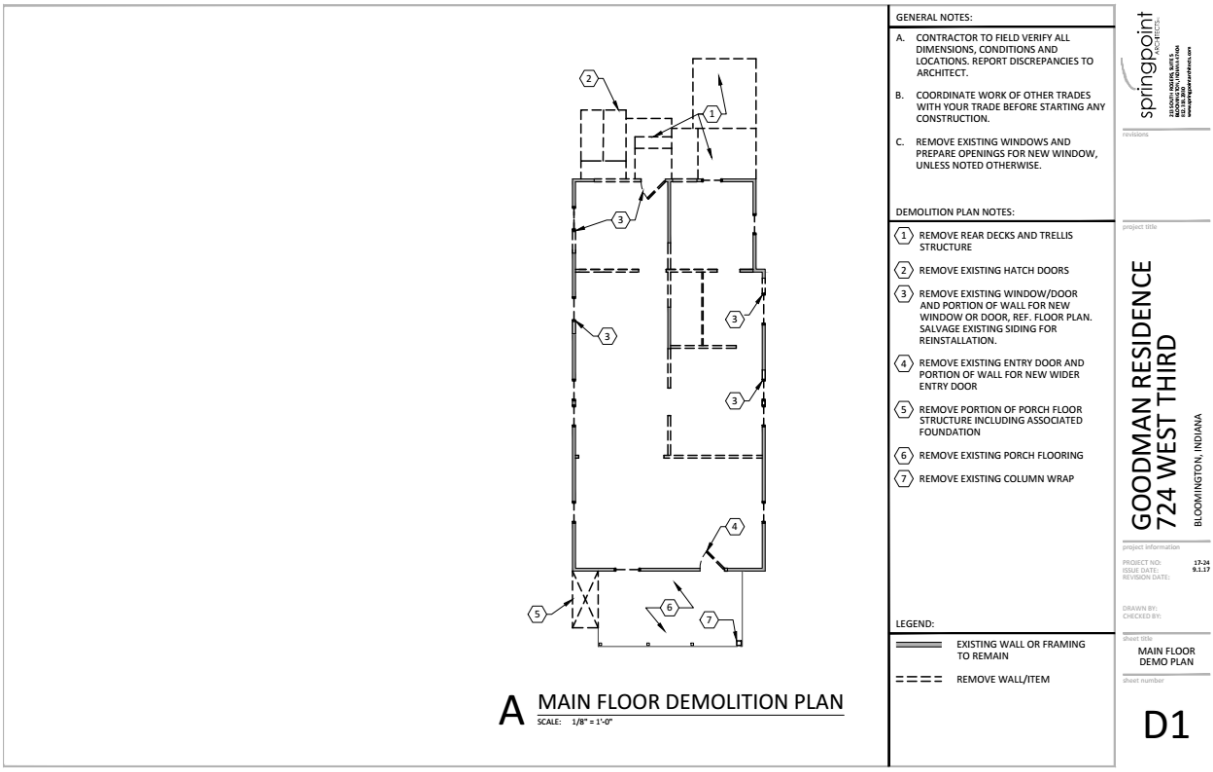

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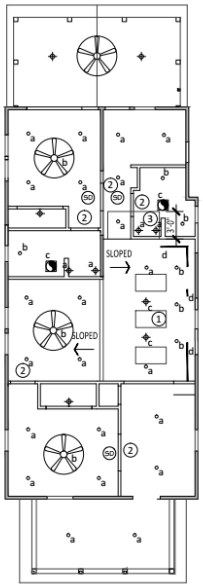

A CEILING & LIGHTING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND LOCATIONS. REPORT DISCREPANCIES TO ARCHITECT.

B. COORDINATE WORK OF OTHER TRADES WITH YOUR TRADE BEFORE STARTING ANY CONSTRUCTION.

C. ALL CEILINGS ARE DRYWALL, UNLESS NOTED OTHERWISE.

D. CEILING HEIGHT IS 8'-0" UNLESS NOTED OTHERWISE.

E. CONFIRM SWITCH LOCATIONS WITH OWNER. PROVIDE DIMMERS ON ALL LIGHT SWITCHES.

CEILING & LIGHTING PLAN NOTES:

1. SKYLIGHTS, TYPICAL OF (3)
2. PROVIDE TRACK AT CEILING AS REQUIRED FOR FULL-HEIGHT POCKET DOOR
3. ATTIC STORAGE AREA, REF. KITCHEN ELEVATIONS

LIGHTING LEGEND::

- 4" IC RATED LED RECESSED CAN, PROVIDE WET LOCATION AT SHOWER.
- CEILING MOUNTED OR PENDANT FIXTURE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR
- WALL MOUNTED FIXTURE PROV. BY OWNER, INSTALLED BY CONTRACTOR
- UNDERCABINET LED STRIP LIGHTING
- CEILING FAN PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR
- BATHROOM EXHAUST FAN
- SMOKE DETECTOR

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revisions

project title
GOODMAN RESIDENCE
724 WEST THIRD
BLOOMINGTON, INDIANA

project information
PROJECT NO: 17-24
ISSUE DATE: 9.1.17
REVISION DATE:

DRAWN BY:
CHECKED BY:

sheet title
MAIN FLOOR CLNG/LIGHTING PLAN

sheet number
A2

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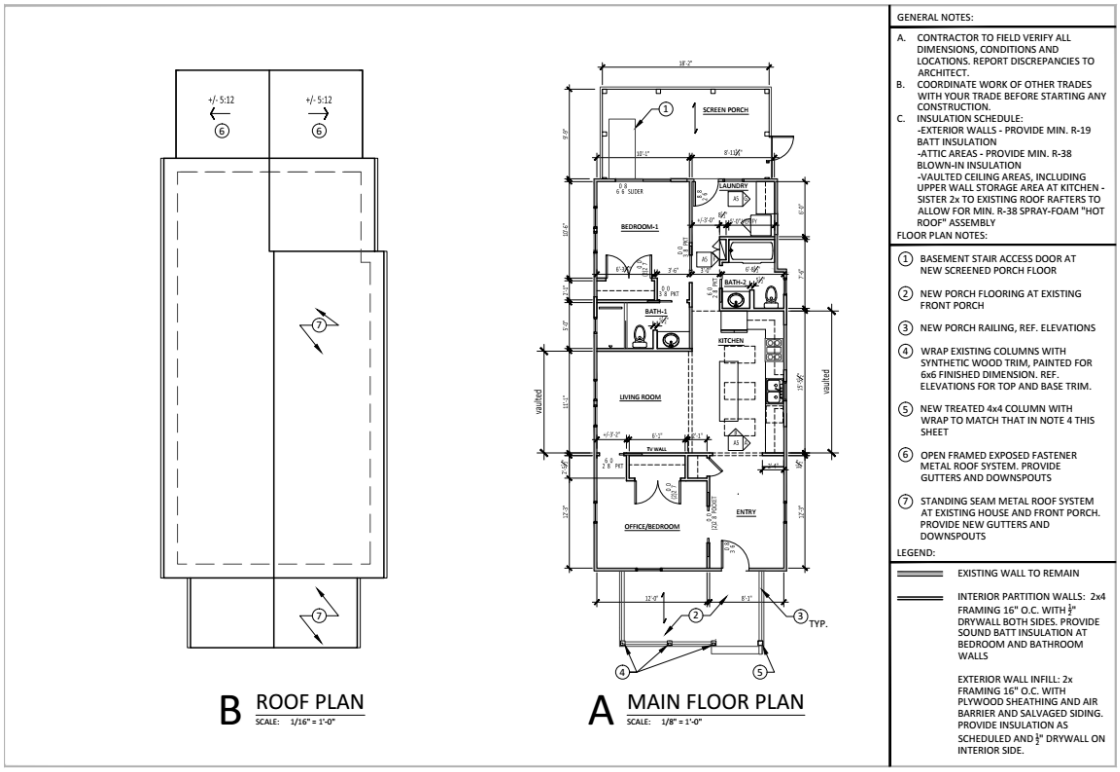

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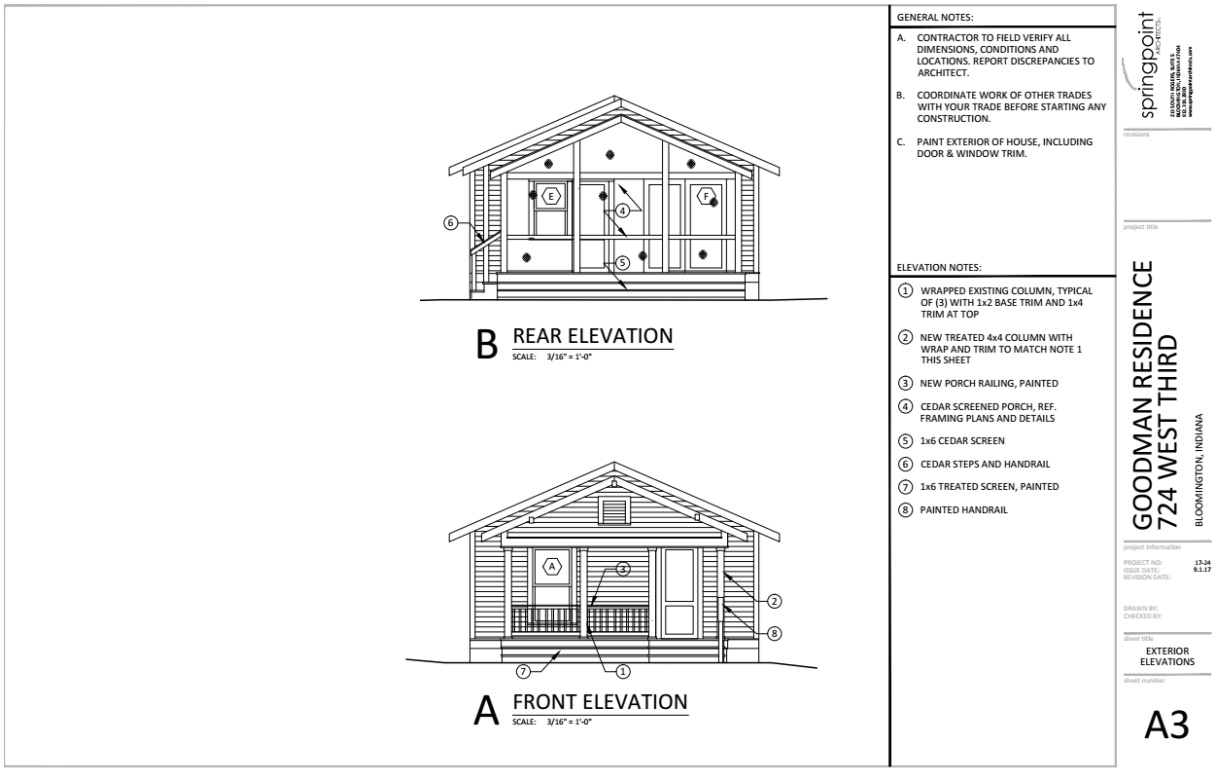

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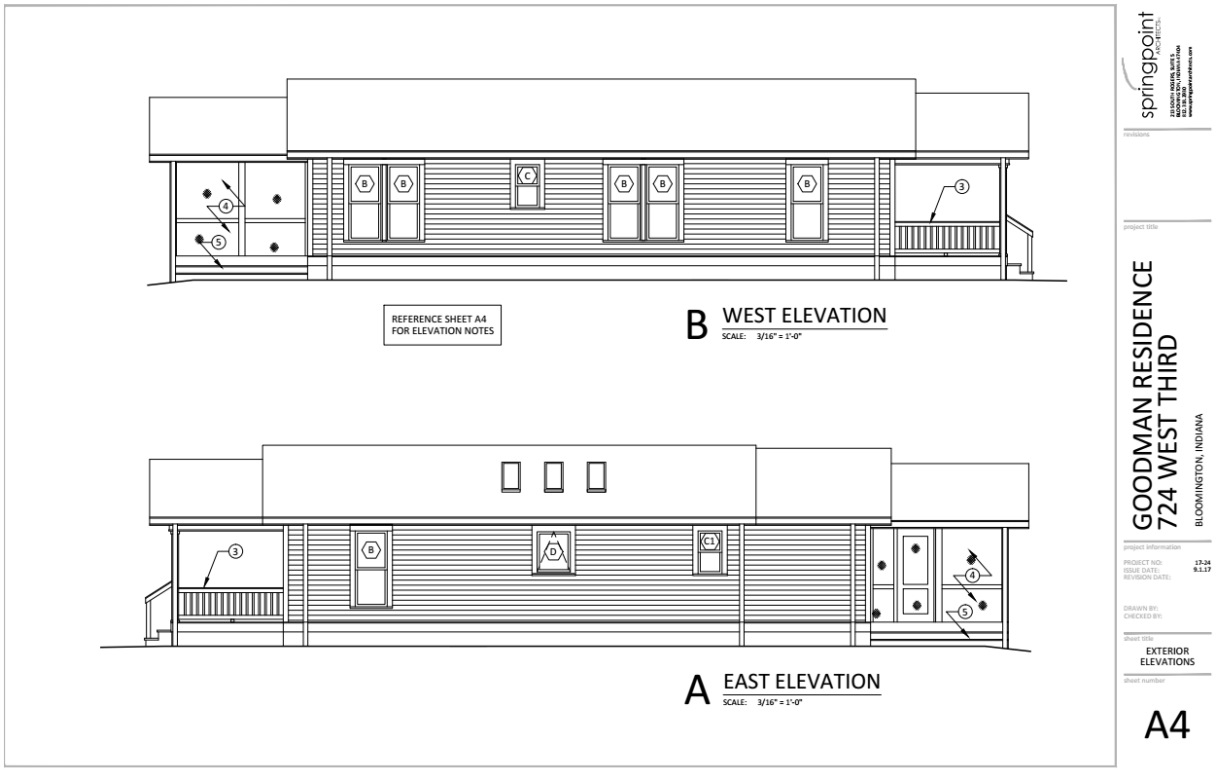

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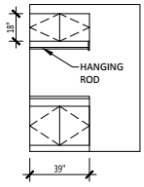
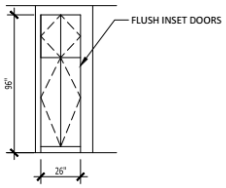


B EAST LAUNDRY ELEVATION
SCALE: 1/4" = 1'-0"

COORDINATE CABINETS AND COUNTERTOP SELECTIONS WITH OWNER



A EAST HALL CABINET ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

TAG	WINDOW MANUFACTURER	WINDOW MATERIAL	R.O. WIDTH	R.O. HEIGHT	OPERATION	GLASS	REMARKS
A	MARVIN OR PELLA	CLAD WOOD	+/- 34"	+/- 66"	DOUBLE-HUNG		EGRESS
B	MARVIN OR PELLA	CLAD WOOD	+/- 28"	+/- 66"	DOUBLE-HUNG		
C	MARVIN OR PELLA	FIBERGLASS	+/- 21"	+/- 37"	DOUBLE-HUNG	OBSCURE	
C1	MARVIN OR PELLA	CLAD WOOD	+/- 21"	+/- 37"	DOUBLE-HUNG		
D	MARVIN OR PELLA	CLAD WOOD	+/- 29"	+/- 35"	AWNING		
E	MARVIN OR PELLA	CLAD WOOD	+/- 29"	+/- 45"	DOUBLE-HUNG		
F	MARVIN OR PELLA	CLAD WOOD	+/- 72"	+/- 80"	SLIDING DOOR		SERVES AS EGRESS
G	VELUX OR SIMILAR		+/- 22"	+/- 38"	SKYLIGHT		ELECTRIC OPERATION

GENERAL WINDOW NOTES:
A. COORDINATE INTERIOR PAINT OR STAINED FINISH WITH OWNER.
B. PROVIDE SCREENS AT OPERABLE UNITS.
C. WINDOW TRIM TO BE CLEAR SEALED, PROFILE TO BE COORDINATED WITH OWNER.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
ENTRY	WOOD	S-WOOD	P-GYP	P-GYP	
OFFICE/BEDROOM	WOOD	S-WOOD	P-GYP	P-GYP	
KITCHEN	WOOD	S-WOOD	P-GYP	P-GYP, SLOPED	
LIVING ROOM	WOOD	S-WOOD	P-GYP	P-GYP, SLOPED	
HALL	WOOD	S-WOOD	P-GYP	P-GYP	
BEDROOM-1	WOOD	S-WOOD	P-GYP	P-GYP	
BATH-1	TILE	S-WOOD	P-GYP	P-GYP	
BATH-2	TILE	S-WOOD	P-GYP	P-GYP	
LAUNDRY	WOOD	S-WOOD	P-GYP	P-GYP	

GENERAL NOTES:
A. CLOSETS TO RECEIVE THE SAME FINISHES AS ROOM THEY ARE LOCATED IN.

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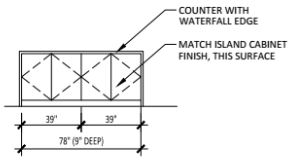
revisions

project title
GOODMAN RESIDENCE
724 WEST THIRD
BLOOMINGTON, INDIANA

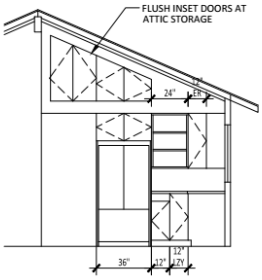
project information
PROJECT NO: 17-24
ISSUE DATE: 9.1.17
REVISION DATE:
DRAWN BY:
CHECKED BY:

sheet title
SCHEDULES & ADD'L CABINETS

sheet number
A6

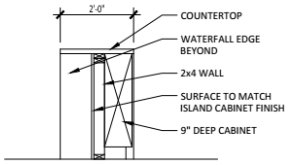


D WEST ISLAND
SCALE: 1/4" = 1'-0"

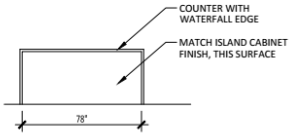


B NORTH KITCHEN ELEVATION
SCALE: 1/4" = 1'-0"

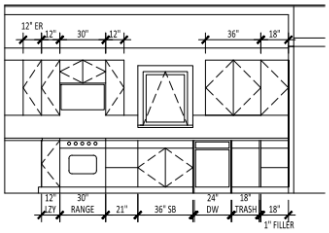
COORDINATE CABINET, COUNTERTOP AND BACKSPLASH SELECTIONS WITH OWNER



E ISLAND SECTION



G EAST ISLAND



A EAST KITCHEN ELEVATION

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revisions

project title
GOODMAN RESIDENCE
724 WEST THIRD
BLOOMINGTON, INDIANA

project information
PROJECT NO: 17-24
ISSUE DATE: 9.1.17
REVISION DATE:
DRAWN BY:
CHECKED BY:

sheet title
INTERIOR ELEVATIONS

sheet number
A5

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Next meeting date is Thursday October 12, 2017 at 5:00 p.m. in the McCloskey Room

Posted: April 6, 2017

South and west sides, looking NE

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Posted:

Protruding west section of front porch, to be demolished

Front stoop and existing front porch deck, to be demolished

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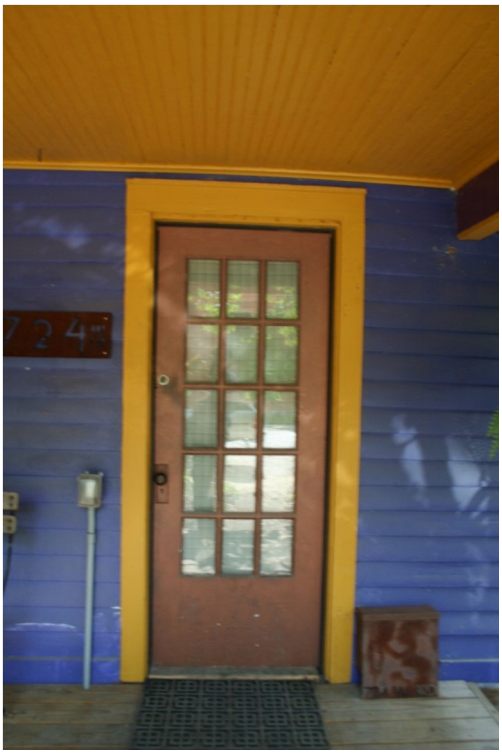

Non-original front door, to be replaced

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Posted:

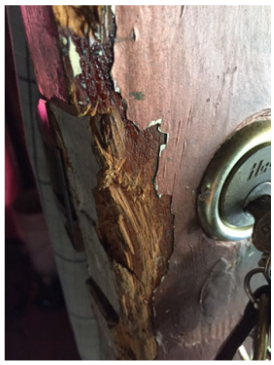
before fence removal.jpg

current front porch.jpg

front door.jpeg

damaged trim .jpeg

rotting door jam.jpeg



rotting and damaged front door.jpeg

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Posted: April 6, 2017

tiki bar 2.jpg

tiki bar.jpeg

tiki bar 3.jpeg

Incorrect trim profile and missing window.jpeg

missing headers warped and broken windows and...

railing example to match.jpeg

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Posted:

railing example to match 2.jpeg

Craftsman porch posts.jpg

Craftsman front door.png

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Example of replacement porch post style recommended by BHPC staff.

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Posted:

SUMMARY

Demolition Delay 17-15

825 W. 8th Street
Petitioner: Cameron Smith

Not listed in IHSSI Survey c. 1900

Background: 825 W. 8th Street is a turn-of-the century gabled-ell cottage. Its siding and some of its windows have been altered, but it retains its original form. It is located several blocks west of the Fairview Local Historic District.

Request: Complete demolition of historic structure

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on September 6, 2017. The BHPC may thus employ a demolition delay for 90 days from that date, and may request an additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Historic Designation to the property.

Recommendations: The property is an intact example of a gable-dormer craftsman bungalow. Although it does not appear to merit Local Historic Designation as an individual site, it would certainly warrant Local Historic Designation as a contributing property within a local historic district or conservation district.

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Posted: April 6, 2017

SUMMARY

COA-17-68

311 S. Lincoln St.: Elm Heights Local Historic District

Petitioner: Boys & Girls Club of Bloomington, LLC

Notable 105-055-61607 c. 1915

Background: 105-055-61607 is a slightly altered Romanesque revival structure in good condition. The structure originally served as an armory. The property is also adjacent to the Home Laundry Company Local Historic District.

Request: Partial demolition, including removal of lean-to addition on south façade; removal of exterior fire stairs; and alterations to existing front steps, entryway, and terrace. Applicant proposes to rehabilitate original clerestory in upper level gymnasium by reopening and rehabilitating existing windows.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on September 6, 2017. The BHPC may thus employ a demolition delay for 90 days from that date, and may request an additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Historic Designation to the property before the demolition permit is released to the applicant.

Recommendation: Given that the structure is architecturally notable and locally significant for its historic use as an armory and its long-time use as a Boys & Girls Club, staff recommends pursuing local historic district designation for the building. Staff supports the applicant's request

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Posted:

for partial demolition of current south side addition in favor of a new structure to be erected in its place.

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Posted: April 6, 2017