

Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday May 10, 2018
5:00 P.M.
Agenda

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. April 26, 2018
- IV. CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 18-26

1302 E. 2nd Street: Elm Heights

Petitioner: Alison Donway

Repainting house trim brown. Repainting non-original door sea foam green. Replacement of existing storm windows with Falcon metal blind stop windows in bronze.

Commission Review

A. COA 18-25 (cont. from last meeting)

1026 E. 1st Street: Elm Heights

Petitioner: Reza Kaffash

Replacement of existing front door with solid knotty alder, full glass door into the existing door frame. Installation of up to 2 roof mounted solar light tube into the living room.

B. COA 18-27

1204 E. Wylie Street: Elm Heights

Petitioner: Daniel Roussos, Walnut Buildings, LLC

Retroactive approval: replacement of metal roof with shingle roof, removal of aluminum siding and replacement with Allura fiber cement board siding, removal of damaged wooden trim and replacement with cedar trim board, installation of vertical trim board in the gable and on the front façade, replacement of rear lumber deck with a new wooden deck, replacement of wooden railing with a steel railing, construction of a limestone retaining wall at the front of the property, installation of limestone steps and porch.

C. COA 18-28

524 S. Jordan Avenue: Elm Heights

Petitioner: Sara and Peter Schroer

Repair/replacement of damaged siding on non-original addition, replacement door in addition, replace damaged windows and aluminum storm windows with infill wood/fiberglass windows that will fit existing frames. Grid pattern will be matched.

D. COA 18-29

325 S. Rogers Street: Prospect Hill

Petitioner: Brian O'Quinn, on behalf of Lynn & Teri Yohn

Replacement of 17 windows with custom designed Marvin Clad Ultimate Insert Double Hung wood and aluminum clad windows.

V. DEMOLITION DELAY

Staff Review

A. Demo Delay 18-17

720 W. 7th Street

Petitioner: Chris Sturbaum

Partial demolition – removal of existing door on addition, replacement in-kind aluminum siding on addition, removal of fixed sash window in gable addition.

B. Demo Delay 18-18

814 W. 7th Street

Petitioner: Lisa Comforty

Partial demolition – creating a screen porch on the existing front porch.

Commission Review

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

717 N. Maple Street

Petitioner: Michael Kee, on behalf of Richard Wells

Full demolition.

B. Demo Delay 18-10 (cont. from last meeting)

1209 W. 2nd Street

Petitioner: Barre Klapper

Full demolition.

C. Demo Delay 18-16

1206 S. Nancy Street

Petitioner: Michaelangelo Sims Bruno

Partial demolition – replacement of front window and construction of side addition.

D. Demo Delay 18-19

726 W. 6th Street

Petitioner: James McBee

Partial demolition – replacement of non-original windows with replacements to match original window openings.

VI. COURTESY REVIEW

VII. NEW BUSINESS

A. Local Historic Designation – 506 S. High Street

B. Local Historic Designation – 605 S. Fess Street

VIII. OLD BUSINESS

A. Sidewalk deterioration at Euclid and Howe

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. 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 22, 2018 at 5:00 p.m. in the McCloskey Room

Posted: 5/3/2018

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday April 26, 2018
5:00 P.M.
Minutes**

I. CALL TO ORDER

Vice-Chairman, **Sam Desollar**, called the meeting to order at 5:00 pm.

II. ROLL CALL

Commissioners

Sam Desollar
Flavia Burrell
Lee Sandweiss
John Saunders
Chris Sturbaum
Leslie Abshier

Staff

Rachel Ellenson
Eric Sader
Philippa Guthrie
Jackie Scanlan
Eddie Wright

Guests

Reza Kaffash
Jamie Kaffash
Mary Friedman
Barrie Klapper
Thomas Densford
Allen Balkema
Rebecca Stanze

III. APPROVAL OF MINUTES

April 12, 2018

Lee Sandweiss made a motion to approve April 12, 2018 minutes. **Flavia Burrell** seconded. **Motion carried 5/0/1 (Yes/No/Abstain).**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 18-21

2500 North Fritz Drive: Matlock Heights

Petitioner: Ian Yarbrough

Replacement of existing wrought iron posts that support the main entrance portico with wooden posts. Fascia will be removed and the portico will be opened but will remain in place. Removal of existing planter next to the portico and infill with gravel.

Rachel Ellenson gave her presentation. See packet for details.

B. COA 18-23

917 West Kirkwood Avenue: Greater Prospect Hill

Petitioner: Chris Bomba

Amendment to COA 18-03: Reconstruction of burned-out garage on the rear of the property to preexisting dimensions and design. Replacement of door and window. Wrapping the garage in wooden siding to match the house. Shingle roof.

Rachel Ellenson gave her presentation. See packet for details.

C. COA 18-24

120 South College Avenue: Courthouse Square

Petitioner: Stardust Development, LLC

Replacement of non-original sliding door that leads onto the roof of 210 West 4th Street with an aluminum framed window. Stone sill to match existing sill, and the infill brick will match historic brick.

Rachel Ellenson gave her presentation. See packet for details.

Commission Review

A. COA 18-22

402 South Jordan Avenue: Elm Heights

Petitioner: Nora Dial, represented by Rachel Ellenson

Replacement of 13 windows with Anderson 400 series windows in Sandstone color. The new windows will fit existing openings. The three lite upper design will be retained.

Rachel Ellenson gave her presentation. See packet for details.

Prior to **Rachel Ellenson's** presentation **Sam Desollar** asked if **Rachel's** representation of the petitioner was allowed or might be a conflict of interest. **Philippa Guthrie** stated that petitioners have been represented in the past by staff, and it is not a conflict of interest because the petitioner asked **Rachel** to represent her.

John Saunders asked if the neighborhood association has weighed in on the replacement of the windows. **Rachel** stated that everyone on the neighborhood association is out of town except for Johnnie and she did not want to make comments based upon her opinion, as she did think this was fair. **John** asked if **Rachel** thought the windows are repairable. **Rachel** stated that she feels like they are, but she understands that long term maintenance is not always cheap or easy but she feels like the windows should remain in place. **John** asked if storm windows are in place. **Rachel** stated they are, but not all of the windows on the house are the original windows. The petitioner is replacing the remaining thirteen original windows. **Chris Sturbaum** asked if commission approval would be needed for new storm windows. **Rachel** stated they would need to submit a COA but that she could approve that at the staff level. **Chris** stated that these windows are of a period that they are likely still in good shape. There was a period where windows were poorly made and asked if these windows are rope and weight windows. **Rachel** stated they are. **Leslie Abshier** asked if the non-original windows are going to be replaced. **Rachel** stated that the petitioner was going to leave the non-original windows but is replacing one of the non-original windows with a wood window to match the original wood windows. **Leslie** asked if that is included in her request or if it's just the thirteen original windows. **Rachel** clarified that the COA is only for the original thirteen windows. **Flavia Burrell** asked if the windows are being replaced because they are beyond repair or for more energy efficiency. **Rachel** stated that they are being replaced for energy efficiency and less maintenance. The petitioner is planning on retiring back to Bloomington and doesn't want to keep up with the maintenance of the current wooden windows.

John Saunders stated that typically the commission has denied window changes in the past and cited a previous instance where a home owner blatantly replaced all of his windows without commission approval. **John** further stated that he would not be supportive of this change. **Chris Sturbaum** stated that the original windows are likely 80 years old and have out lasted the equivalent of most modern windows. He is sympathetic to those who have trouble opening these windows. But the commission is a historic preservation commission and therefore encourages repairing the windows. **Leslie Abshier** asked if there was a quote for repair of the original windows. **Rachel** stated that there is no quote for repair of the original windows but that over time it would cost a couple of thousand over the years for repairs. **Lee Sandweiss** stated that she

would support keeping the old windows and get them repaired. **Flavia Burrell** stated that the windows appear to be close to the end of their useful life. If they deny now the petitioner could return in a couple of years asking to replace the windows again. She would be sympathetic to replacement due to the age of the house and it seems that the petitioner is trying to maintain the architectural integrity of the home. **Rachel** clarified that the entire window frame is not being replaced and the windows are being replaced with wooden windows while maintaining the trim. **Philippa Guthrie** asked if she was only replacing the glass. **Sam Desollar** explained that would be pulling all the sashes and stops then replacing with a window unit. **Philippa** asked if the look would be same. **Sam** explained the outside profile would be a little different and **Chris Sturbaum** explained there would be a little different look. **Sam Desollar** further explained that there have been cases where individuals have replaced original windows that were repairable. One of which was on Woodlawn last year. But these windows have lasted 80 years and he understands that you may not want to do maintenance but that is something you have to do. If you maintain the windows they will last longer than new windows and be energy efficient. **Sam** further stated that he could not support replacement. **Chris Sturbaum** stated that he has replaced similar windows with new wood windows and repaired them when they rotted, new wood windows will not outlast the original windows. The comparable energy loss is negligible. These just need to be repaired in a way to where they are easier to open. This same issue could be in front of another commission in the future.

Chris Sturbaum made a motion to deny, **Lee Sandweiss** seconded. **Motion carried 6/0/0.**

B. COA 18-25

1026 East 1st Street: Elm Heights

Petitioner: Reza Kaffash

Replacement of existing front door with solid knotty alder, full glass door that will fit the existing door frame. Installation of a roof mounted solar light tube into the living room.

Rachel Ellenson gave her presentation. See packet for details.

Reza Kaffash stated that the door is not square and he has tried to square the frame and brought that before the commission two years ago. He stated that the replacement door is a solid door.

John Saunders asked about finding a similar door. **Reza** stated that you could find a similar door but they would like a door that allows more light into the house. So there is nothing available that has a similar look that allows more light. **Chris Sturbaum** asked about the secretary's standards for such a replacement. **Rachel** stated that the standard is retain in place and repair if possible. **Sam Desollar** asked **Chris** if the door might be repairable. **Chris** stated that appears to be repairable. **Reza** stated that it appears that the door was cut at some point but he is unsure. **Chris** further stated that the door could be

squared, raised and have something added to the top to close the gaps. **Reza** stated that they could save money keeping the old door over the new door. **Jamie Kaffash** stated that the new door would be a dark brown to match and would be knotty alder to maintain appearance. **Sam** stated that it is a lovely house. **Jamie** stated that is a love project and they attempted to keep the house all original.

John Saunders wondered if this was the original door for the house, because the house was in very bad shape. **Chris Sturbaum** stated that this is likely the original door for the home. **Reza** stated that if this is the original door why is there such a gap and why did they have to cut the door. **Chris** stated, that he doesn't know what happened if the foundation settled or the door was just cut. But that the question as a preservation commission isn't do we think the other door is better or lets in more light or even if the builder should have put a cooler door on the front. That's not our question. **Reza** stated that they will keep the original door and if the commission doesn't like the new door he would remove it and return to the original door. **Chris** stated the guidelines are pretty clear about the replacement of the door. **Rachel** stated that the guidelines state that under rule 4.5 if original door and hardware can be restored and reused they should not be replaced. **Chris** stated that is in line with secretary's standards and he would have to vote against replacement. **Leslie Abshier** stated that they couldn't ignore John's question of whether the door is original. If it's not original then she is fine with replacement. But they have to determine whether the door is original, and if it is then if it should be retained. **Sam Desollar** asked **Chris** if he would have time to go with him to look at the door. **Chris** stated that he would be willing to do that. **Sam** asked if **Reza** would be ok continuing. **Jamie** stated that she believes the door is not original but something from the 60's. **Sam** stated that you should be able to determine that upon inspection.

John Saunders made a motion to continue discussion of replacement of the door to the next meeting to allow time for Commissioners to view the current door, **Lee Sandweiss** seconded. **Motion carried 6/0/0.**

The commissioners then discussed the installation of a roof mounted solar light tube into the home.

Chris Sturbaum stated that you really can't see this and he loves the light they add without negatively impacting the historic integrity of the house. **Reza Kaffash** stated that it would go in the back. **Reza** was asked if it's a tile roof, it's a shingle roof. **Jamie Kaffash** stated it had a flat roof but it was changed sometime in the 80's. The storm door is not original as they didn't have aluminum at that time.

Chris doesn't see a problem with the solar light tubes. Commissioners agreed. **Raza** asked if he could put one or two, the commission allowed up the two solar tubes.

John Saunders made an amended motion to up to two solar light tubes, **Sam Desollar** seconded. **Motion carried 6/0/0.**

V. DEMOLITION DELAY

Staff Review

A. Demo Delay 18-14

901 North Maple Street

Petitioner: Tina and Tom Ryan

Partial demolition – enclosing a window on the South elevation.

Rachel Ellenson gave her presentation. See packet for details.

Commission Review

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

717 North Maple Street

Petitioner: Michael Kee, on behalf of Richard Wells Full demolition

Rachel Ellenson gave her presentation. See packet for details.

Tom Densford representing the petitioner asked if there are any updates on the house, can they demolish or is it historic. **Sam Desollar** asked if there any updates on historic designation. **Rachel Ellenson** stated that the neighborhood has struggled to get their application together and are struggling to get their meetings in and she is not sure if they will get that done in time. **John Saunders** asked how much time is left in the Demo Delay. **Rachel** stated that she received the application March 12th so the waiting period ends June 10th. **Lee Sandweiss** asked about nudging the neighborhood association to set up historic designation. **Rachel** stated that she has told the neighborhood association of the deadline. **Leslie Abshier** stated that they set up historic designation in Prospect Hill and would be willing to help the neighborhood in any way possible in an advisory role. **Chris Sturbaum** stated the neighborhood is working well and should come up with something. **Rachel** agreed and she is helping them in any way she can without overstepping her bounds. **Sam** stated that if this doesn't happen then the commission will need to release the Demo Delay and not continue to drag out the process.

John Saunders made a motion to continue to the next meeting, **Chris Sturbaum** seconded. **Motion carried 6/0/0.**

Chris Sturbaum asked about the actual age of the house, as it is listed as late 1920's but actually appears to be late 1800's. **Rachel** stated that it was a guess on the age as she has no actual data. Derek Richey provided a little information on the house.

B. Demo Delay 18-10 (cont. from last meeting)

1209 West 2nd Street

Petitioner: Barre Klapper

Full demolition

Rachel Ellenson gave her presentation. See packet for details.

Leslie Abshier asked about research into the historical significance of the home in relationship to previous owners. **Rachel Ellenson** stated that she has not found anything to this point. She has determined that there are only 8 cottages of this type in Bloomington. **Barrie Klapper** stated that the property owner has purchased two properties and the house sits right in the middle of the properties and it is a design challenge at the present location. **John Saunders** asked if there was no way at all to design around the house. **Barrie** stated that it is very difficult and would be supported by parking. There are also other factors on the property including access points as well as trees. So there are a number of significant issues impacting the site. **Chris Sturbaum** inquired as to the possibility of moving the house to another location on the property, maybe moving to the front or the rear of the property. **Barrie** stated that the owner has spoken with house movers. **Mary Friedman** stated that she met with Wolf House movers which has done work for Indiana University and got a bid from them. It would require extensive work to the home before moving, including the basement, the front porch would have to come off, also the back alcove area. The stone from the ground up all around the house would have to come off. It would be very costly to move the house in addition to the work required prior to movement. Then they would need to know where to move the house. If it's put in the back ultimately you wouldn't see the house. Even now you don't see the house from the street due to the development in the area. The site prep would include the placement of a slab to set the house. So overall it's very cost prohibitive. That's not factoring in setback requirements and tree issues. **Mary** stated that she would be willing to donate the house but it would have to be moved but she might be willing to help with the cost. At this point its cost prohibitive for her to move the home on site, she can't imagine the cost to move off site. **Chris Sturbaum** stated that if you calculate the square footage of creating that much square footage from scratch you would have an idea of the cost to move. **Mary** said that she doesn't know about that cost but she's looking at the cost of just picking up and moving the house. **Chris** stated that if you move on site you won't have as much of a cost. **Leslie Abshier** asked if anyone has spoken with BRI to partner to move the house. **Mary** stated that there is a youth shelter nearby and they might be contacted if they might be interested in the house, or could even handle the cost to move. **Leslie** asked if during Demo Delay the commission takes into consideration the use of the property after demolition. **Rachel** stated what goes on the property after demolition is not within the commissions' purview.

John Saunders would like to see the house saved, maybe someone that would take it and get it moved. He would hate to lose another house like this one because you don't see many houses in Bloomington like this one anymore. **Chris Sturbaum** stated it's not like we are saving an area or beloved landmark. He has lived near here and never noticed the house. It is a significant home and he wonders if there's a way to integrate the home. It is a difficult home to fight for though. **Leslie Abshier** stated it's the commissions' job to designate it historical but she doesn't think the council will approve. This is difficult and she wishes they didn't have to vote on this at all. Also she would like to talk with planning about the tree issues on the lot. **Lee Sandweiss** stated that when they went to London a few years ago she was impressed with the imagination of taking a bombed out church and placing steel and glass and saving a building for current use. She feels like something similar could be done with this house. **Flavia Burrell** agrees with **Leslie** that the commissions' job is to preserve. **Sam Desollar** stated that they have looked at other properties that have been zoned and the commission has let those buildings go. They should try to designate but the council is not going to approve. He would support donating the building to BRI as a whole or piecemeal. But he doesn't think the energy of the commission is best used fighting for something that doesn't have a presence. **Lee Sandweiss** further stated that their job is not to consider whether the council will approve or disapprove. They do their job independently of the council. **Philippa Guthrie** asked if the cost of the move was mentioned. **Sam** stated that it wasn't. Rachel stated that the cost shouldn't factor into the commission's decision. **Barrie** added that there are no immediate plans for the house so there is time to get out in front of this as they are in no rush. They can advertise the house for adoption. **Eric Sader** asked if they knew when the property was purchased if it would be subject to Demo Delay. **Barrie** stated they did not know about Demo Delay when they purchased.

Chris Sturbaum made a motion to continue to the next meeting to give the petitioner more time to consider their options, **John Saunders** seconded. **Motion carried 6/0/0.**

C. Demo Delay 18-15

1201 West 6th Street

Petitioner: Rebecca Stanze

Partial demolition – construction of a rear addition.

Rachel Ellenson gave her presentation. See packet for details.

Rebecca Stanze stated that she is hoping to remove what she categorized as a wart on the back of the house. With substandard materials and terrible windows that doesn't respect the house. It does have a BRI covenant and they have approved the materials list.

John Saunders stated that he once owned the house and he did not do the addition to the rear of the house. He did a lot to save the house as it was in bad shape. **Leslie**

Abshier asked if the home owner wanted designation for the home, as the commission likes to have the home owner on board with such a designation. **Rebecca** would like to know about the process. **Rachel** stated that once designated the exterior is under the commission's protection and then you would have to undergo the COA process. Once designated you have to abide by the best practices of rehabilitation. If designation is pursued then she would have to wait for council designation and then return to the commission for the COA process. Leslie asked about releasing the Demo Delay today then continuing to discuss local designation.

John Saunders likes the idea of the removal of the rear addition and would have done this himself had they had the money at the time. **Chris Sturbaum** asked if once a petitioner has submitted a design to the commission then do you have to remain with that design or return to the commission for changes. **Jackie Scanlan** stated that as they negotiate they don't have to remain with that design. A picture is not a design. If the commission makes a decision today this property will not come before them again. **Chris** stated that's a problem in that anyone could say they are doing one thing then change after release and do something different. He feels like the picture of a design is a commitment its part of the proposal and the agreement. **Jackie** feels like the code is written to designate the house notable regardless of the proposed changes to the house. **Rebecca** stated that she is planning to build what she has shown. **Leslie Abshier, Lee Sandweiss** and **Flavia Burrell** all like the changes to the home.

Alan Balkema lives next door the property and stated that what is there currently is a wart and he supports changes to the house.

John Saunders made a motion to waive the waiting period but may recommend local designation to the council at a later date, **Leslie Abshier** seconded. **Motion carried 6/0/0.**

VI. NEW BUSINESS

Chris Sturbaum stated that the side walk at Euclid & Howe is substandard because the street hasn't been ground and the side walk is deteriorated from freezing and thawing. A lot of the stone is damaged but this is the only WPA sidewalk in Bloomington that is actually dated. There is another sidewalk in the same condition. He has been trying to get help restoring the sidewalk. **Leslie Abshier** asked about a small and simple grant. The neighborhood got a grant in the past but it was difficult. These sidewalks become a hazard once the sidewalk deteriorates to this point. **Rachel** commented that is unfair because they don't have funding available to the homeowners and repair of these sidewalks are a greater cost to the homeowner. If the locally designate they will have another Dunn Street sidewalk issue and they still don't have funding for that project. All they can do is tell the homeowner to keep it there. **Chris** stated that due to deterioration less than 50% of the sidewalk is usable. Also the Street Dept. has taken up and

preserved the stones in other sidewalks. **Rachel** will add this to the next meeting and do some research.

Chris stated that when they do the staff reviews then a consent agenda might be a better format. That way everything goes on the table and then any member can take it off the table to talk about all the posts. Similar to what the plan commission does. **Sam Desollar** asked if the commissioners would remove an item at the meeting. **Chris** said they would, but then approval would not occur at the staff level but only during the meetings. **Rachel** stated that she is happy to sit down and discuss what the staff can and cannot approve. **Chris** stated this is no way a criticism of **Rachel**. **Flavia Burrell** asked if maybe there was a bulletin board that shows what is being approved.

VII. COMMISSIONER COMMENTS

Leslie Abshier stated that camp was fun and **Rachel** has flash drives with information from camp if the commissioners would like to review. **Leslie** is confident in what the commission does in comparison to similar commissions around the states. This is a shooting star commission.

Chris Sturbaum provided an update that the review of appointments is a matter of state law and the council has to affirm Mayoral appointments. Apparently the Commission did this some years ago but at some point Council approvals stopped. **Rachel** has received applications for appointments to the commission. **Sam** feels like it is better to have a large number of candidates to draw from.

VIII. PUBLIC COMMENTS

None

IX. ANNOUNCEMENTS

Lee Sandweiss reminded the commission of the Henry Glassie lecture on May 4th in the Council Chambers at 7pm.

X. ADJOURNMENT

Sam Desollar adjourned the meeting at 6:30 p.m.

SUMMARY

COA 18-26 (Staff review)

1302 E. 2nd Street: Elm Heights
Petitioner: Alison Donway

Contributing

IHSSI #: 105-055-51055

c. 1940



Background: The house located at 1302 E. 2nd Street is a contributing slightly altered Tudor Revival house in good condition that was constructed c. 1940. The house is part of the Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Replacement of existing storm windows with Falcon metal blind stop storm windows in bronze. Repainting wooden trim in brown and repainting non-original front door in sea foam green.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

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

Elm Heights Local Historic District Design Guidelines

Projects That Do Not Require a COA

- Changing paint color where paint is the existing application.

4.5 Guidelines for Windows and Doors

- Wood frame storm windows and doors are the most historically preferred option. However, metal blind-stop windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

Recommendations: Staff approved COA 18-26 on April 30, 2018. Staff feels that the replacement of the existing metal storm windows with new metal storm windows will not detract from the overall historic integrity of the house or the district. Staff is supportive of the color choice.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
APR 26 2018

BY: RICE

Case Number: COA 18-26

Date Filed: April 26, 2018

Scheduled for Hearing: Staff

Address of Historic Property: 1302 E. 2nd Street, Bloomington, IN

Petitioner's Name: ALISAN DONWAY

Petitioner's Address: 1302 E. 2nd Street, Bloomington, IN

Phone Number/e-mail: 812-822-1599

Owner's Name: ALISAN DONWAY

Owner's Address: 1302 E. 2nd Street, Bloomington, IN

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

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than the Wednesday before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A "Complete Application" consists of the following:

1. A legal description of the lot. _____

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

*painting of all painted trim on the house
The house is a ^{little} stone house. The stone will not be painted.
Installation of metal blind stop storm windows
made by Falcon and sold by Tommy D's.
They will be "bronzes" color which is a type
of very dark brown.*

3. A description of the materials used.

*from Tommy D's,
Falcon storm windows, Aluminum with a
"bronzes" finish which is very dark brown*

*The paint for the trim on the house (which
is now a dusty drab blue) will be painted
a very dark brown something like a Tudor
Brown.*

*The house is a historic house said by the city to be in
a Tudor Revival style or English Cottage style.*

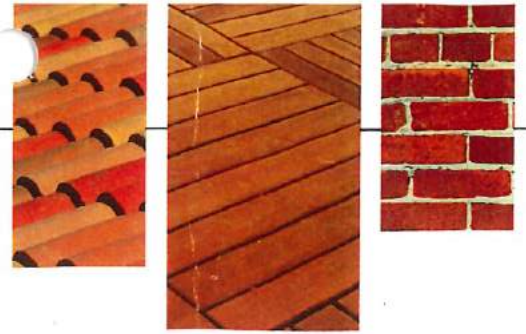
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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

Try these top picks to coordinate with red-toned features



Pruebe las mejores selecciones para coordinar con las características de tono rojo

3007-10A
Lyndhurst
Stone

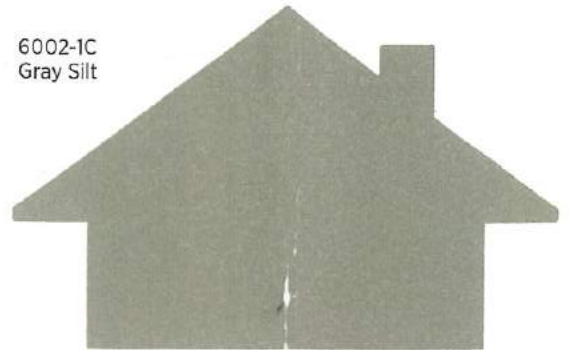


4009-2
Lincoln Cottage Black



6006-4A
La Fonda Wild West Green

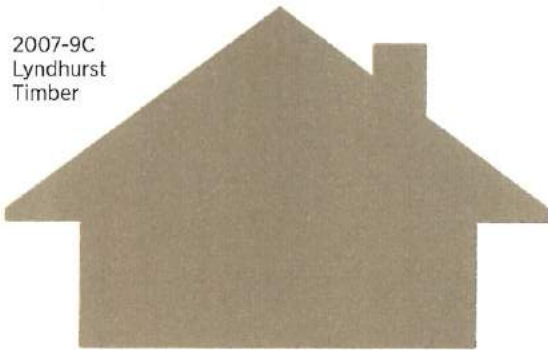
6002-1C
Gray Silt



2002-5A
La Fonda Antique Red

3006-10C
Woodlawn Lace

2007-9C
Lyndhurst
Timber



2006-10C
Vanilla Steam



1011-5
Royal Garnet

3002-10C
Churchill Hotel
Ecu



3002-10A
Warm Buff

7003-12
Churchill Hotel
Navajo
White



3010-9
Churchill Hotel Brown

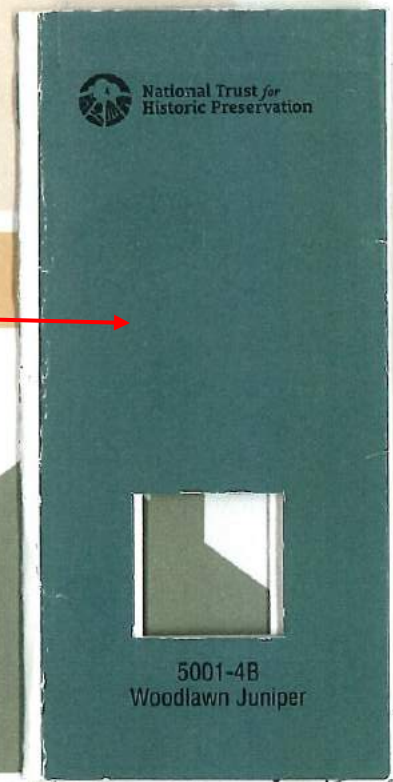


5011-9
Shaded Lake

5004-1C
Green Tea
Leaves



7002-15
Chef White



5001-4B
Woodlawn Juniper

2011-10
Cabin Plank

*↑ maybe
very good
not too dark mat*



SUMMARY

COA 18-25 (cont. from last meeting)

1026 E. 1st Street: Elm Heights
Petitioner: Reza Kaffash

Contributing

IHSSI #: 105-055-47030

c. 1929



Background: The property located at 1026 E. 1st Street is a slightly altered Spanish Colonial Revival house in excellent condition that was constructed c. 1929. The house is located within Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Replacement of existing front door with solid knotty alder, full glass door that will fit the existing door frame. Installation of roof mounted solar light tubes in the living room.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation: Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Elm Heights Local Historic District Design Guidelines

4.5 Windows and Doors

- If original windows, doors, and hardware can be restored and reused, they should not be replaced.
- Replace missing elements based on accurate documentation of the original.
- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
- Inappropriate treatment of windows and doors, particularly in the primary facades include: creation of new window or door openings, changes in the scale or proportion of existing openings, introduction or inappropriate styles or materials such as vinyl or aluminum or steel replacement doors, addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.

Recommendations: Staff recommends approval of COA 18-25. Staff has been notified that the existing door is not original to the house and its replacement is compatible with the historic district guidelines. The installation of two roof mounted solar light tubes was approved at the April 26, 2018 BHPC meeting.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
APR 12 2018
BY: RILE

Case Number: COA 18-25

Date Filed: April 12, 2018

Scheduled for Hearing: _____

Address of Historic Property: 1026 East 1st St.

Petitioner's Name: Reza Kaffash

Petitioner's Address: 1026 East 1st St.

Phone Number/e-mail: (812)391-3436

Owner's Name: Reza Kaffash

Owner's Address: 1026 East 1st St.

Phone Number/e-mail: (812)391-3436 reza499@yahoo.com

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than the Wednesday before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 53-08-04-100-051.000-009

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

1) Changing the slab on the front door with solid Knotty Alder, full glass and iron slab. Two reasons: the old door isn't completely square, causing gap at top and bottom; we would like more natural sun light in living room.

2) If daylight still isn't sufficient, we would like the option of then adding solar light tube for the living room.

3. A description of the materials used.

Solid Knotty alder wood with iron and glass.

Flush to roof solar light system

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

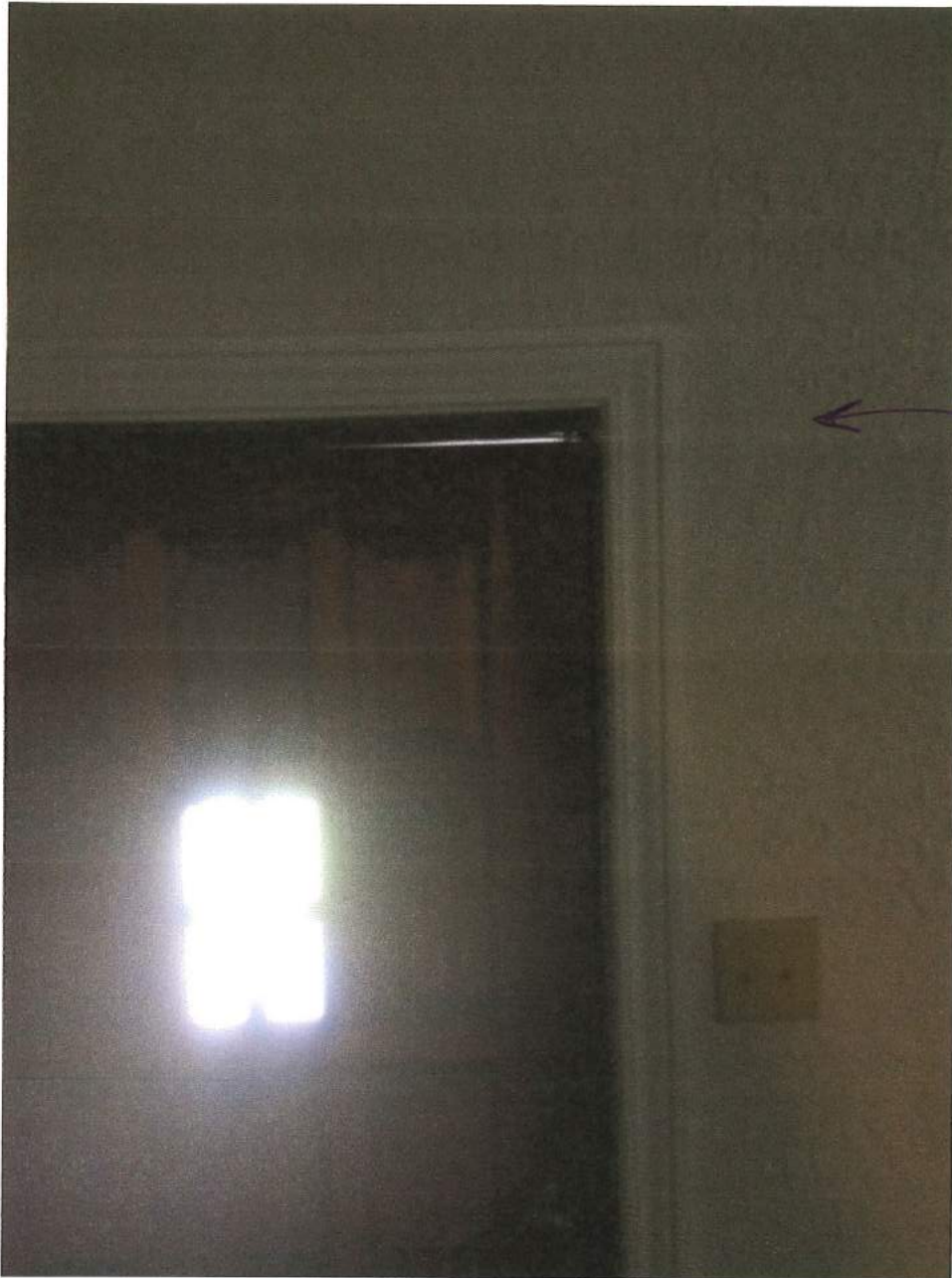
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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

Existing door, 1026 East 1st. St.



Showing non-square slab. at top of door.



Showing damage on the bottom part of door.



Information about door.

[Back to Search Results](#)



6472 LAREDO

SERIES: Mastermark® Collection

TYPE: Exterior Decorative

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

MATCHING COMPONENTS

Laredo Sidelight (8'0") (6473)

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Profile: Ovolo Sticking with Raised Moulding 2-Sides

Glass: Matte Black Forged Iron Grill Insulated Glass

WHERE TO BUY

GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH ▾

HEIGHT ▾

WOOD SPECIES ▾

UPGRADES

WaterBarrier Technology

REQUEST DEALER QUOTE

Similar Doors:

Solid Knotty alder wood.
Will be stained dark brown.





Zoom & Pan



Flush to roof solar light.

Zoom & Pan



Inside attic solar light system.

SUMMARY

COA 18-27

1204 E. Wylie Street: Elm Heights
Petitioner: Daniel Roussos, Walnut Builders, LLC

Contributing

IHSSI #: 105-055-51305

c. 1940



Background: The house located at 1204 E. Wylie Street is a contributing slightly altered Tudor Revival House that was constructed c. 1940. It is located within the Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Retroactive approval for the replacement of the metal roof with a shingle roof, removal of aluminum siding and replacement with Allura fiber cement board siding, removal of damaged wooden trim and replacement with cedar trim board, installation of vertical trim board in the gable and on the front façade, replacement of rear lumber deck with a new wood deck, replacement of wooden railing with a steel railing, construction of a limestone retaining wall at the front of the property, installation of limestone steps and porch.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation: Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Elm Heights Local Historic District Design Guidelines

Projects That Do Not Require a COA

- Routine maintenance, for example, the re-glazing of a broken window pane or minor repairs done in kind (of the same or similar materials).

3.3 Walls and Fences

- New retaining walls should be appropriate in heights to the grade of the yard. Rear yard concrete block retaining walls may be considered depending on position, visibility, and design.
- Install new walls or fences so the total heights does not obscure the primary façade of the building.

4.0 Existing Buildings and Materials

- Reconstruction of missing or installation of new functional or decorative wooden elements visible from the public right-of-way, such as doors, windows, siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, shutters, decorative panels, pergolas, trellises, fences, gates, and architectural trim.
 - Replace missing elements based on accurate documentation of the original or use a compatible new design.
 - Consider substitute materials only if using the original material is inadvisable or unfeasible.
- Historic wood siding, trim, or window sashes should not be replaced or covered with contemporary substitute material.

4.3 Architectural Metals

- Replace missing elements based on accurate documentation of the original or use a compatible new design. Consider compatible substitute materials only if using the original materials is not historically feasible.
- Addition of permanent metal features including but not limited to: buildings, roofs, doors, windows, trim, fencing, and other architectural elements requires a COA.

4.4 Roofs

- Replace only the deteriorated portion of a historic roof and use substitute materials only if using the original material is not technically feasible. If full replacement is necessary, replace it “in kind,” matching the original in materials, scale, detail, pattern, and design.
- If new gutters and downspouts are needed, install them so that no architectural features are lost or damaged. For modest postwar roofs, galvanized metal may be an appropriate choice. Retain the shape of traditional half-round gutters and down spouts. Historically, copper guttering is not painted.

5.2 Patios, Terraces, and Decks

- New patios or terraces should avoid disturbance of a property’s character-defining features and be subordinate to the scale and mass of the home.
- Employ materials appropriate to the neighborhood, such as stone, brick, or materials suggested by the style of the house, when constructing any additions.

- Decks should be constructed well behind the primary façade. Although wood is the preferred building material, some composite decking materials may be considered.
- All new construction should be self-supporting, not anchored into masonry foundations, and be removable without destroying historic materials.

5.4 Porches and Patios

- The retention of all architectural metal elements is encouraged. If replacement is necessary, consider in kind replacement over substitute materials if feasible.
- The enclosure of historically open front porches and porticos is discouraged. Increased flexibility is given for porch and portico enclosures along secondary facades. However, all proposals for enclosure require a COA.
- Replace missing elements based on accurate documentation of the original or use a compatible new design.
- Consider compatible new materials only if using original materials is inadvisable or unfeasible.
- Porches or porticos that are not original but have gained historic or architectural significance in their own right should be retained. However, new porch or portico elements should not be introduced that create a false historical appearance.

Recommendations: Staff recommends approving retroactive COA 18-27. The work that has already been completed is compatible in design and material usage with the requirements of the historic district. The replacement of the metal roof with a shingle roof and the replacement of the metal siding with cement board siding are acceptable actions in the district. The installation of a new wood deck on the rear of the house will not be visible from a primary public right-of-way and will only be minimally visible from an adjacent alley. Staff is supportive of the installation of a metal banister and the construction of a limestone retaining wall at the front of the property. The wall will not detract from the historic integrity of the house and is an appropriate height so it will not obscure the main façade. Staff is supportive of the installation of new limestone steps because limestone is a compatible material in the district. Staff does not support the installation of new vertical trim boards under the gable and on the main façade of the house because it creates a non-historic visual element on the house.

RECEIVED
APR 27 2018

BY: RKE

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 18 - 27

Date Filed: April 27, 2018

Scheduled for Hearing: Commission

Address of Historic ^(DISTRICT) Property: 1204 E. WYLIE

Petitioner's Name: DANIEL ROUSSOS "WALNUT BUILDERS LLC"

Petitioner's Address: 1111 N. WALNUT ST., 47404

Phone Number/e-mail: WALNUTBUILDERSLLC@GMAIL.COM - (812) 964-9074

Owner's Name: MRS KAREN VANARSDALE

Owner's Address: 1204 E. WYLIE

Phone Number/e-mail: SEE DANIEL ROUSSOS

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than the Wednesday before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A "Complete Application" consists of the following:

1. A legal description of the lot. HANTHORNE PTL19

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

- Changed damaged roof - INSTALLED ARCHITECTURAL SHINGLES
- REMOVED DAMAGED ALUMINUM SIDING - INSTALLED ALURA FIBER CEMENT
- REMOVED DAMAGED TREATED LUMBER TRIM - INSTALLED NEW CEDAR TRIM BOARDS
- REMOVED BACKYARD TREATED LUMBER DECK - WILL INSTALL NEW SAME.
- ~~REMOVED~~ TREATED LUMBER RAILING (FRONT) - WILL INSTALL STEEL RAILING.
- WILL BE INSTALLING LIMESTONE (INDIANA) RETAINING WALL (FRONT)
- WILL BE INSTALLING LIMESTONE (INDIANA) WALKWAYS + PORCH.

3. A description of the materials used.

- LIMESTONE (INDIANA)
- CEDAR LUMBER
- TREATED LUMBER
- FIBER CEMENT SIDING
- ARCHITECTURAL SHINGLES
- STEEL RAILING

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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

















SUMMARY

COA 18-28

524 S. Jordan Avenue: Elm Heights
Petitioner: Sara and Peter Schroer

Contributing

IHSSI #: 105-055-51090

c. 1930



Background: The house located at 524 S. Jordan Avenue is a contributing slightly altered Classical Revival house in good condition that was constructed c. 1930. It is located within Elm Heights Local Historic District and is zoned RC-Residential Core.

Request: Repair/replacement of damaged siding on non-original addition, replacement door in addition, replace damaged windows and aluminum storm windows with infill wood/fiberglass windows that will fit existing frames. Grid pattern will be matched.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation: Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Elm Heights Local Historic District Design Guidelines

4.5 Windows and Doors

- If original windows, doors, and hardware can be restored and reused, they should not be replaced.
- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
- New units or materials will be considered for non-character defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
- Inappropriate treatment of windows and doors, particularly in the primary facades, include:
 - Creation of new window or door openings.
 - Changes in scale or proportion of existing openings.
 - Introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors.
 - Addition of cosmetic detailing that creates a style of appearance that the original building never exhibited.

Recommendations: Staff recommends approving the replacement of damaged siding on the addition, along with the replacement of the door in the addition. Staff recommends denying the replacement of the original windows with infill wood/fiberglass windows if the original windows can be repaired because the action goes against the design guidelines for the district.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
APR 27 2018
BY: RKE

Case Number: COA 18-28

Date Filed: April 27, 2018

Scheduled for Hearing: May 10, 2018

Address of Historic Property: 524 S Jordan Ave

Petitioner's Name: Sara and Peter Schroer

Petitioner's Address: 524 S Jordan Ave

Phone Number/e-mail: (peter) 617-320-1571 pschroer@comcast.net

Owner's Name: Sara and Peter Schroer

Owner's Address: 524 S Jordan Ave

Phone Number/e-mail: (sara) 978-809-2738 seschroe@iu.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. 015-55820-00 Campus Place N 1/2 Lot 19 & N 1/2 Lot 18

2. A description of the nature of the proposed modifications or new construction:
 - 1) repair / replace damaged wood siding on 1990's addition.
 - 2) replace rear-yard facing door on 1990's addition with a window. Not visible from any public right of way
 - 3) replace damaged windows, also remove the existing aluminum storm windows currently in place, but not original
We have researched repairing the existing windows and have been advised that due to
condition and costs, a replacement of sash and glass is recommended.
Home is classified as "Contributing"

3. A description of the materials used.
 - 1) siding will be replaced as-needed with matching wood siding, and painted to match.
 - 2) door will be replaced with a window which matches existing window on the 1990's addition. The existing window is on the front of the house, is visible from public right of ways.
 - 3) Windows will be replaced with "Inserts" from Marvin. These are wood/fiberglass windows which are installed within the existing frames, preserving both exterior and interior original trim. This is a sash and glass replacement only. Muntins (grid) will match original configuration.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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



Damaged siding to be replaced

Door to be replaced by window

Windows to be replaced

Damaged siding to be replaced

Windows to be replaced





SUMMARY

COA 18-29

325 S. Rogers Street: Prospect Hill (William Fulwider House)
Petitioner: Brian O'Quinn, on behalf of Lynn & Teri Yohn

Contributing

IHSSI #: 105-055-46021

c. 1890



Background: The house located at 325 S. Rogers Street is a contributing slightly altered gabled front T-Plan cottage in good condition that was constructed c. 1890. It is located within the Prospect Hill Local Historic District and is zoned RC-Residential Core.

Request: Replacement of 17 windows with custom designed Marvin Clad Ultimate Insert Double Hung wood and aluminum clad windows.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation: Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Prospect Hill Local Historic District Design Guidelines

Windows and Doors

- Appropriate
 - Original windows and doors and their characteristic elements including sashes, lintels, sills, shutters, transoms, pediments, molding, hardware, muntins, and decorative glass should be retained and repaired rather than replaced. If original windows and doors are deteriorated beyond repair, replacement should duplicate the original in size and scale. Design, material, color, and texture should be duplicated as faithfully as possible.
- Inappropriate
 - If original windows, doors, and hardware can be restored and reused in place, they should not be replaced. Inappropriate treatments of windows and doors include (a) creation of new window or door openings, (b) changes in the scale or proportion of existing openings, (c) introduction of inappropriate styles or materials such as vinyl or aluminum or insulated steel replacement doors, and (d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.

Recommendations: Staff recommends denying COA 18-29. The replacement of the original windows is an inappropriate action based on the design guidelines for the district and the original should be retained in place and restored. Staff does not feel that they are deteriorated beyond repair and while the replacements will do the least amount of harm to the historic integrity of the house if the originals are replaced, the new windows will not retain the same historic integrity as the originals.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 01 2018

BY: RKE

Case Number: COA 18-29

Date Filed: May 1, 2018

Scheduled for Hearing: May 10, 2018

Address of Historic Property: 325 South Rogers St

Petitioner's Name: Lynn & Teri John

Petitioner's Address: 325 South Rogers St

Phone Number/e-mail: 812-961-8923 / THEHILLMAN@YAHOO.COM

Owner's Name: Lynn & Teri John

Owner's Address: 325 South Rogers St

Phone Number/e-mail: 812-961-8923 / THEHILLMAN@YAHOO.COM

CELL - 703-867-3327

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. RESIDENTIAL

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

3. A description of the materials used.
Please see attachment

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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

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

Since purchasing our home in 2011 we have made numerous attempts to restore and extend the life of the windows in the house. This includes re-glazing and caulking various windows. The home does have storm windows installed but they were not installed correctly and do not provide much, if anything in the way of energy efficiency and in some cases have caused structural deterioration and interior leaks in the house.

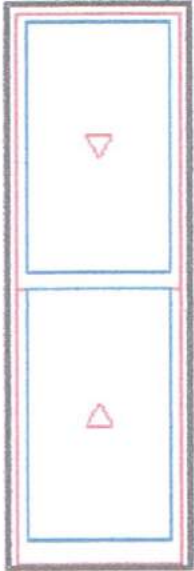
Due to these issues, we are proposing the replacement of 17 existing windows with custom designed Marvin "Clad Ultimate Insert Double Hung" aluminum windows (please see window specification provided for additional details). We will not be removing any existing windows or adding any new windows to our home.

We have chosen these windows because of Marvin's reputation for quality windows and their national reputation as a company focused on meeting the historical requirements at both a local and national level. We believe these windows will allow us to keep our house true to its historic character while addressing the issues we discussed above.

wood interior, aluminum
exterior

no storm windows

Built around you.



As Viewed
From The
Exterior

- Stone White Clad Exterior
- Painted Interior Finish White - Pine Interior
- Clad Ultimate Insert Double Hung
- Inside Opening 28 1/2" X 85 9/16"
- 0 Degree Frame Bevel
- Top Sash
 - Stone White Clad Sash Exterior
 - Painted Interior Finish - White - Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - Ovolo Interior Glazing Profile
- Bottom Sash
 - Stone White Clad Sash Exterior
 - Painted Interior Finish - White - Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - Ovolo Interior Glazing Profile
- Satin Taupe Sash Lock
- White Jamb Hardware
- Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb

Austin #3









SUMMARY

Demo Delay 18-17 (Staff Review)

720 W. 7th Street
Petitioner: Chris Sturbaum

Contributing

IHSSI #: 105-055-26111

c. 1900



Background: The house located at 720 W. 7th Street is a contributing slightly altered Pyramid Roof Cottage in good condition that was constructed c. 1900. The property is zoned RC-Residential Core.

Request: Partial demolition – removal of metal door in addition, replacing existing aluminum siding with new aluminum siding, and replacement of fixed window in gable with new fixed window of the same design and dimensions.

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 May 2nd, 2018. The BHPC may thus employ

demolition delay for 90 days from the date, and may request an additional 30 days if necessary for further investigation. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff released the demo delay waiting period for 720 W. 7th Street on May 2nd, 2018. Staff does not feel that the alterations to the addition will dramatically affect the historic integrity of the original house. Staff also does not feel that the house deserves stand-alone designation, but feels the house merits inclusion in a larger district. The Near West Side Neighborhood Association is in the process of completing an application for historic district designation, and this property will most likely be included in the district boundaries.





SUMMARY

Demo Delay 18-18 (Staff Review)

814 W. 7th Street
Petitioner: Lisa Comforty

Contributing

IHSSI #: 105-055-26176

c. 1910

.3

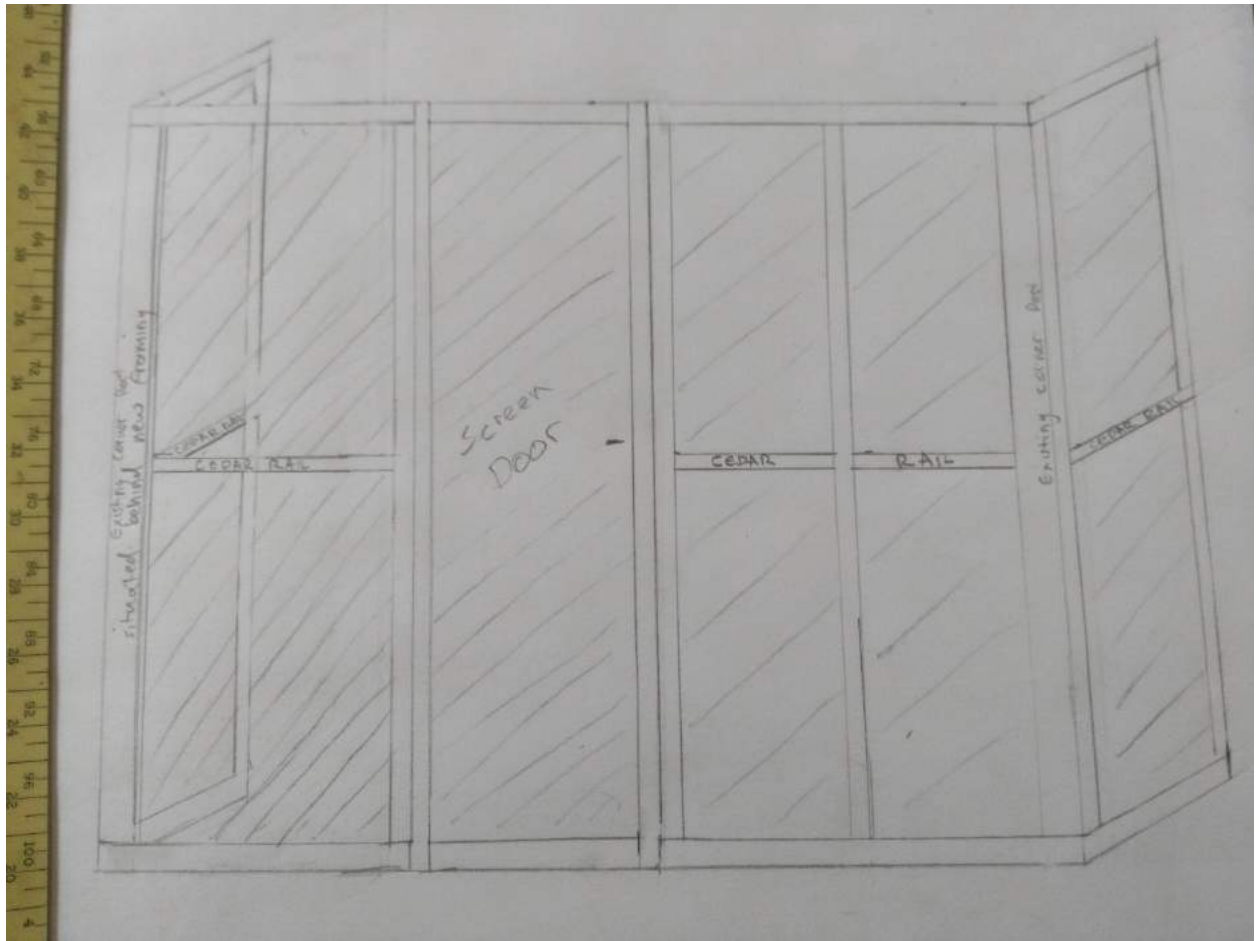


Background: The house located at 814 W. 7th Street is a slightly altered structure in good condition that was constructed c. 1910. The property is zoned RC-Residential Core.

Request: Partial demolition – screen in front porch.

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 May 1st, 2018. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 30 days if necessary for further investigation. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff released the demo delay waiting period for 720 W. 7th Street on May 2nd, 2018. Staff does not feel that the alterations to the porch will dramatically affect the historic integrity of the original house. Staff also does not feel that the house deserves stand-alone designation, but feels the house merits inclusion in a larger district. The Near West Side Neighborhood Association is in the process of completing an application for historic district designation, and this property will most likely be included in the district boundaries.



SUMMARY

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

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

No attribute data found



Background: The house located at 717 N. Maple Street is a gabled-ell house that was constructed c. 1915 and is zoned RC-Residential Core.

Request: Full demolition

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

Recommendations: Staff recommends continuing the demolition delay waiting period. Staff has been in contact with the Maple Heights Neighborhood Association and they believe they will be able to complete an application for district designation if the Commission chooses to continue the demolition delay waiting period for another 30 days past the expiration date on June 10th, 2018. If an application is not received in time, Staff recommends releasing the demolition delay waiting period because while the house merits inclusion in a larger district, Staff does not feel it deserves stand-alone designation.

SUMMARY

Demo Delay 18-10 (cont. from last meeting)

1209 W. 2nd Street
Petitioner: Barre Klapper, on behalf of Springpoint Architects

Notable

IHSSI #: 105-055-60807

c. 1940



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

Request: Full demolition of house and garage.

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

Recommendations: Staff recommends a move for local historic designation. The house and garage are in good condition and they both retain enough historic integrity to merit stand-alone designation. However, Staff does acknowledge that the retention of the house and garage will impact the ability to develop the site in the future and as it stands, the house is out of context with its surroundings. The house and property have a substantial presence on the corner of 2nd Street and Patterson Drive and the historic integrity of this immediate area will be lost if the house is torn down.

SUMMARY

Demo Delay 18-16

1206 S. Nancy Street
Petitioner: Michaelangelo Sim-bruno

Notable

IHSSI #: 105-055-61506

c. 1960



Background: The house located at 1206 S. Nancy Street is an unaltered Ranch in good condition that was constructed c. 1960. The property is zoned RS-Residential Single Family.

Request: Partial demolition – replacement of front window and construction of side addition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on April 24th, 2018. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends a move for local historic designation. This house is an excellent example of a mid-century modern ranch and due to the retention of its historic architectural integrity, Staff believes it merits stand-alone designation. However, Staff does not feel that the replacement of the front window and the construction of an addition on the side of the house that will be minimally visible from the public right of way will dramatically alter the historic integrity of the house and will be done in a sympathetic manner to the original house.

SUMMARY

Demo Delay 18-19

726 W. 6th Street (Hendrix House)
Petitioner: James McBee

Contributing

IHSSI #: 105-055-2619

c. 1875



Background: The house located at 726 W. 6th Street is a contributing slightly altered Greek Revival I-House in good condition that was constructed c. 1875. The property is zoned RC-Residential Core.

Request: Partial demolition – replacement of non-original windows on the East and West elevations. Window openings will be returned to their original size and replacement windows will be made to fit.

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 May 9th, 2018, but had previously included the

project as a courtesy review on the May 10th, 2018 BHPC Agenda. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 30 days if necessary for further investigation. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends releasing the demolition delay waiting period for 726 W. 6th Street. Staff believes the changes will bring the house back to a more historic appearance and while Staff would prefer the replacement windows be made of wood, vinyl or clad windows can ultimately be replaced in the future and none of the windows proposed for replacement are original. Staff feels that the house deserves inclusion in a larger district, but does not believe the house deserves stand-alone designation at this time.







506 S. High Street (Ralph Rogers House) – Outstanding



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

(1) Historic:

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

(2) Architecturally Worthy:

- a. Embodies distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Is the work of a design of such prominent that such work gains its value from the designer's reputation; or
- d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or

- e. Contains any architectural style, detail, or other element in danger of being lost; or
- f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- g. Exemplifies the building environment in an era of historic characterized by a distractive architectural style.

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

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

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

Ownership Timeline:

- 2013-present – David Mackay Revocable Living Trust
- 1989-2013 – David Mackay
- 1982-1989 – Ron & Marguerite Thompson, William Clifford Wiest
 - Purchased the property from the Ralph Rogers Estate
- 1982 – Douglas K. Ford (Tenant)
- 1981 – William W. Stai (Tenant)
- 1980 – Richard L. Hunter (Tenant)
- 1978-1979 – Rev. Richard G. Asp (Tenant)
- 1977 – Vacant
- 1918-1976 – Ralph Rogers
- 1917-1918 – Fred Finnamon

Contributing Structures

- Ralph Rogers House
- Detached Garage

The Ralph Rogers House is a single family Dormer Front Bungalow that is located on the South side of High Street between East Hunter Avenue and East 2nd Street. The house was constructed c. 1917 and while it has undergone several renovations, is still one of the most pristine examples of Craftsman architecture in Bloomington. Most notably associated as the home of Ralph Rogers, owner of the Bloomington Crushed Stone Company, Mr. Rogers lived in the house for more than 50 years, during which time he expanded his business ventures in and around Indiana to what is today known as the Rogers Group, LLC.

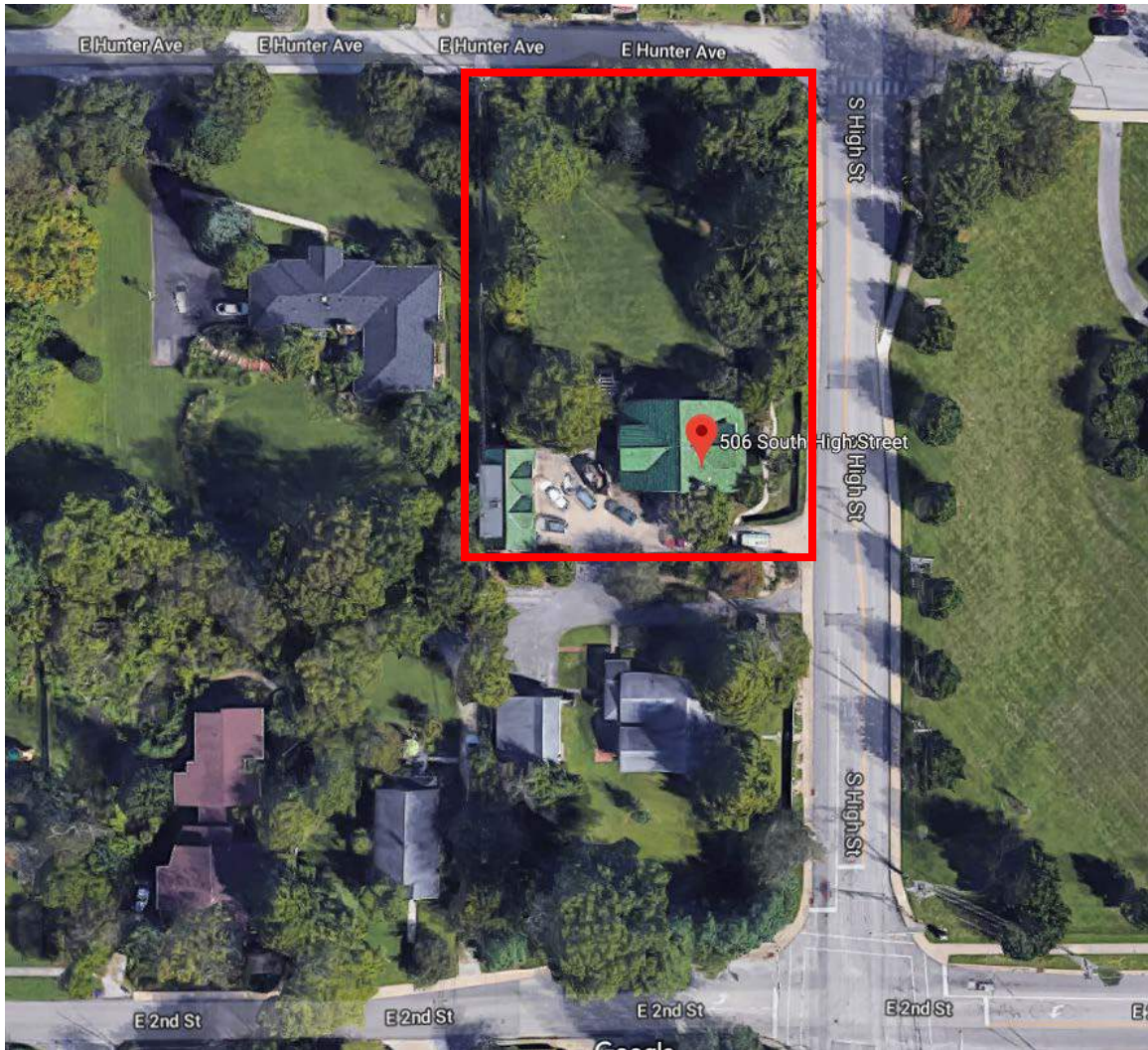


Figure 1. Aerial map showing location of the Ralph Rogers House between E 2nd Street and E Hunter Avenue.

The Ralph Rogers House is representative of Craftsman Bungalow architecture. This style is often identifiable by a low-pitched, gabled roof with wide, unenclosed eave overhangs, exposed roof rafters, false beams or braces added under the gables, porches, either full or partial width, with square columns that support the roof, and commonly one or one and one-half stories tall. The side-gabled roof subtype is found on approximately one-third of Craftsman houses in America and is commonly found to have one and one-half stories with centered shed or gabled roof dormers and porches that are contained under the main roof, sometimes with a break in the slope. This subtype is most commonly found in Northeastern and Midwestern states.¹ The Craftsman style was the dominant style for smaller houses built throughout the country between 1905 and the early 1920's. The style originated in Southern California and spread across the country by pattern books and popular architectural magazines.²

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

² *Ibid.*, 568.

Being one of the most prevalent house types in Bloomington, bungalow houses create a familiar atmosphere in the city but the Ralph Rogers House is anything but familiar. Set back from South High and concealed by trees and hedges, the house is not an overly noticeable feature on this block, but look closer and ornate features, elaborate roof dormers, and an unusual green tile roof makes up one of the most unique bungalow's in Bloomington. Keeping with the traditional elements of a side-gabled bungalow, the Ralph Rogers house is a one and one-half story brick house with a low-pitched roof and exposed rafter tails that extend over the front porch. One of the most notable features of the house are the symmetrical elaborate roof dormers on the front and back of the house with four 6 over 1 windows, decorative brackets under the gables, and unenclosed eave overhangs that extend beyond the walls of the dormers. The original 10 over 1 windows still frame the original front door under the porch roof, which is supported by square brick columns. Finally, the original carriage house is still found on the property behind the house and is designed with the same architectural style choices as the main house. It features two garage bays and two low-pitched roof dormers that face S High Street. The dormers are designed using the same style as those on the house with unenclosed eave overhangs and wooden brackets under the gables. David Mackay, the current owner of the property, notes that Ralph Rogers is credited with creating the house that is currently there today. After he purchased the property in 1918, Rogers added to the single story with an unfinished upstairs a second story, triple fired architectural terra cotta clay roof tiles that were manufactured by Ludowici Roof Tile in Ohio, and the ornate roof dormers that are a dominant feature of the house. He also installed Nurre-lite glass tile in the house, etched black onyx bathroom fixtures, and an enclosed glass shower, which was before its time and was advertised as the first unbreakable glass that could withstand hot water. Finally, the house features an elevator that runs from the basement to the 2nd floor, along with a walk-in refrigerator in the basement, which was used to store meats, fruit, and fur coats.³

Although the house and garage are architecturally worthy of local designation in their own right, the house is also associated with Ralph Rogers, one of Bloomington's original self-made businessmen. Rogers was born in Monroe County, Indiana in 1889 and quit school when he was 16 to help support his mother and sisters after his father's death. He became involved in the stone crushing business where he worked various jobs but then opened his first quarry operation on S Adam Street when he went into a partnership with Harry Berry, one of Rogers' relatives on his mother's side, in the 1920's. The company became known as the Bloomington Crushed Stone Company and is still in operation today, but has since been renamed Rogers Group Inc. Eventually, the Bloomington Crushed Stone Company expanded its operations to include locations in Indiana, Kentucky, Tennessee, Alabama, Colorado, and Ohio. Notable projects that the company has been involved in include the construction of the atomic bomb plant in Oak Ridge, Tennessee in 1941 for the Manhattan Project, construction of the Bloomington Hospital in 1952, and the construction of facilities at RCA, Westinghouse, and Otis. Rogers also became involved with the U.R. Price and Company in Bloomington, a contracting company for concrete and road paving, until the 1950's. In his personal life, Rogers was a member of the First Christian Church, BPO Elks Lodge 446, Royal Order of Moose, Scottish Rite, York Rite, Blue Lodge, and the Indiana Society of Chicago. Rogers retired in 1967 and passed away in 1976.⁴ It is likely that he was the original owner and builder of the house at 506 S High, making him the longest owner and occupant of the property.

³ David Mackay, current home owner

⁴ Ralph Rogers Obituary – Monroe County History Center

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

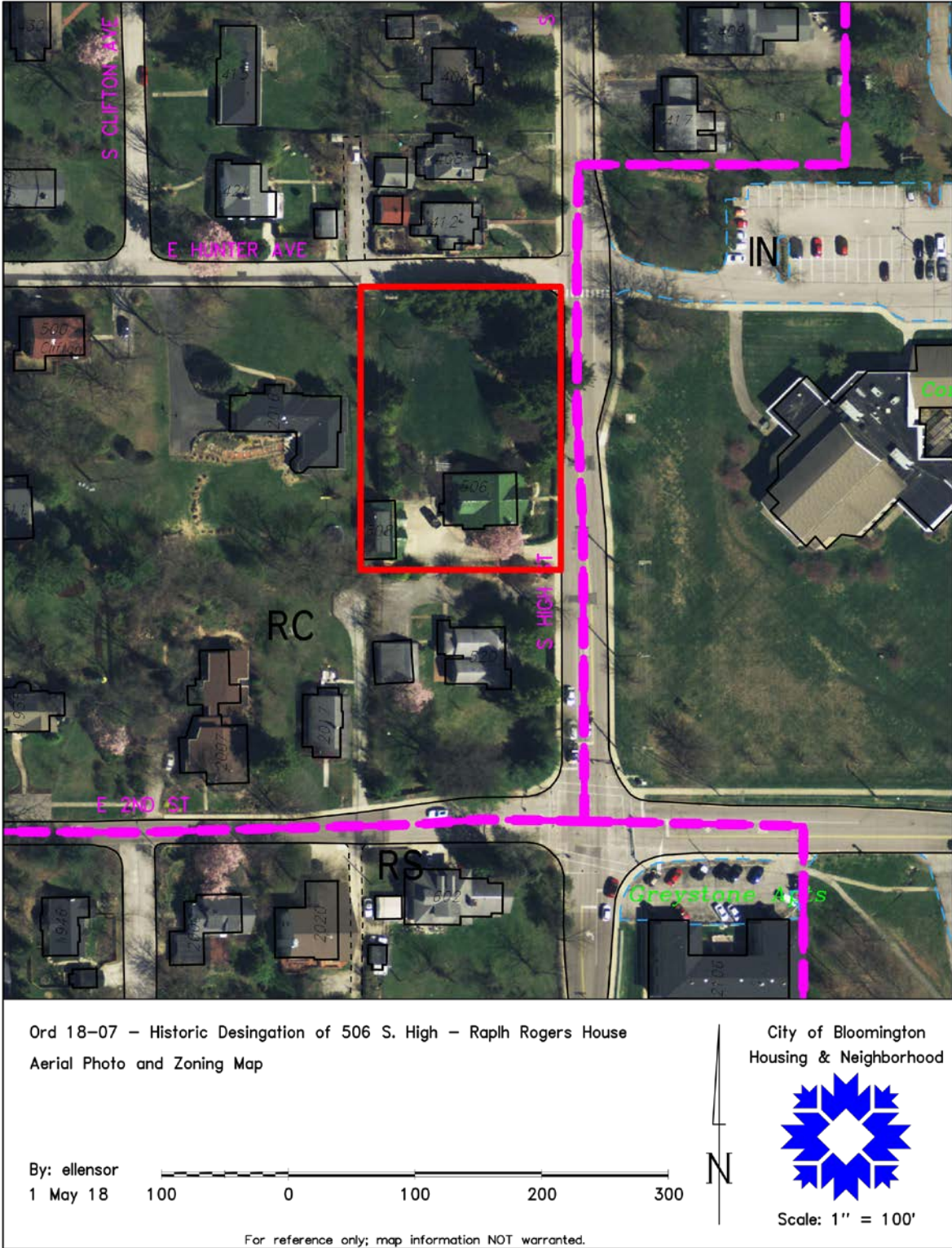


Figure 2. GIS/Zoning Map showing parcel boundaries of proposed district for 506 S. High Street.



East Elevation – Main façade





S Elevation



SW Elevation



W Elevation



N Elevation



Garage – East elevation



Clay tile roof and dormer detail - Garage

605 S. Fess Street (Willow Terrace Apartment Building) - Notable



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

(1) Historic:

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

(2) Architecturally Worthy:

- a. Embodies distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or

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

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

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

Legal Description: 015-27730-00 Smith Lot 32

Ownership Timeline:

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

Contributing Structures

- Willow Terrace Apartment Building

The Willow Terrace Apartment Building is a large, multi-story structure that is located on the Southwest corner of E 2nd Street and S Fess Avenue. The building was designed by Ross Caldwell, architect for the project, and constructed by George W. Caldwell, Ross' father and general contractor, both prominent contractors from Indianapolis, for the Willow Terrace Realty Company. Caldwell's father, George W. Caldwell, is well known for the construction of the Monroe County Courthouse in 1907 and West Baden Hotel in French Lick when he was a partner at Caldwell and Drake, a contracting company from Columbus, Indiana. The building was owned by Berdelia and Oscar Williams under the name Willow Terrace Realty Co. until 1954, when it was deeded to their sons, Julian and Byron. The building was constructed in 1927 based on local construction news releases and has undergone very few alterations since its construction.



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

The apartment building is representative of Spanish Colonial Revival architecture with a parapet roof and a faux clay tile roof overhanging the parapet. Spanish Colonial Revival architecture is identifiable by a low-pitched roof, usually with little or no eave overhang, red tile roof covering, the wall extending into the gable without a break, one or more prominent arches above doors or principal windows, and the façade is normally asymmetrical. The flat roof subtype with a parapeted roof is found on about 10% of Spanish Colonial Revival houses in America. This subtype is characterized by a combination of one- and two-story units and narrow tile-covered shed roofs above entryways or projecting windows. Finally, this subtype is loosely based on flat-roofed Spanish prototypes, resembling the Pueblo Revival house.¹

¹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 521-522.

Spanish Colonial Revival architecture is most prominent in the American Southwestern states, but even though landmark houses or structures are not common outside of this area of the county, scattered vernacular examples are found in suburban developments across the county. Prior to 1920, most structures of Hispanic precedent were based on the Spanish Mission style, but following the Panama-California Exposition in San Diego in 1915, architects became inspired by the elaborate Spanish prototypes found in other countries and a new wave of Spanish Colonial Revival architecture began to sweep across America.²

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

While the building is significant for its unique architectural style, there have been several prominent people involved with the construction of the apartment building as well as influential tenants who have called this building home. Most notably, George W. Caldwell was a prominent contractor based in Indianapolis at the time of the buildings construction who was the main contractor for the project. Caldwell, prior to moving to Indianapolis, was a co-owner of the Caldwell and Drake construction firm from Columbus, Indiana. Notable projects that Caldwell was involved in while working at Caldwell and Drake include the construction of the Monroe County Courthouse and the West Baden Hotel in French Lick, Indiana.³ George was born in Delaware County, Ohio around 1860. His parents, James and Lydia Caldwell, had five children, one of whom was named Charles Caldwell and was the younger brother of George. To the best of Staff's knowledge and research, George, Charles, and George's son, Ross, all lived in Indianapolis during the time the Willow Terrace Apartment Building was constructed, but Ross and his father, George, were the architect and contractor for the project.⁴ Several Indianapolis news articles state that Charles was the contractor for the project, but no substantial evidence has been found to support this claim.

Outside of the Caldwell relationship to the building, Oscar Williams, one of the original owners of the building, was an Indiana University history professor from 1908-1915 and was born c. 1874, based on death records in the Monroe County IN death Index 1882-2014 that state he

² Ibid., 522.

³ Bachant-Bell, Danielle. "A Walk Through the Monroe County Courthouse: Historic Tour Guide No. 9." 2002.

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

passed away in 1951.⁵ Oscar and his wife, Berdelia, briefly left Bloomington but returned around 1940 when they are listed as living at 609 South Fess Avenue until to 1950. Oscar published several books during his time at Indiana University, most notably, *History consultation service, designed to aid teachers in public schools* and *History of Indiana*, in 1915 and 1916, respectively.

Professor Ernest Hoffzimmer was also a prominent Indiana University Jacobs School of Music instructor associated with the Willow Terrace Apartment Building when he is listed as living there in 1929. Professor Hoffzimmer was born c. 1877 in Nordrhein-Westfalen, Germany and as a student, studied musical performance under Victor Staub and William Dayas of Cologne. Hoffzimmer taught at the Stern Conservatory in Berlin and the Dusseldorf Conservatory prior to immigrating to the US in 1927. He established himself as one of the Midwest's outstanding master teachers at Indiana University where he taught piano and keyboard technique. After retirement, Professor Hoffzimmer moved to California where he became head of the piano department at Southern California School of Music in Los Angeles. He passed away in 1957 and is buried in Forest Lawn Memorial Park in Glendale, California.⁶

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

⁵ Ehman, Lee and Ben Williams. "Monroe County IN Death Records Index 1882-2016." 2017. <http://monroehistory.org/wp-content/uploads/2015/10/Compiled-death-indexes-with-preface-for-web-page-4-2017-1.pdf>.

⁶ The Trustees of Indiana University. "Ernest Hoffzimmer Scholarship Fund." 2018. <http://music.indiana.edu/giving/scholarships/scholarships-hoffzimmer.shtml>.



Figure 2. Taken around the time of construction. Note that most of the original features have been retained.⁷

⁷ Photo courtesy of Bill Coulter – Mathers Museum, Shaw Starks Collection 1973-11-0350.

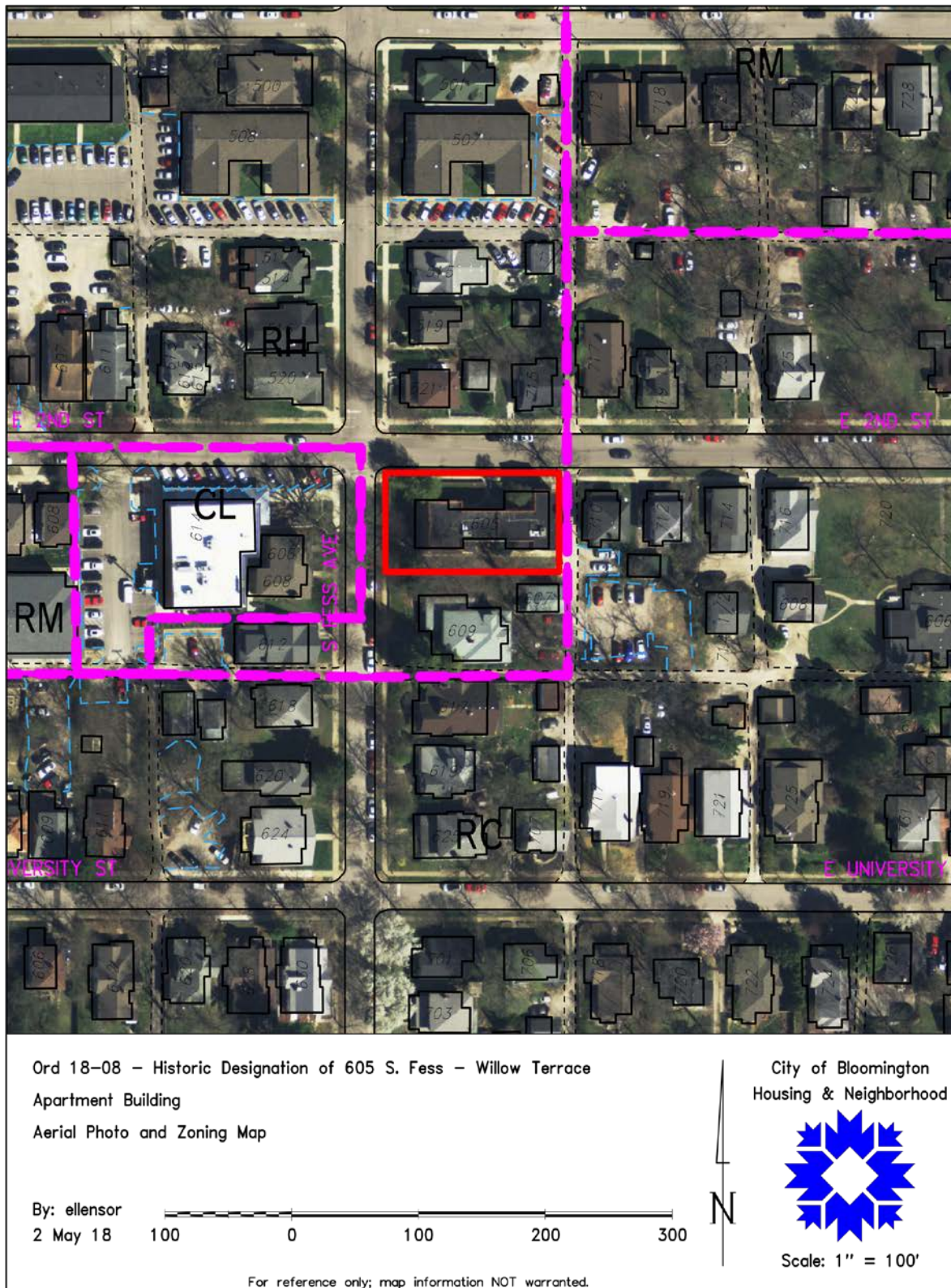


Figure 3. GIS/Zoning Map showing parcel boundaries of proposed district for 605 S. Fess Street.



North Façade detail













*Photo's courtesy of Jenny Southern