BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, March 9, 2017
5:00 P.M.
AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. February 9, 2017

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-17-09

416 E. 4th St.: Greater Restaurant Row
Petitioner: Sib Sheikh
Removal of non-original awning over front door. Temporary disassemble a portion of wood patio to access foundation for repair.

B. COA-17-11

510 S. Hawthorne Dr.: Elm Heights
Petitioner: Stephanie Biehn and David Daleke
Removal of non-original window in kitchen and replace with a Marvin 6030 2W casement style window to match muntin pattern in the rest of the house. Replacement of metal basement windows with vinyl sun window slider windows similar to adjacent neighbors.

Commission Review

A. COA-17-10

416 E. 4th St.: Greater Restaurant Row
Petitioner: Logan Hunter
Request to remove existing awning, infill the existing doors on box office, create a new ADA entrance in the box office, remove non-original tiles and pour concrete, and install two wall mounted gas lanterns.

B. COA-17-12

416 E. 4th St.: Greater Restaurant Row
Petitioner: Sib Sheikh
Request to remove the vinyl siding and repair existing wood siding. Removal of wood deck. Construction of a wraparound porch and add two second story doors with a porch a Juliet style porch.

C. COA-17-13

912 W. Smith Ave.: Greater Prospect Hill
Petitioner: Jeffrey Mansfield and Amy Countryman
Request to construct a carport with an attached enclosed space for workshop and storage. This is also a request to add solar panels to the south aspect of the carport roof.

V. **DEMOLITION DELAY**

Staff Review

Commission Review

A. Demo Delay 17-02

1400 N. Lincoln St.

Owner: Abram Schultz

Full demolition.

B. Demo Delay 17-03

408 E. Cottage Grove Ave.

Owner: Richard Wells

Full demolition of an accessory structure of the same era as primary structure.

VI. **NEW BUSINESS**

Findings of Fact COA-17-01, 17-04, 17-05, 17-06, 17-07, 17-08

VII. **OLD BUSINESS**

VIII. **COMMISSIONERS' COMMENTS**

IX. **PUBLIC COMMENTS**

201 S. College project review

X. **ANNOUNCEMENTS**

XI. **ADJOURNMENT**

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

Next meeting date is Thursday, March 23, 2017 at 5:00 p.m. in the McCloskey Room

Posted: March 2, 2017

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, February 9, 2017 5:00 P.M.
MINUTES

I. CALL TO ORDER

Meeting was called to order at 5:14 pm by Chairman, John Saunders.

II. ROLL CALL

COMMISSIONERS
John Saunders
Deb Hutton
Lee Sandweiss
Jeff Goldin
Chris Sturbaum

ADVISORY
Derek Richey
Duncan Campbell
Leslie Abshier

STAFF
Alison Kimmel – HAND
Bethany Emenhiser – HAND
Doris Sims – HAND
Philippa Guthrie – Legal
Jacqueline Bauer – ESD
Alex Crowley – ESD, left at 6:00PM

GUESTS
Lynn Coyne – BEDC
Paul Puzzello – Puzzello LLC
Doug Bruce – Tabor/Bruce
Danielle Thireaut – Blackline Studio
Coley Gillespie – LWB
Loren Wood – LWB
Craig McCormick – The Mill
Nicholas Carder – Stansy & Horn

III. APPROVAL OF MINUTES

A. January 26, 2017
Jeff Goldin made a motion to approve the January 26, 2017 minutes. **Deb Hutton** seconded.
Motion carried 5/0/0 (Yes/No/Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

Commission Review
A. COA-17-05
912 S. Madison St.: McDoel Gardens
Petitioner: Loren Wood Builders
Request to remove current aluminum siding and install 4" cement board siding. Request to replace all windows with Pella Proline double-hung simulated divided-light horizontal two over two.

Bethany Emenhiser gave presentation. See packet for details.

Loren Wood introduced himself. He stated he was planning on doing these changes on behalf of himself, not a client. He requested that all windows be approved to be replaced and not a partial approval. He is trying to increase the value and make the home more energy efficient. He stated he would agree to match the siding and wants to keep the roof detail caps. The door towards the alley makes it hard to layout the interior and they are doing their best to return it back to its original state and make it functional at the same time.

Jeff Goldin asked if the windows were moving because the floor plan is changing. **Loren Wood** commented it was. The current layout is not functional.

Chris Sturbaum asked **Bethany Emenhiser** if she thought the siding was original. **Bethany Emenhiser** stated she thought it was due to the layout of the house in relation to the shape of the parcel.

Lee Sandweiss asked what street the main entrance would be on. **Bethany Emenhiser** commented it would be on Madison.

Leslie Abshier asked what the neighborhood comments were. **Bethany Emenhiser** stated the neighborhood was in full support.

Derek Richey asked **Bethany Emenhiser** if she thought the side door was original. **Bethany Emenhiser** stated the opening is original, but probably not the door.

Jeff Goldin commented the proposals would improve the home.

Deb Hutton commented she agreed with keeping the barge details.

Leslie Abshier commented she is in support of the changes, the neighborhood is in support of the changes, but the neighborhood guideline contradict what they are approving. The neighborhood should take a look at their guidelines and see if they need to re-word the guidelines.

Derek Richey commented he agrees with Leslie, but the house looks as if not much of what is left is original.

Duncan Campbell commented historic houses should be redesigned from the outside to the inside. The interior may not be functional, but when dealing with a historic home, the preservation of the exterior trumps the layout functionality.

Loren Wood questioned if the commission wants it left in the homes original state, do you leave it in the state it has been remodeled or do you return attempt to return it to the original. **Duncan Campbell**

commented that is a questions and situation the commission deals with and is going to deal with quite often.

Jeff Goldin made a motion to approve **COA-17-05** with the porch railing being a vertical, more appropriate design**. Chris Sturbaum** seconded. **Motion carried 5/0/0 (Yes/No/Abstain)**

B. COA-17-06
204 S. Rogers St.: McDoel Gardens
Petitioner: Paul Puzzello
Request to construct a 13' x 48' steel addition to the south side and to replace non-original overhead garage doors with aluminum and glass doors. There is also a request to install signage, a painted steel awning, painted steel fence, and new metal door and transom along 4th St.

Bethany Emenhiser gave presentation. See packet for details.

Paul Puzzello commented the framed light box is for announcing events. The uplights can be replaced with downlights. The addition would not be set back, but it would reveal the current building so it would be like a setback. The material would be less than 20% of the primary material. The project is a contemporary art gallery and they feel it will fit well in the area.

Bethany Emenhiser commented the neighborhood is in full support.

Leslie Abshier asked if the addition was open or enclosed. **Bethany Emenhiser** stated it would be partially enclosed bathrooms and partially open.

Duncan Campbell stated the metal vent window being replaced with a door is concerning. He suggested setting back the brick where a garage door would be taken out to acknowledge it is not original.

Jeff Goldin asked if the garage door openings were original. **Bethany Emenhiser** commented there were three bays, but those are not the original openings.

Chris Sturbaum stated he was concerned with the LED screen. **Paul Puzzello** corrected him and stated it is not a LED screen, it is a light box, similar to what you'd find at a movie theater.

Lee Sandweiss commented she is in favor of the project and looks forwarding to seeing it completed.

Leslie Abshier commented she agrees with Duncan about keeping the window because of its significance.

Chris Sturbaum made a motion to approve **COA-17-06. Jeff Goldin** seconded. **Motion carried 5/0/0 (Yes/No/Abstain)**

C. COA-17-07
401 N. Morton St. (Plant #1): Showers Brothers Furniture Factory Historic District
Petitioner: City of Bloomington
Request to install a solar system on City Hall.

Bethany Emenhiser gave presentation. See packet for details.

Jacqueline Bauer gave power point presentation. The presentation included the cost breakdowns, energy analysis, and compared other historic buildings with solar panels and modern technologies.

Chris Sturbaum asked where you would have to stand to be able to see the solar panels. **Duncan Campbell** commented a person would have to be on 7th street.

Deb Hutton commented a solar panel that is visible on one of the parking lot awnings would be great for learning opportunities.
The commissioners all commented they are in full support of the project.

Jeff Goldin made a motion to approve **COA-17-07** with inclusion of southern tooth. **Chris Sturbaum** seconded. **Motion carried 5/0/0 (Yes/No/Abstain)**

D. COA-17-08
335 W. 11th St. (The Mill): Showers Brothers Furniture Factory Historic District
Petitioner: Craig McCormick (Blackline Studio)
Request to install new skylight glazing system, tuck point and repair masonry, install new lighting, install aluminum clad wood windows, new storefront glazing and storefront entrance doors, a new balcony and entrance additions utilizing heavy timber and steel railings.

Bethany Emenhiser gave presentation. See packet for details.

Craig McCormick gave visual presentation of the project. The building is going to serve partially as an event space and also as office areas. Two options were given for the deck structure; steel or wood. He stated they are looking at two options for the skylights in the building taking thermal value and cost into consideration. The two options are glass or a polycarbonate system.

Chris Sturbaum asked **Bethany Emenhiser** to review her recommendation of the sky light windows. **Bethany Emenhiser** stated she recommended option 2, the glass system.

Deb Hutton asked if the Showers building was originally 18 inches and switched to the 36 inch opening or did the building have original 36 inch window openings for the sky lights. **Bethany Emenhiser** commented they were originally 18 inch openings. **Deb Hutton** asked if the fencing to hide the mechanical systems was necessary. **Craig McCormick** stated options are still open for this plan. They are trying to take advantage of the only flat spot on the roof, so the system does not have to be in the alley.

Jeff Goldin asked if the system could be shown without a fence. **Craig McCormick** commented they could extended the saw tooth and create a block from the mechanical systems.

Leslie Abshier commented she does not like the fence on the roof, but she likes the system on the roof rather than on the ground in the alley.

Derek Richey asked if the rendition of the landscaping was accurate. **Craig McCormick** commented it is the design of what would actually be planted.

Duncan Campbell asked if they considered not screening the utility systems. He compared it to the Johnson Creamery chiller on top of their roof. **Craig McCormick** stated they had not, but they would be open to the idea. He stated they would propose multiple options and come back to the commission. **Duncan Campbell** asked for clarification on the windows. **Craig McCormick** stated

the windows would be wood and not aluminum. **Duncan Campbell** stated the maintenance on the wood windows was much easier than aluminum.

Jeff Goldin stated he was very pleased with the proposal.

Chris Sturbaum stated he was in favor of the steel decking rather than the wood.

Lee Sandweiss commented she liked the steel structure as well.

Leslie Abshier stated she was not sure which skylight opening would be better. The 18" would preserve the building, but the 36" would allow more light.

Derek Richey stated he is in favor of the steel decking.

Duncan Campbell commented he was also in favor of the steel. If they want to include timber, show it on the inside of the building. He stated he could go either way regarding the skylight size options. He stated he is in favor of exposing the mechanicals, taking the noise of the mechanicals into consideration.

John Saunders stated he agrees with all comments of the commissioners.

Chris Sturbaum commented he is in favor of the glass skylights rather than the polycarbonate.

Chris Sturbaum made a motion to approve **COA-17-08** with steel deck structure, clear glass paneling system and returning to approve site for mechanicals. **Jeff Goldin** seconded. **Motion carried 5/0/0 (Yes/No/Abstain)**

V. DEMOLITION DELAY

Staff Review
A. Demo Delay 17-02
1414 S. Lincoln St.: Bryan Park Survey Area
Owner: James Gronquist
Partial demolition.

VI. NEW BUSINESS

Jeff Goldin made a motion to do an encomium for Marlene Newman. **Chris Sturbaum** seconded. **Motion carried 5/0/0 (Yes/No/Abstain)**

Bethany Emenhiser stated that will be read at the Council Meeting on February 22, 2017.

VII. OLD BUSINESS

NONE

VIII. COMMISSIONERS' COMMENTS

Bethany Emenhiser stated she will be meeting with the Presbyterian minister who did a presentation for the Monroe County History Center on the Covenanters Cemetery to be a speaker for Historic Preservation Month.

IX. PUBLIC COMMENTS

NONE

X. ANNOUNCEMENTS

Derek Richey announced the annual BRI event is February 16, 2017 at 7:00pm.

XI. ADJOURNMENT

Meeting was adjourned by Chairman, John Saunders at 7:10 pm.

STAFF ISSUED PERMITS REPORT **March 9, 2017**

Certificates of Appropriateness: Staff Review

A. COA-17-09
416 E. 4th St.: Greater Restaurant Row
Petitioner: Sib Sheikh
Non-contributing (2015), Contributing (2001), 105-055-60011
Queen Anne, c. 1898
Removal of non-original awning over front door. Temporary disassemble a portion of wood patio to access foundation for repair.

B. COA-17-11
510 S. Hawthorne Dr.: Elm Heights
Petitioner: Stephanie Biehn and David Daleke
Notable, 105-055-51073
Colonial Revival, c. 1920
Removal of non-original window in kitchen and replace with a Marvin 6030 2W casement style window to match muntin pattern in the rest of the house.
Replacement of metal basement windows with vinyl sun window slider windows similar to adjacent neighbors.

SUMMARY

Request to remove existing awning, infill the existing doors on box office, create a new ADA entrance in the box office, remove non-original tiles and pour concrete, and install three wall mounted gas lanterns.

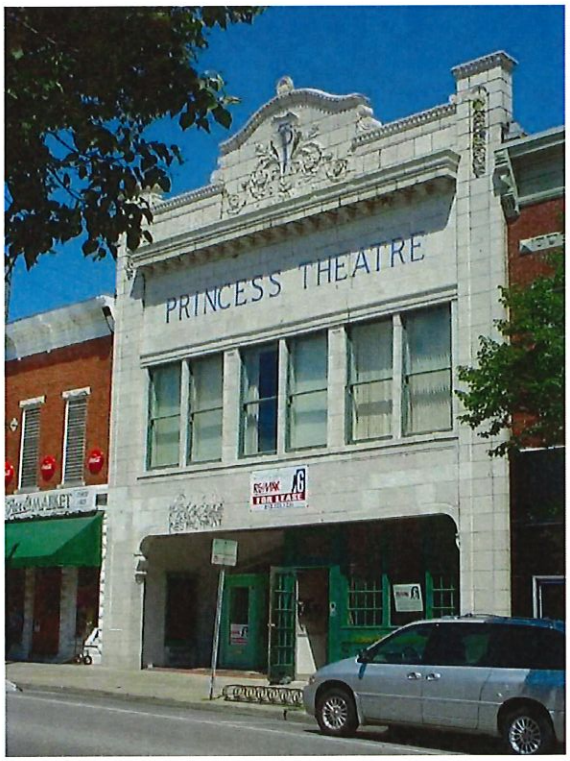
COA-17-10

204 N. Walnut St.
Courthouse Square
Petitioner: Logan Hunter

Outstanding **105-055-23008** **Theater;** Neoclassical, c. 1890/1920

Background

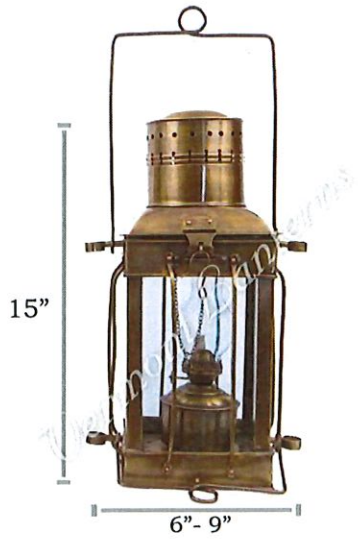
This is a c. 1890/1920, slightly altered Neoclassical Theater in good condition. It is zoned Downtown Commercial (CD) and is in the Courthouse Square downtown overlay district. This property's entrance had had some alterations over time, some historic and some non-historic.



Request

Request to remove existing awning, infill the existing doors on box office, create a new ADA entrance in the box office, remove non-original tiles and pour concrete, and install three wall mounted gas lanterns.

The photo on the left shows the theater without the awning and with the window grids. The petitioner is looking to repair and restore much of the terra cotta and the 1920s era grandeur. The box office currently has two doors on either side, but the proposal is for a single ADA accessible entrance from the front. The box office form will remain and the



LANTERN VERMONT LANTERNS

two doors will be closed off and infilled. The wall mounted lanterns will be similar to the one to the left. It would be installed on either pilaster on each side of the entrance. The café railing will be free-standing, ground attached, and will be a custom made black or dark bronze railing that is complementary to the building.

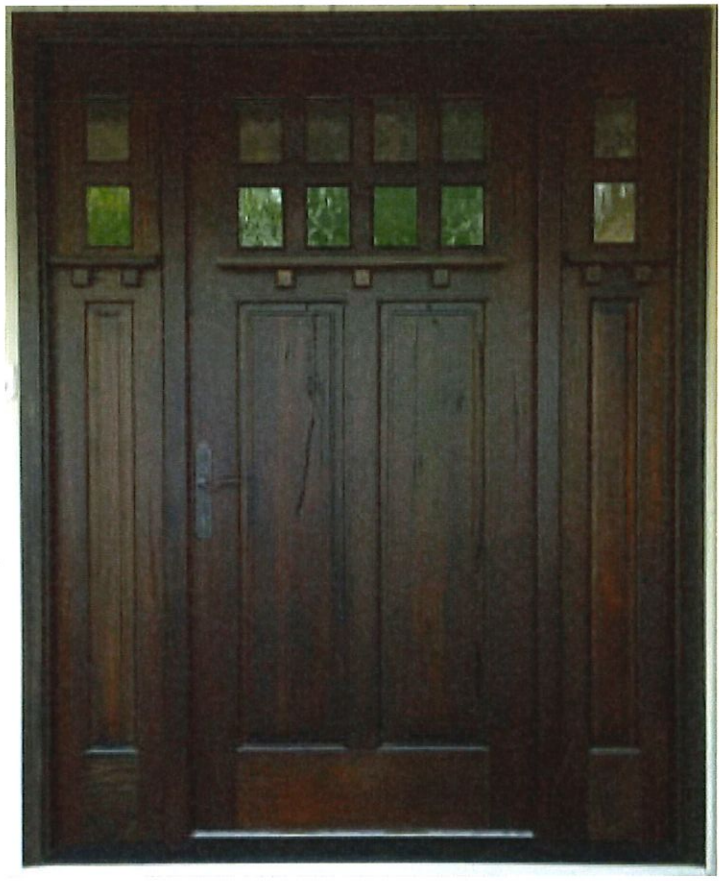
Applicable Design Guidelines or Standards Sections

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."

Courthouse Square Historic District Design Guidelines:

- "Preference should be given to attachments to building additions rather than directly to historic fabric."
- "Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements"



Recommendation

Staff is supportive of the restoration of the front façade by removing the awning. The box office form will remain and the doors have been altered and therefore staff is supportive of the installation of an ADA accessible entrance from the front of the box office. Staff is supportive of the proposed door as it will not detract from the historic character of the building. Staff is supportive of the wall mounted lighting as existing holes will be utilized in installation. The café railing is free-standing and ground mounted and therefore will not interfere with the historic fabric. Staff is supportive of the railing. Staff is supportive of the tile removal and replacement with poured concrete as it is not original.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-17-10

Date Filed: 2/27/2017

Scheduled for Hearing: 3/9/17

RECEIVED
FEB 27 2017
BY: BME

****

Address of Historic Property: 204 N Walnut St

Petitioner's Name: Logan Hunter

Petitioner's Address: 920 S Dunn St Bloomington, IN 47401

Phone Number/e-mail: alchemybar@gmail.com

Owner's Name: Two Zero Five LLC (Mark Need)

Owner's Address: 118 N Walnut Bloomington, IN 47404

Phone Number/e-mail: needm@indiana.edu

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. 013-19290-00 ORIG PLAT PT 229

2. A description of the nature of the proposed modifications or new construction:
The petitioner is proposing to renovate the existing space into an upscale restaurant and bar. While the interior will be completely renovated the proposed exterior changes are fairly minimal. Along with the restoration of the terra cotta at the base, the existing windows, doors and frames will be repaired and painted. A new front entrance door will be located at the front (west) side of the former ticket booth while the 2 side doors will be removed and replaced with matching glass panels. Additionally the existing tile floor will be replaced with poured concrete to provide proper ADA accessibility. New lighting will include oil lanterns above opening in the terra cotta as well as discrete led lighting above the entry. Lastly, the existing (former tenant) awning will be removed.

3. A description of the materials used.
For the most part existing materials will remain and be restored as best as possible to their original condition. New materials will consist of matching wood and glass doors and windows as required. Poured concrete paving at the outer patio will match surrounding improvements and provide ADA access. Oil lanterns attached to brackets are proposed for the area above the existing terra cotta opening to provide a welcoming ambience and warmth. Hidden led lighting will light the entry area. The existing planter will be restored and function as such. New cafe seating will be enclosed as required with metal railings, black or dark bronze, with a complimentary aesthetic.

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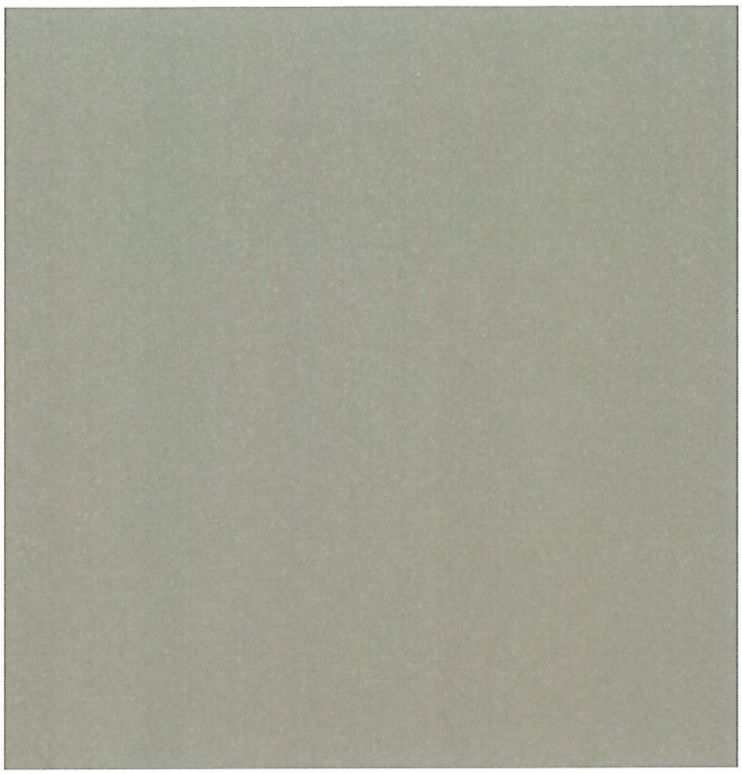
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

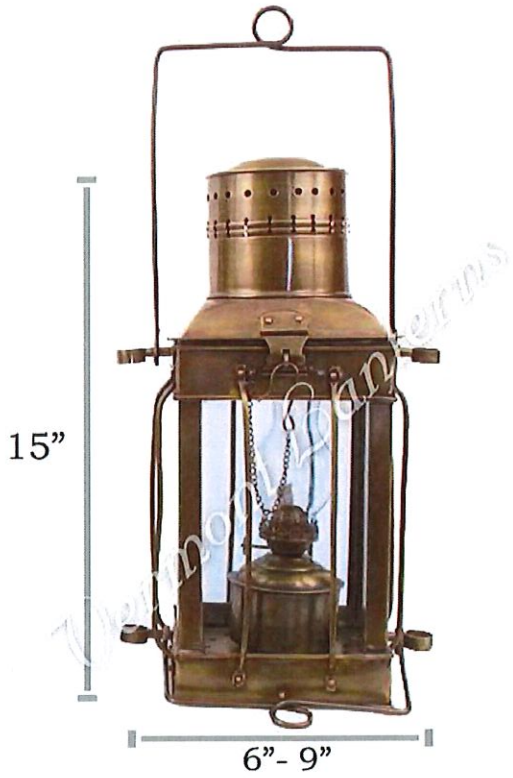
PROPOSED MATERIALS PRINCESS THEATER EXTERIOR



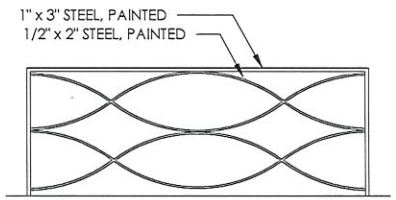
ENTRYWAY WALLS WARM GREY

STAINED CONCRETE FLOORING COOL GREY TWO TONE

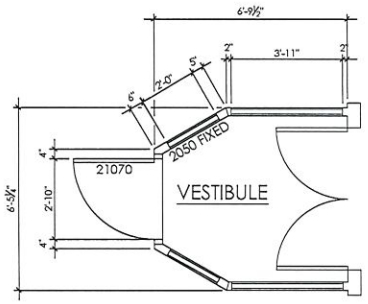
DOORS & TRIM DARK WALNUT



LANTERN VERMONT LANTERNS



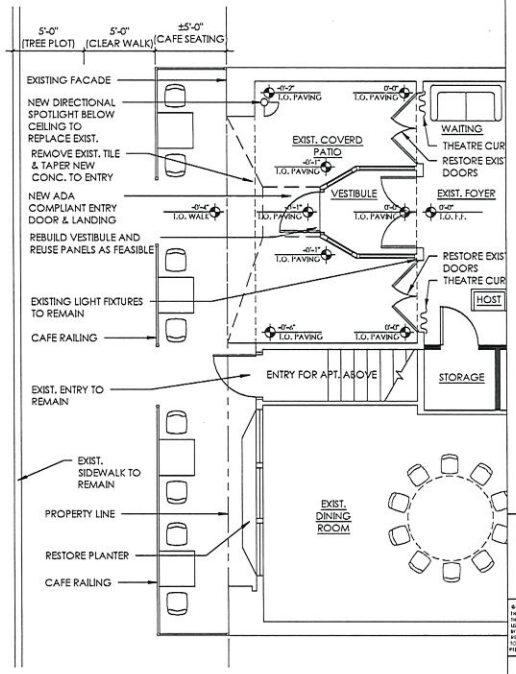
05 A1.1 ENLARGED CAFE RAILING
SCALE: 3/4" = 1'-0"



04 A1.1 ENLARGED VESTIBULE - PROPOSED
SCALE: 1/2" = 1'-0"

03 A1.1 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

02 A1.1 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



01 A1.1 PARTIAL FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

MATTE BLACK ARCHITECTURE

2801 EAST WHALEY ROAD
BLOOMINGTON, IN 47401
TELEPHONE: 812.334.4155
MATTEBLACKBLOOMINGTON@GMAIL.COM
WWW.MATTEBLACKARCH.COM

DESIGNMATTERS

PRINCESS THEATER RENOVATIONS

206 N. WALNUT STREET BLOOMINGTON, IN

DATE 02.10.17
ISSUE HPC REVIEW
JOB NO. 16-10
CHECKED BY MDE

© MATTEBLACK ARCHITECTURE
THESE DRAWINGS ARE THE SOLE PROPERTY OF THE ARCHITECT AND ANY REPRODUCTION OR USE FOR CONSTRUCTION MUST BE APPROVED BY THE ARCHITECT. ANY ALTERATIONS TO THE PLANS OR DRAWINGS MUST BE DOCUMENTED AND SENT TO THE ARCHITECT FOR REVIEW BEFORE BEING ISSUED FOR PERMITTING OR CONSTRUCTION.

A1.1
FACADE RENOVATIONS

1

SUMMARY

Request to remove the vinyl siding and repair existing wood siding. Removal of wood deck. Construction of a wraparound porch and add two second story doors with a porch a Juliet style porch.

COA-17-12

416 E. 4th St.
Greater Restaurant Row
Petitioner: Sib Sheikh

Contributing (2001) **105-055-60011** **Commercial;** Queen Anne, c. 1898
Non-contributing (2015)

Background

This is a c. 1898, slightly altered Queen Anne commercial structure in fair condition. It is zoned Downtown Commercial (CD) and is in the University Village downtown overlay district. This property is located within the Greater Restaurant Row Historic District.

Request

Request to remove the vinyl siding and repair existing wood siding. Removal of wood deck. Construction of a wraparound porch and add two second story doors with a porch a Juliet style porch.

Applicable Design Guidelines or Standards Sections

Secretary of Interior Standards for Rehabilitation:

> Standard 1: "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."
>
> 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 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."

Standard 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."

Recommendation

Staff is supportive of the removal of the non-original wooden porch. Staff is supportive of the removal of the vinyl siding and repairing the wood siding. Staff is supportive of the installation of the porch as it is removable and fits the context of the surrounding properties. Staff is recommending denial of the window to door changes as it will alter the historic integrity of the historic structure.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA - 17 - 12

Date Filed: 3/1/17

Scheduled for Hearing: 3/9/17

RECEIVED
MAR 01 2017
BY: BME

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Address of Historic Property: 416 E 4th St

Petitioner's Name: Sib Sheikh

Petitioner's Address: 805 E Sherwood Hills Dr

Phone Number/e-mail: sib.sheikh@gmail.com

Owner's Name: same as peititioner

Owner's Address:

Phone Number/e-mail:

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. Parcel Number: 53-05-33-310-298.000-005

2. A description of the nature of the proposed modifications or new construction:
The petitioner is proposing to add a covered patio to the existing north (front) facade.
In addition two second floor balconies - 1 juliet style and 1 above the covered patio structure. Existing windows will be replaced with patio doors at those locations.

3. A description of the materials used.
Existing exterior siding will remain as vinyl siding. The patio structure will consist of wood-framing with painted wood trim and asphalt shingles.

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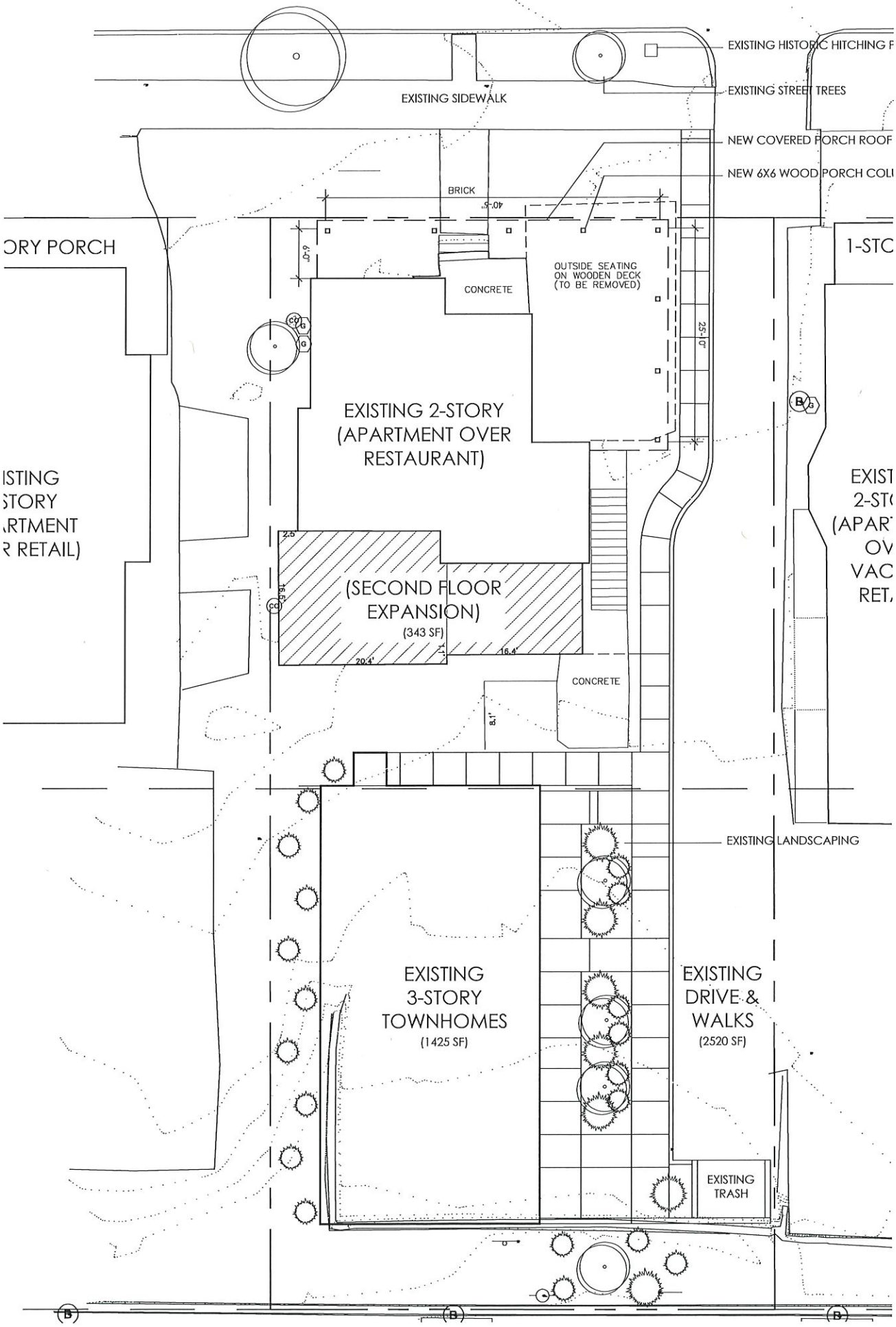
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.


EXISTING HISTORIC HITCHING F
EXISTING STREET TREES
EXISTING SIDEWALK
NEW COVERED PORCH ROOF
NEW 6X6 WOOD PORCH COL
BRICK
40'-5"
6'-0"
ORY PORCH
1-STC
CONCRETE
OUTSIDE SEATING
ON WOODEN DECK
(TO BE REMOVED)
25'-0"
EXISTING 2-STORY
(APARTMENT OVER
RESTAURANT)
ISTING
STORY
RTMENT
R RETAIL)
EXIST
2-ST
(APAR
OV
VAC
RET
2.5
(SECOND FLOOR
EXPANSION)
(343 SF)
20.4'
16.4'
CONCRETE
8.1'
EXISTING LANDSCAPING
EXISTING
3-STORY
TOWNHOMES
(1425 SF)
EXISTING
DRIVE &
WALKS
(2520 SF)
EXISTING
TRASH

23

SUMMARY

Request to construct a carport with an attached enclosed space for workshop and storage. This is also a request to add solar panels to the south aspect of the carport roof.

COA-17-13

912 W. Smith Ave.
Greater Prospect Hill
Petitioner: Jeffrey Mansfield and Amy Countryman

Non-Contributing **House;** modern, c. 2015

Background

This is a c. 2015 slightly altered, non-contributing modern house good condition. It is zoned Residential Core (RC). This property is located within the Greater Prospect Hill Historic District.

Request

Request to construct a carport with an attached enclosed space for workshop and storage. The new accessory structure is proposed at 22'x34'. This is also a request to add solar panels to the south aspect of the carport roof.

Applicable Design Guidelines or Standards Sections

Secretary of Interior Standards for Rehabilitation:

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."

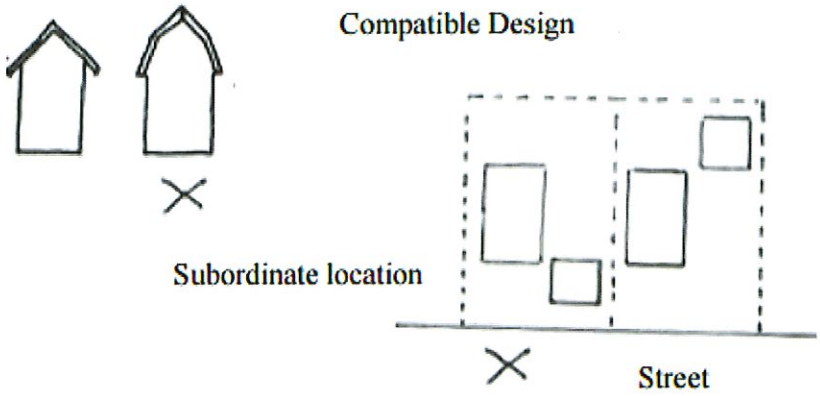
Standard 10: "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Greater Prospect Hill Historic District Design Guidelines:

ACCESSORY STRUCTURES

SUBJECT TO REVIEW AND APPROVAL:
All accessory structures greater than 80 square feet within the boundaries of the Greater Prospect Hill Historic District.

Definition: Any structure secondary to the principal building on the lot and greater than 80 square feet in size is subject to the following guidelines:



RECOMMENDED

1. New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern.
2. New structures should be placed, where possible, in a subordinate position to the primary building on the lot.

Recommendation

Staff is supportive of the new construction of an accessory structure but recommends the carport be setback from the house instead of in-line as the guidelines callout them being subordinate to the primary structure. It will be minimally visible from the street and it is with a non-contributing structure.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-17-13

Date Filed: 3/1/17

Scheduled for Hearing: 3/9/17

RECEIVED
MAR 01 2017
BY: BME

****

Address of Historic Property: 912 W Smith Ave

Petitioner's Name: Jeffrey Mansfield and Amy Countryman

Petitioner's Address: 912 W Smith Ave

Phone Number/e-mail: 617-828-9662 / jeffman@gmail.com

Owner's Name: Same

Owner's Address: Same

Phone Number/e-mail: Same

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. 015-53800-01 Seminary Part Lot 49 & 10' x 64' Vac Alley (Plat 49B)

2. A description of the nature of the proposed modifications or new construction:
Build a carport with attached enclosed space for workshop and storage. Solar panels will be mounted onto south aspect of carport roof.

3. A description of the materials used.
SIDING: HORIONTAL LAP SIDING, SMOOTH FACED CEMENT FIBER BOARDS, 4 OR 5 INCH EXPOSURE
EXTERIOR TRIM: PAINTED CEDAR OR SYNTHETIC OF SIMILAR PROFILE TO HOUSE
ROOFING: METAL (STYLE AND COLOR SAME AS HOUSE)
WINDOWS: VINYL OR ALUM. CLAD WINDOWS
FOUNDATION: CONCRETE SLAB AND FOOTINGS

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.

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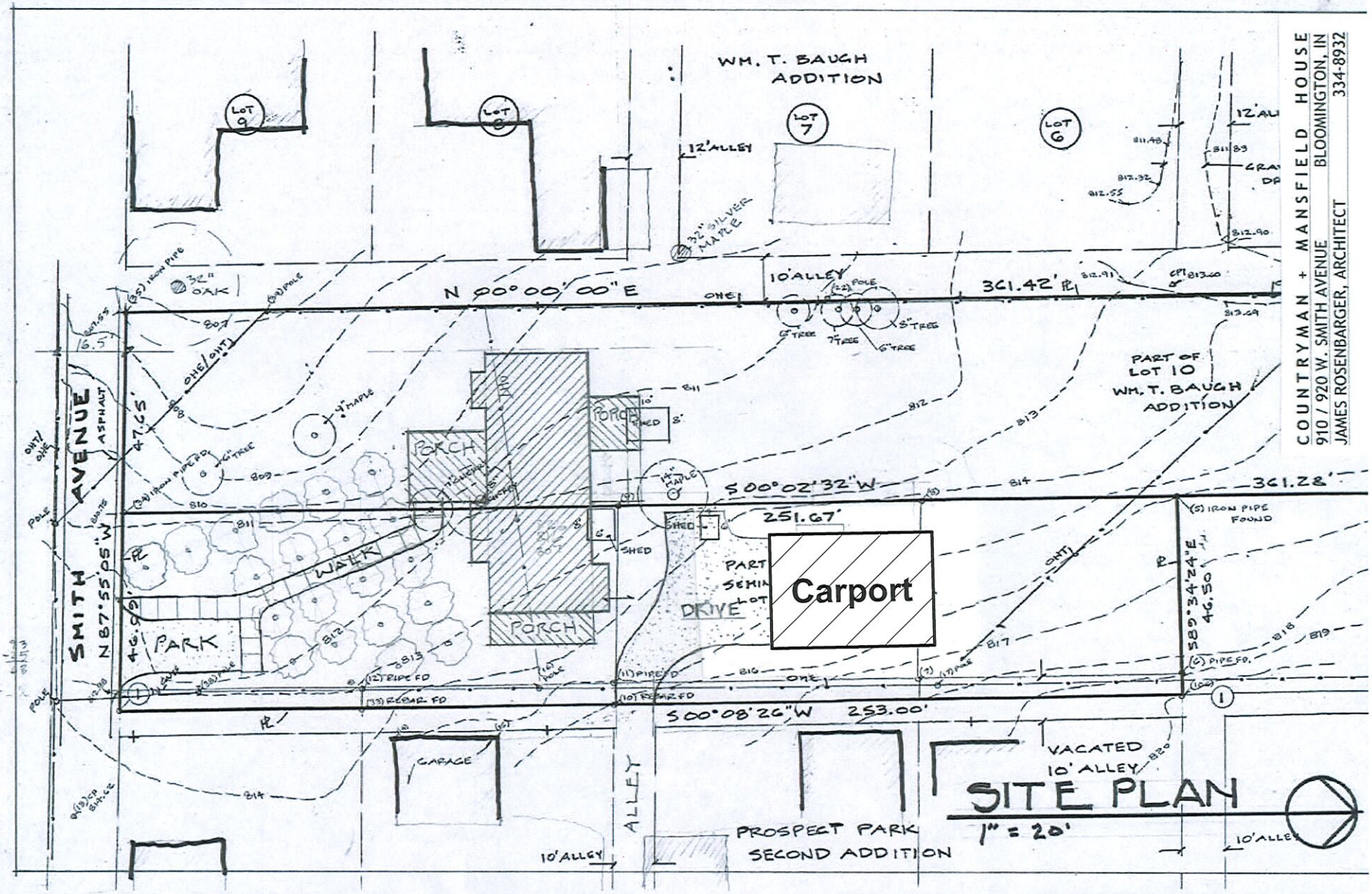
WITH JK'S SITE AUDITIONS & REVISIONS

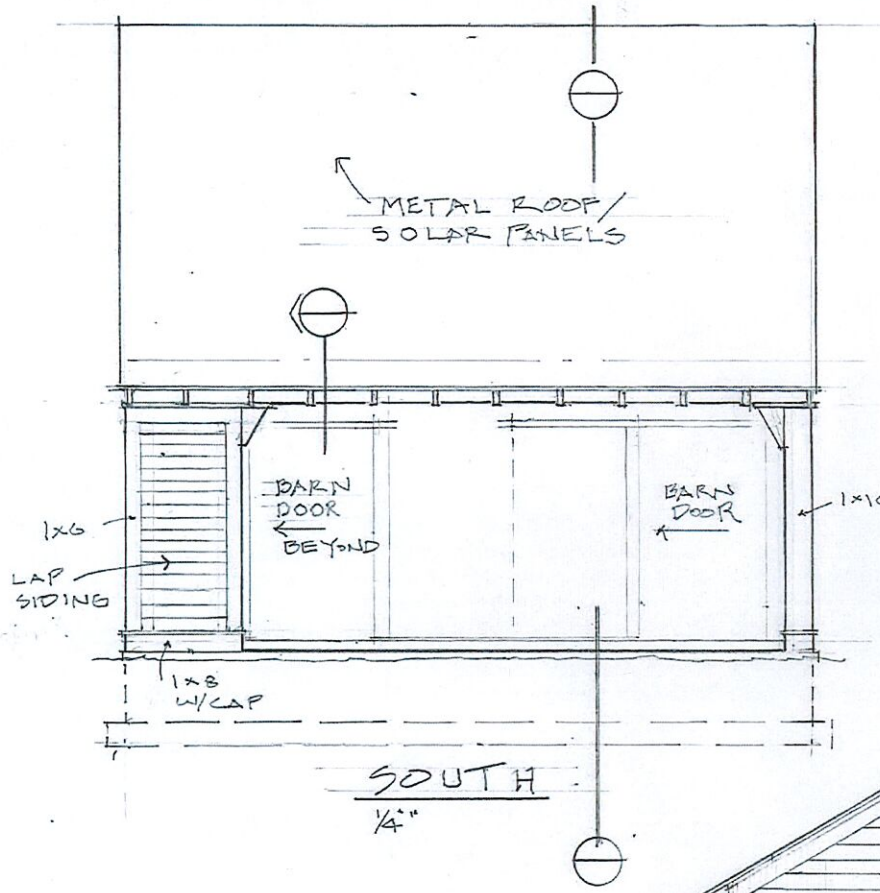


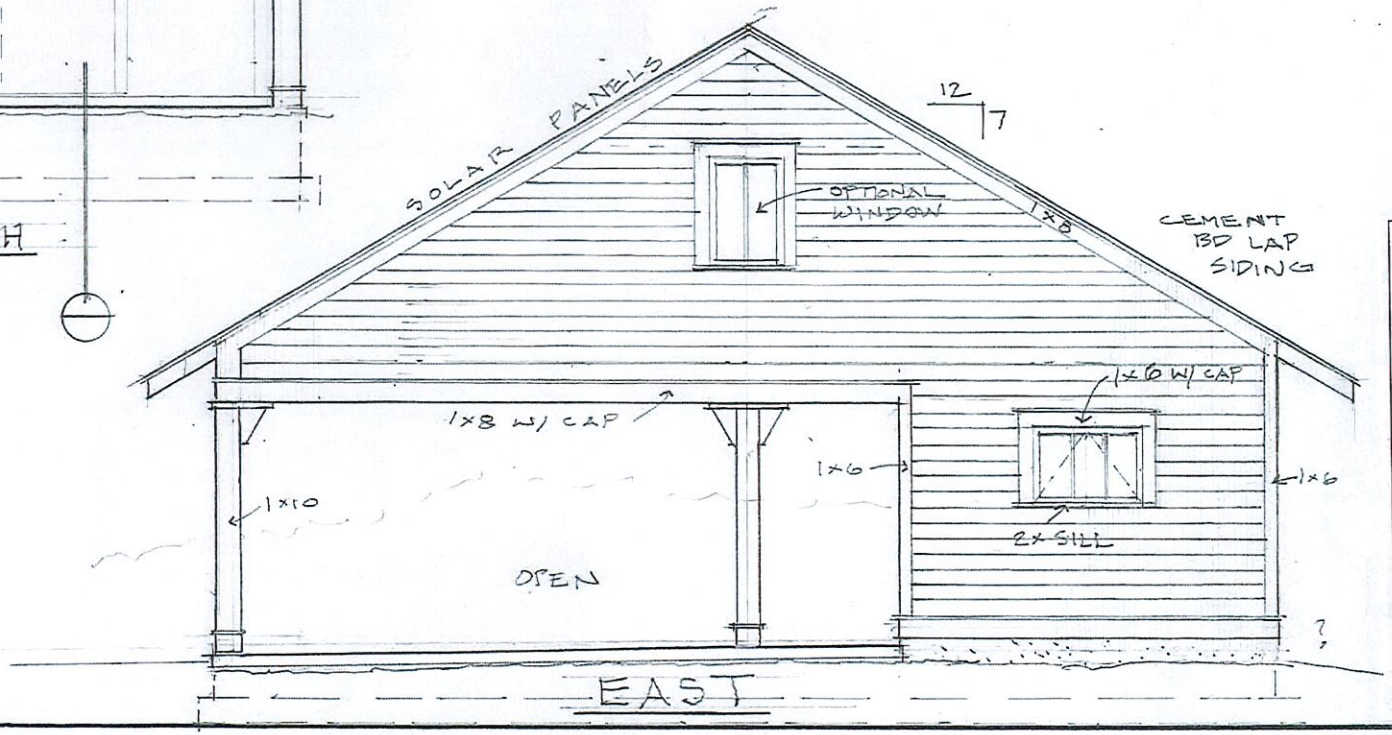
COUNTRYMAN + MANSFIELD HOUSE
910 / 920 W. SMITH AVENUE BLOOMINGTON, IN
JAMES ROSENBARGER, ARCHITECT 334-8932

Driveway view coming from Euclid Ave.

Driveway view coming from Euclid Ave.

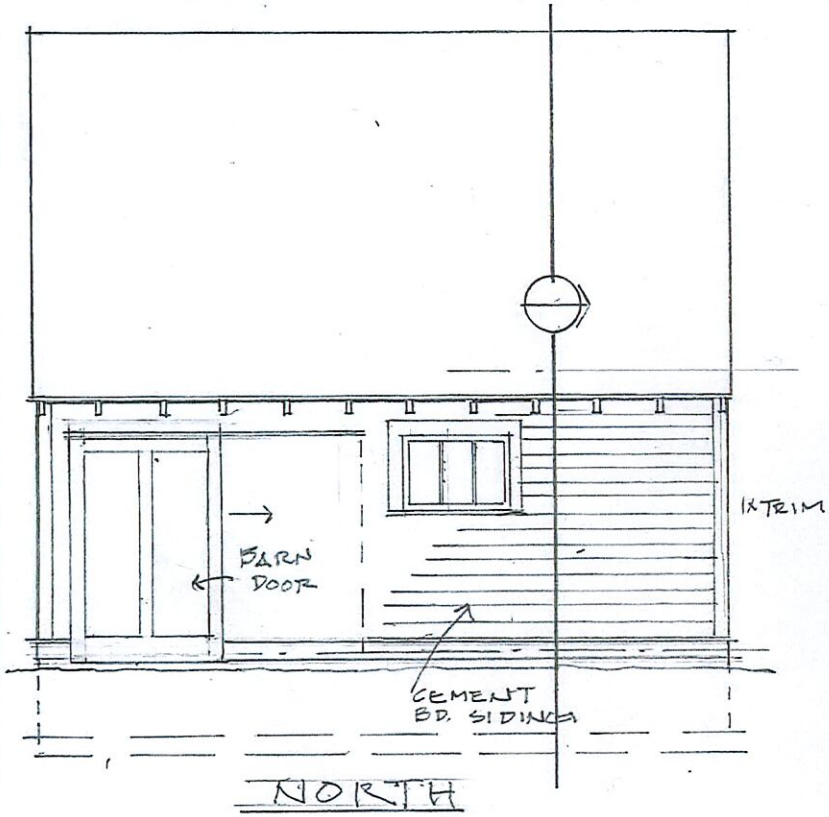
View from side of house facing north



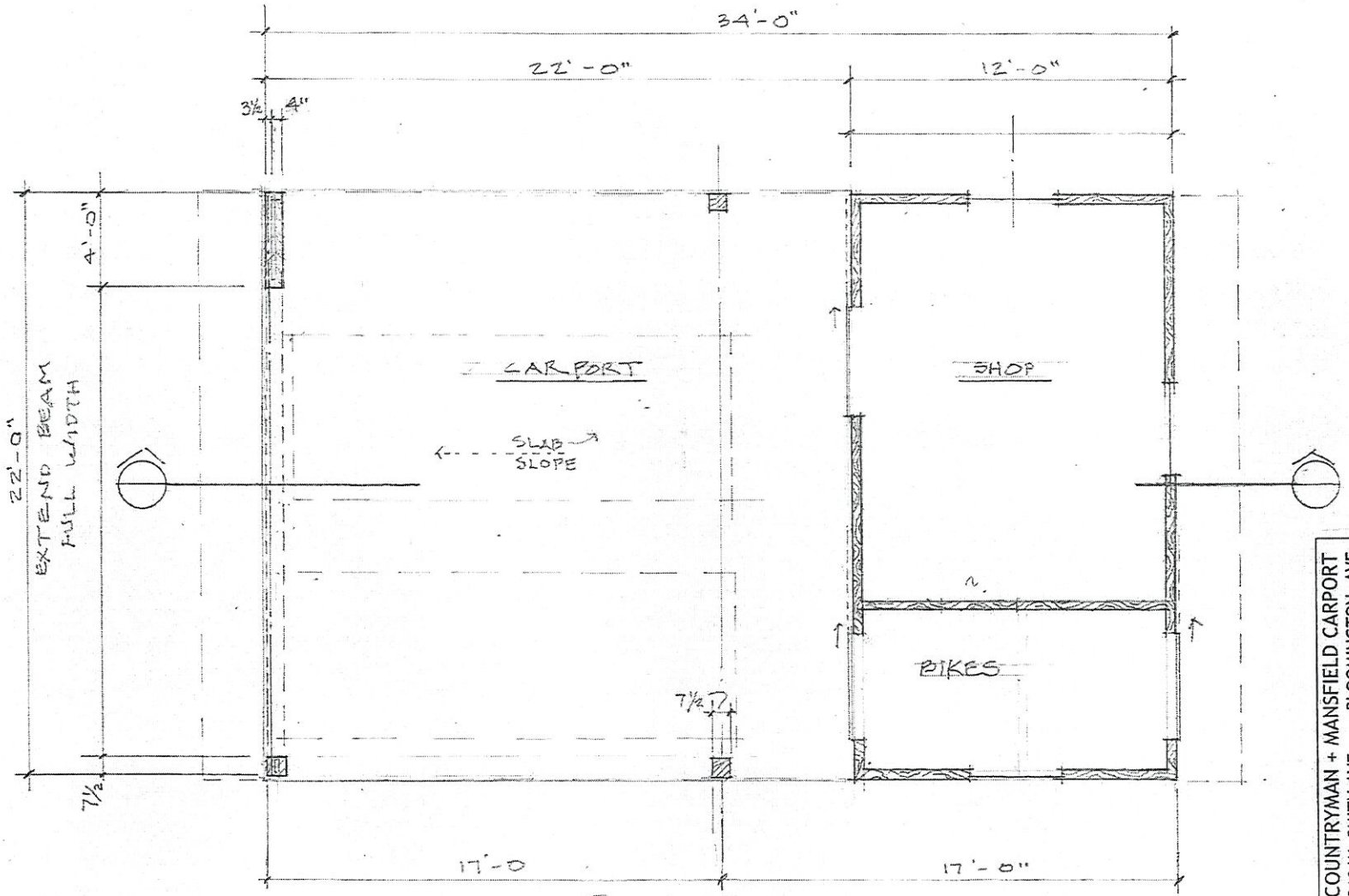


COUNTRYMAN + MANSFIELD CARPORT
910 W. SMITH AVE BLOOMINGTON, AVE
J. ROSENBARGER ARCHITECT

3



COUNTRYMAN + MANSFIELD CARPORT
910 W. SMITH AVE BLOOMINGTON, AVE
J. ROSENBARGER ARCHITECT



PLAN

¼"

COUNTRYMAN + MANSFIELD CARPORT
910 W. SMITH AVE BLOOMINGTON, AVE
J. ROSENBARGER ARCHITECT

DEMOLITION DELAY-17-02

Summary

Full demolition.
408 E. Cottage Grove Ave. (Cottage Grove Survey Area)

Notable **105-055-35355** **House;** Cotemporary style Split Level, c. 1953

This is a Notable, slightly altered Contemporary style Split Level in good condition. The property is a Notable structure and is in the Miller Courts plat. The house was built c. 1953 but the subdivision was not platted until 1962.

The structure retains most of its' character defining features. It is also has a front carport, which is quite unique. This area is zoned residential high density (RH). The Miller Courts plat has very little context left and high density apartment complexes have infilled the neighborhood. Staff is recommending the Commission direct staff to prepare a report and hold a public hearing regarding possible local designation of this property. It is a unique form in Bloomington and has imminent threat for demolition.

DEMOLITION DELAY-17-03

Summary

Full demolition of an accessory structure of the same era as primary structure.
408 E. Cottage Grove Ave. (Cottage Grove Survey Area)

Notable **105-055-35954** **House;** Dormer Front Bungalow, c. 1920

This is a Notable, altered c. 1920, Dormer Front Bungalow in good condition. The property is a Notable structure in the Cottage Grove survey district and is zoned Residential High Density (RH).

The proposed demolition is for the accessory structure that is of the same era. The garage had an internal fire and has caused internal structural damage. Although the accessory structure is a contributing feature to this site, its demolition will not alter the overall rating of the structure and staff is recommending release of the permit.