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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. June 8, 2017

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

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

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

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

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

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

Commission Review

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

B. COA-17-47
110 N. Walnut St.: Courthouse Square Historic District
Petitioner: Cynthia Brubaker

Request to replace non-original storefront window opening with a glass and aluminum overhead garage door. This is also a request to install a ground mounted railing for outdoor seating.

V. DEMOLITION DELAY

Staff Review

Commission Review

Demo Delay 17-11

1205 S. Washington St. (Monon Survey Area)

Petitioner: Chris Sturbaum

Partial demolition.

VI. NEW BUSINESS

A. Findings of Fact

B. Matlock Heights Historic District Guidelines

VII. OLD BUSINESS

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

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

Next meeting date is Thursday, July 13, 2017 at 5:00 p.m. in the McCloskey Room

Posted: June 15, 2017

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, June 8, 2017
5:00 P.M.
Minutes

I. CALL TO ORDER

Meeting was called to order by Chairman, John Saunders, at 5:00pm.

II. ROLL CALL

Commissioners
Lee Sandweiss
Jeannine Butler
Jeff Goldin
Leslie Abshier – arrived at 5:05 pm
Flavia Burrell – arrived at 5:04 pm
Kelsey Maas
John Saunders
Chris Sturbaum

Advisory
Duncan Campbell
Derek Richey
Marjorie Hudgins
Deb Hutton

Staff
Bethany Emenhiser – HAND
Alison Kimmel – HAND
Jaqueline Scanlan – Planning
Anahit Behjou – Legal
Doris Sims – HAND
Mary-Catherine Carmichael – OOTM

Guests
Jessica Messmer
Kayla Maldonado
Nicholas Carder
Jeff Brawley

Derek Hartman
Marilyn Hartman
Doug Horn
Cappy Phillips
Jenny Southern
Jody Wintsch
Homer Hoakle

III. APPROVAL OF MINUTES
A. May 11, 2017
Jeff Goldin made a motion to approve the minutes from May 11, 2017. **Jeannine Butler** seconded. **Motion carried 6/0/0. (Yes/No/Abstain)**

IV. CERTIFICATES OF APPROPRIATENESS
Staff Review
A.COA-17-29
623 S. Woodlawn Ave.: Elm Heights
Petitioner: Leslie and Austen Parrish
Construct a 13'x22' screened-in porch on existing concrete pad in rear north side of house off an addition. Install a privacy fence to begin midway back from front of house and Woodlawn fronting maximum height not to exceed 4'.

Bethany Emenhiser gave presentation. See packet for details.

B. COA-17-34
503 W. Dixie St.: McDoel Gardens
Petitioner: Mike Arnold
Removal of a non-original metal awning and decorative supports over front stoop. Installation of an enlarged and more substantial, gable front, porch covering. The concrete stoop will be expanded from 8' to 12' to the eastern edge of the house.

Bethany Emenhiser gave presentation. See packet for details.

C. COA-17-35
918 W. 3rd St.: Greater Prospect Hill
Petitioner: Sherry Lifer and Margaret Emmert
Installation of 14 solar panels on south facing roof of garage off the alley.

Bethany Emenhiser gave presentation. See packet for details.

D. COA-17-36
344 S. Rogers St.: Prospect Hill
Petitioner: Keith Solberg
Installation of 11 solar panels on south facing roof. Note only a portion of the panels will be visible

Bethany Emenhiser gave presentation. See packet for details.
E. COA-17-37
910 E. 2nd St.: Elm Heights
Petitioner: Tim Mueller
Installation of a 6' tall manufactured trellis between house, alley and garage.

Bethany Emenhiser gave presentation. See packet for details.

F. COA-17-38
341 S. Buckner St.: Greater Prospect Hill
Petitioner: Cybil Cole
Installation of 4" fiber cement siding in replacement of existing aluminum siding.

Bethany Emenhiser gave presentation. See packet for details.

G. COA-17-39
416 E. 4th St.: Greater Restaurant Row
Petitioner: Sib Sheikh
Removal of vinyl siding and rotted original wood siding and replacement with 4" cement board siding.

Commission Review
A. COA-17-40
208 N. Walnut St.: Courthouse Square
Petitioner: Kayla Maldonado
Request to install a 21.5" x 19.5" metal blade sign.

Bethany Emenhiser gave presentation. See packet for details.

Jessica Messmer presented to the commission why they want to use a blade sign and displayed blade signs that have historically been used around the square. **Kayla Maldonado** reiterated there have been similar signs in the area in which their business is.

Marjorie Hudgins asked if they had a plan B if this was not approved. **Kayla Maldonado** stated they did not.

Jeannine Butler asked Bethany to clarify where the holes are.

Leslie Abshier asked if the weight of the sign would damage the siding. **Bethany Emenhiser** stated Ron Walker with CFC Properties had engineers verify the weight would not cause any damage.

Deb Hutton asked if there were currently any signs in the overlay district like the one being proposed. **Bethany Emenhiser** stated there are not any in the historic district, but there is one in the overlay.

Derek Richey asked if there was a certain time period when these signs became significant. **Bethany Emenhiser** commented signs were mainly a twentieth century phenomenon. **Derek Richey** asked what deciding factor made the City of Bloomington wants the 1930's feel rather and the 1950's or 1960's. **Bethany Emenhiser** stated blade signs were discussed as a historic sign type, but they did not want to recommend a sign type that would contradict city ordinances.

Chris Sturbaum asked if the petitioners thought about moving the sign up to line it up with the top of the door. **Bethany Emenhiser** presented pictures of other businesses and where their signs were.

Duncan Campbell asked why the UDO does not want the blade signs. **Jacqueline Scanlan** stated the Planning Courthouse Square Overlay, projecting signs are strictly prohibited. It was a part of the UDO update in 2006. She stated her understanding is they were prohibited to have a cleaner view of the street-scapes. She also stated if HPC were to approve this, the petitioners would have to be approved by the Board of Zoning Appeals, and by the Board of Public Works.

Chris Sturbaum asked if a recommendation from the HPC would help during the Board of Zoning Appeals meeting. **Jacqueline Scanlan** stated recommendations are always welcomed.

Lee Sandweiss asked what material the sign would be made of. **Kayla Maldonado** stated the sign would be steel with a copper metallic coating.

Marjorie Hudgins asked if sandwich boards were allowed in this area. **Jacqueline Scanlan** stated they are allowed.

Jeannine Butler commented she would raise the sign compared to where they are proposing it be. She understood if you raised it any higher, the tree may block the sign.

Jeff Goldin stated he thinks the sign is tasteful and fits well with the building.

Leslie Abshier commented she likes the sign. She stated a large awning with a sign above would hide the building more than any sign like this. She commented this is one of the first things the board is seeing for this district. It is a small, tasteful sign. It would send a good message for the commission to support something like this, as long as it seems appropriate, rather than putting up fights with this district, we should be working with the community and trying to support them in any way possible.

Deb Hutton commented she liked the sign.

Kelsey Maas stated she is in support of the sign.

Flavia Burrell commented she agrees with **Jeff Goldin**, stating the sign goes well with the building. She would not want to see a large sign covering the limestone.

Derek Richey stated he is in favor of the sign, he thinks the petitioners are going to have some difficulties ahead while facing the other boards, but he would vote in favor of this sign.

Duncan Campbell stated if you look at storefronts across the decades, signage changes a lot. It is a lot to ask for the signage to not impact the historic character of the building. The tenants change, the buildings change, and the sign will not be there forever. Buildings' character changes with time, so he saw no problem with this sign.

Chris Sturbaum stated there is a hardship for this property due to the limited visibility because of the tree blocking the property. Also, the UDO rules came before there was a historic district downtown. This business has to go to 3 or 4 meetings that could take months just to have a sign approved. He thinks the sign decisions should be the commission's responsibility now that this district exists. He fully supports the sign.

Jeannine Butler made a motion to approve **COA-17-40,** with the requirement if the current holes do not work when hanging the sign, they need to come back for another approval to the commission. **Jeff Goldin** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

Jeannine Butler made a motion the Historic Preservation Commission writes a letter of support to all boards and commissions the petitioners will have to present to in the future. **Chris Sturbaum** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

V. DEMOLITION DELAY
Staff Review
NONE

Commission Review
A. Demo Delay 17-10
425 ½ E. 11th St.
Petitioner: Stasny & Horn
Full demolition.

Bethany Emenhiser gave presentation. See packet for details.

Doug Horn presented the current condition and the history of the house to the commission.

Derek Richey asked if any materials in the house are worth saving. **Doug Horn** stated in order to have any work on the house, the house would need to be brought up to code, which would cost too much

Chris Sturbaum asked if any plans were brought regarding what will be there in the future. **Doug Horn** stated nothing was brought. They have no current plans. He stated they purchased the property to protect the surrounding properties they own.

Lee Sandweiss commented she would not want to save a house that is dangerous.

Marjorie Hudins stated it would be better for the neighborhood if they house came down.

Jeannine Butler commented she will follow staff recommendation.

Derek Richey stated he does not want to see these home comes down, but when they are in this state, there is not much you can do about it.

Duncan Campbell stated if the commission is making a decision for full demolition, he would like to see inside pictures of the house if possible.

Chris Sturbaum commented an issue that will come up in the future for the commission is demolition because of the house. The condition is not the history of the house. If this were in a different neighborhood t/hese items would have been fixed. These homes can and should be fixed.

John Saunders stated when the petitioner comes back, he would like to see something fitting for the neighborhood. **Bethany Emenhiser** stated since it is demolition delay, it will not come before the board. **Doug Horn** commented he would be happy to bring it to the board for opinions.

Jeff Goldin read demolition delay paper. **Jeannine Butler** seconded. **Motion carried 8/0/0 (Yes/no/abstain)**

VI. NEW BUSINESS

A. 1000-1002 E. Atwater Ave.

Bethany Emenhiser gave presentation. See packet for details.

Jeff Brawley presented the past situation of the fence and what he wants to propose to the commission.

Lee Sandweiss asked if the commission would be seeing this again before the fence was built. **Bethany Emenhiser** stated yes.

Majorie Hudgins asked what the purpose of the fence is. **Jeff Brawley** replied, the fence is so tenants can have outdoor gatherings.

Deb Hutton asked if the fence would look the same when it was rebuilt.

Duncan Campbell asked if there were any proposed drawings. **Bethany Emenhiser** stated there was not.

Chris Sturbaum asked if the fence could be set back by the side deck. **Jeff Brawley** stated they're open to opinions.

Cappy Phillips stated they have lived at their property for 36 years, they are familiar with students living in the neighborhood, but have never had problems with students until this last year. By erecting the fence, it does nothing but provide a party area. There were 250-300 kids at the first tailgate party last year with underage drinking and loud music. Trash from the parties

became an issue, causing a rat problem. She stated they have worked with multiple departments, including the mayor. If the petition comes before the commission she would ask for it to be denied.

Jenny Southern asked why the homes were allowed to be connected when they are two different properties from different eras. The fence proposed is not appropriate for either house. 1000 E Atwater is one of the first homes you see in the Elm Heights neighborhood and has a lot of potential.

Jody Wintsch introduced herself. She spoke of the trash and rats that became a problem last year. The tenants vandalized a fence of hers. If a fence is put up, even if it is set back to where it is allowed, the students will funnel into the public alley behind the properties. Elm Heights is not a place for fraternities, it is a quiet residential neighborhood.

Homer Hoakle stated he lives near the Brawley homes. The noise and the parties are heard sometimes at 3:00-4:00am. He has lived there for about 30 years, pays taxes to live a historic neighborhood, and is opposed to the fence.

Homer Hoakle asked if and when this come to the commission for approval, if the neighborhood will be notified. **Bethany Emenhiser** stated she notifies the neighborhood sub-committee.

Jeff Goldin asked **Jeff Brawley** why he wanted the fence. **Jeff Brawley** stated he agrees with many of the comments regarding the kids being rude to the neighbors, but the incoming students living there have a lot more structure in place than the previous tenants. The students have requested the fence.

Chris Sturbaum asked what the legal occupancy of the homes are. **Jeff Brawley** explained the houses are classified as sleeping rooms and have individual leases. **Duncan Campbell** commented it seems to be some sort of zoning violations.

Marjorie Hudgins asked if the University was aware of the fraternity. **Jeff Brawley** stated he is not aware if they know or not.

Anahit Behjou stated the purview of the commission is to comment about the fence.

B. Commission Retreat

Bethany Emenhiser brought up a commission retreat. Dates were considered. A survey of dates and the commission's availability will be taken.

VII. OLD BUSINESS
A. Preservation Month

Bethany Emenhiser reviewed preservation month. She stated the bike tour had about 40 people. The lecture was full as well. She was pleased with the attendance of events. She stated she is

working on a potential Cornelius Obrien lecture August 3rd. Also, the Citizen Jane movie about Jane Jacobs premiered in April. She suggested the film be played at the IU cinema and they will be playing it August 3rd – August 5th. The cemetery tour was cancelled due to weather. It may be rescheduled for October, which is Cemetery Month. The Vinegar Hill walking tour had about 15 people. **Deb Hutton** suggested touring a quarry as well during limestone month.

Duncan Campbell stated he will be giving a tour of the first quarries through Visit Bloomington.

VIII. COMMISSIONERS' COMMENTS

Chris Sturbaum commented Deb, Duncan, and Derek are official advisory members.

IX. PUBLIC COMMENTS

NONE

X. ANNOUNCEMENTS

NONE

XI. ADJOURNMENT

Meeting was adjourned at 6:45pm.

SUMMARY

Request for rear addition with basement due to grading changes. Also, request to demolish non-contributing historic detached garage.

COA-17-46

701 W. Wylie St.
McDoel Gardens
Petitioner: Barre Klapper

Contributing **105-055-53022** **House;** California Bungalow, c. 1930

Background

The property at 701 W. Wylie St. is located within the McDoel Gardens Local Historic District. The property is a c. 1930 slightly altered California Bungalow in excellent condition. It is zoned Residential Core (RC).

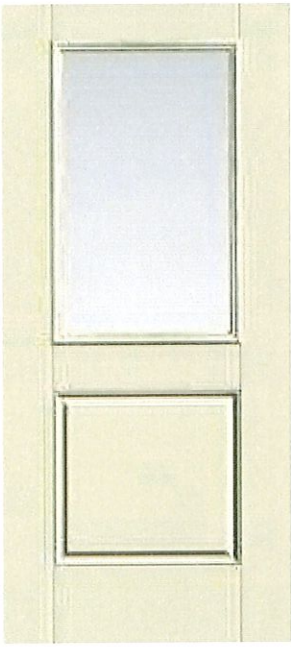
Request

This is a request to construct a rear addition on a basement and demolish a non-contributing historic detached garage. The addition will add about 462 square feet. There is also a request to remove a non-original concrete pad and shed roof off the southeast corner of the house.

- All replacement windows will be either salvaged from other parts of the house, if possible and does not conflict with code requirements, or Pella's Architect Series, wood clad, simulated divided lite, double-hung windows.
- On the *west elevation*, remove small replacement, one-over-one and replace with a Pella window, as described above. The southwest corner three-over-one wood window will be moved to the new rear addition facing south. This opening will be expanded to include two new egress Pella windows, see above. The addition will extend 20'8" to the

south and will be sided with 4" cement board siding to differentiate from the existing aluminum siding. A new double hung Pella window will be added to the main floor addition and two Pella Architect series windows in the basement. Also on the west elevation, there is a proposal to remove an existing concrete pad and aluminum shed roof.

- On the *east elevation*, they are proposing removal of two replacement one-over-one windows and replacing with one larger Pella window, see above. The addition will have a cross gable entry with landing and staircase and either a removed window or Pella window.



- On the *south elevation (see above photo)*, the south elevation will be extended 20'8" x 22"4' to match existing rear width dimension. They are proposing removing a newer, but potentially historic in its own right rear porch and railing. There are two five panel interior doors which they are requesting to remove and install new ThermaTru half lite fiberglass doors, one on the south elevation of the addition and one on the east elevation of the addition. They are proposing removing and relocating the existing window to the east elevation of the addition, if possible. They are proposing two Pella windows to the new rear addition. The basement will have a door and two Pella Architect series windows.
- Proposed demolition of non-contributing historic detached garage and wood yard fence.

Applicable Design Guidelines or Standards Sections
Secretary of 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 a property shall be avoided.
>
> Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
>
> Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
>
> Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
>
> Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

McDoel Gardens Historic District Design Guidelines

II. Guidelines for Existing Buildings
WINDOWS:
Windows are a strong character-defining detail of houses. When considering whether to rebuild or replace windows, attention should be paid to the classification of the house. (See Appendix) Replacement windows should be consistent in appearance with the original design.

> Preferred:
> Retain and restore character-defining windows on Notable homes. Original windows should be insulated with storm sashes.
>
> Acceptable:
> Replacement windows should leave the size of the opening substantially unaltered and should retain the original configuration and character of the original window.

DOORS:
Original doors on houses classified as notable should be preserved as an integral part of the design. Doors may be widened or replaced to accommodate wheelchairs.

Preferable
Keep doors that are original to the house in place and add storm doors for weatherization. Replacement doors should closely match the design of original doors.

Acceptable
Replacement doors should be the same style and size as the originals. When retrofitting for accessibility, entries may be enlarged.

VI. Additions (New)
The ability to expand on the lot is important to the changing needs of families and predicts the longevity of ownership in the neighborhood. In McDoel the modest sizes of the houses are valued, but the owners are encouraged to seek ways to adapt the property for current uses while maintaining footprints in keeping with the neighborhood.

Preferable:
Additions should be scaled to the size of the existing house. The larger McDoel houses are roughly 1500 square feet on the first floor. Additions should be placed where visibility from the street is minimized. The roof slope should be compatible with the existing house and the peak should be equal in height or lower than the peak of the house gable. Windows should reflect the number, placement and pattern of windows on the house elevations. Materials should closely match those on the existing structure.

Acceptable:
Additions should maintain the style and massing of contributing property in the area. Where no other expansion is possible and nearby contributing structures have second floors, a second floor addition may be considered. An addition should be scaled to the existing structure and integral to the design of the original structure.

Recommendations
The proposed changes follow the McDoel Guidelines and Secretary of Interior Standards for additions. Because all proposed changes meet the guidelines, staff is supportive of this position and is recommending approval of this petition.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUN 14 2017
BY: BMC

Case Number: COA-17-46

Date Filed: 6/14/17

Scheduled for Hearing: 6/22/17

****

Address of Historic Property: 701 W. Wylie Street

Petitioner's Name: Barre Klapper

Petitioner's Address: 213 S. Rogers Street, Suite 5

Phone Number/e-mail: 812-318-2930

Owner's Name: Jim and Anna Lynch

Owner's Address: 701 W. Wylie Street

Phone Number/e-mail: 812-679-9558

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. 015-30500-00 Dixie Highway Lot 128

2. A description of the nature of the proposed modifications or new construction:
20'-8" x 22'-4" one story over basement addition to rear of house.
Addition will include new master bedroom on upper floor; family room, laundry and entry in basement.

East Elevation: Replacement of two small windows with one large new window
West Elevation: Replacement of two windows with three new windows
South Elevation: Removal of window, doors and sections of original wall

3. A description of the materials used.
- Reuse of two (2) existing, original wood windows in new addition
- Fiber cement siding, 4" exposure, smooth side out
- Split face CMU foundation where exposed
- Wood clad double hung and awning windows, with window trim to match existing trim
- Wood porch and railings to have similar components to original front porch railing
- Asphalt shingle roof with aluminum soffit and fascia to match existing
- Fiberglass insulated half lite doors

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.

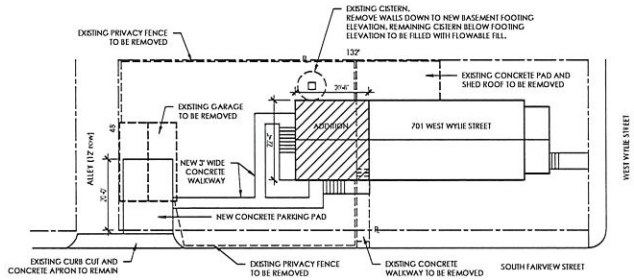
ARCHITECT'S PROJECT NO. 2016-60

LYNCH RESIDENCE

ADDITION & REMODEL

701 WYLIE STREET, BLOOMINGTON, INDIANA

JUNE 14, 2017



A SITE PLAN

LEGAL DESCRIPTION: 015-30500-00 Dixie Highway Lot 128
PARCEL NUMBER: 53-08-05-402-003.000-009

DRAWING INDEX

COVER	DRAWING INDEX, SITE PLAN
D1	DEMOLITION PLANS & ELEVATIONS
A1	FLOOR PLANS
A2	ELEVATIONS

ARCHITECT

springpoint ARCHITECTS

SPRINGPOINT ARCHITECTS PC
213 SOUTH ROGERS STREET
BLOOMINGTON, INDIANA 47404
812.318.2930
WWW.SPRINGPOINTARCHITECTS.COM

STRUCTURAL ENGINEER

KEVIN POTTER, P.E.
P.O.BOX 5563
BLOOMINGTON, INDIANA 47407
812.331.7981

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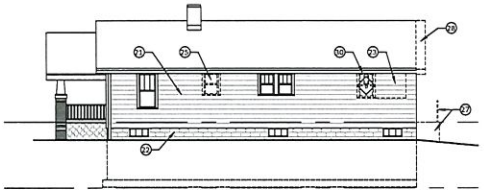
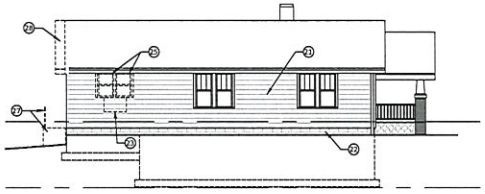
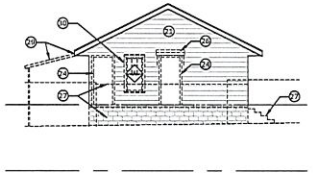


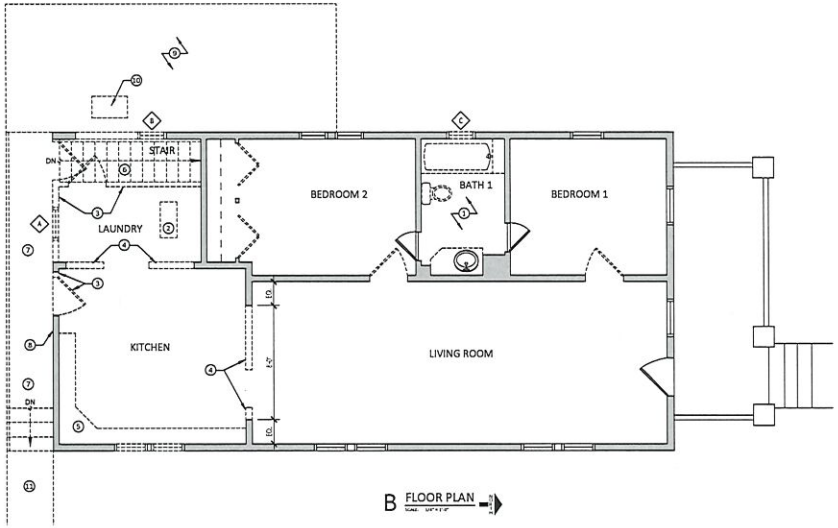
E WEST ELEVATION



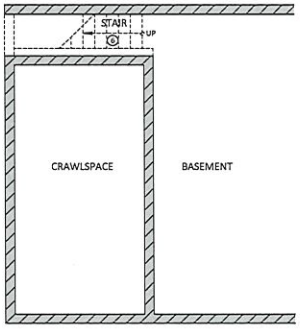
D EAST ELEVATION



C SOUTH ELEVATION



B FLOOR PLAN



A BASEMENT PLAN

DEMOLITION NOTES

GENERAL NOTES:

A. CONTRACTOR SHALL VERIFY IN FIELD LIMITS OF DEMOLITION REQUIRED FOR NEW WORK. NOTIFY ARCHITECT OF DISCREPANCIES.

B. SECURE STRUCTURE WHEN REMOVING ITEMS. NOTIFY ARCHITECT OF ANY STRUCTURAL ISSUES.

C. WHERE REMOVAL OF ITEMS LEAVES HOLES AND DAMAGED SURFACES THAT WILL BE EXPOSED IN FINISHED WORK, PATCH AND REPAIR TO MATCH ADJACENT SURFACES.

D. AS A RESULT OF NEWLY EXPOSED CONDITIONS, NOTIFY ARCHITECT OF NEEDED REPLACEMENT OF DAMAGED MATERIALS.

PLAN NOTES:

1. REMOVE BATHROOM FIXTURES AND WALL AND FLOOR FINISHES COMPLETELY
2. RELOCATE ATTIC ACCESS PANEL
3. REMOVE WALL, DOORS AND WINDOWS COMPLETE
4. REMOVE SECTION OF WALL
5. REMOVE BULKHEAD
6. REMOVE WOOD STAIRS, EXCAVATE AS NEEDED
7. REMOVE CONCRETE PORCH, STAIRS AND METAL RAILING
8. REMOVE EXTERIOR SIDING AND SHEATHING
9. CONCRETE PAD AND SHED ROOF STRUCTURE TO BE REMOVED
10. GAS GRILL TO BE REMOVED, GAS LINE TO BE CAPPED
11. REMOVE ENTIRE LENGTH OF CONCRETE WALK TO STREET AND METAL RAILING AT STEPS

ELEVATION NOTES:

21. ALUMINUM SIDING, SALVAGE SIDING FROM SOUTH FACADE TO BE REUSED IN RENOVATIONS
22. STONE FOUNDATION
23. WALL TO BE REMOVED FOR NEW WINDOW
24. DOOR TO BE REMOVED
25. WINDOW TO BE REMOVED
26. METAL AWNING TO BE REMOVED
27. CONCRETE PORCH, STAIRS, AND METAL RAILING TO BE REMOVED
28. ROOF OVERHANG TO BE REMOVED AND PREPPED FOR TRANSITION TO NEW ROOF
29. METAL SHED ROOF STRUCTURE TO BE REMOVED, REMOVED FASCIA AND GUTTER ON MAIN ROOF WHERE SHED ROOF IS CONNECTED
30. WINDOW TO BE SALVAGED FOR REINSTALLATION

LEGEND

EXISTING WALL TO REMAIN

WALL / ITEM TO BE REMOVED

springpoint ARCHITECTS
213 S. ROGER STREET, SUITE 5
BLOOMINGTON, INDIANA 47404
812.318.2930
www.springpointarchitects.com

certified

project title

LYNCH RESIDENCE
RENOVATION & REMODEL

701 WYLIE STREET BLOOMINGTON, INDIANA

project information

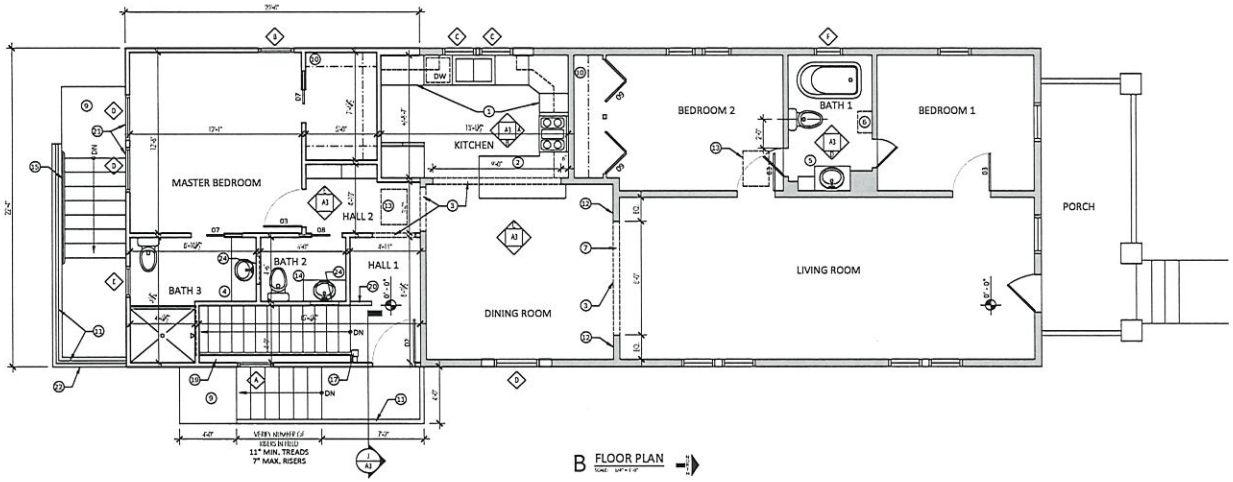
16-60
06.14.2017

sheet title

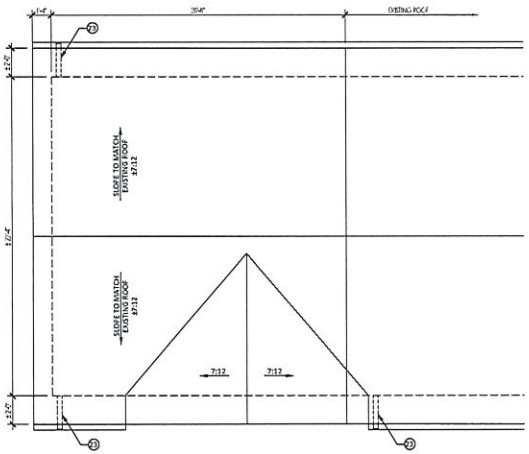
DEMOLITION PLANS & ELEVATIONS

sheet number

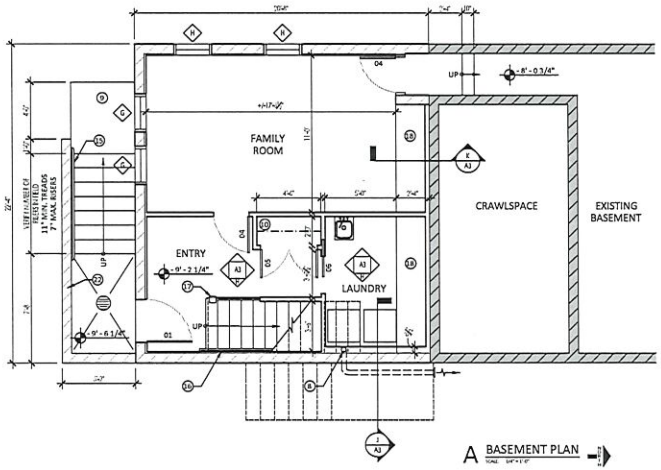
D1



B FLOOR PLAN



C ROOF PLAN



A BASEMENT PLAN

PLAN NOTES

GENERAL NOTES

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

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

C. PROVIDE INSULATION TO EXCEED THE MINIMUM VALUES:
- R-38 BLOWN-IN INSULATION IN ATTIC
- R-13 ROCKWOOL OR ECO BATT INSULATION IN NEW 2 x 4 WALLS
- R-7.5 RIGID INSULATION IN BASEMENT FURRING WALLS

D. BLOCK NEW BEAM BEARING LOCATIONS SOLID.

E. NEW KITCHEN COUNTERTOPS TO BE SOLID SURFACE LIVING STONE L200 FLAX.

F. PAINT ALL AREAS AFFECTED BY WORK.

G. NEW WINDOW AND DOOR TRIM TO MATCH EXISTING IN LIVING ROOM, TYP. TO BE STAINED.

H. CONTRACTOR TO INSTALL OWNER PROVIDED KITCHEN APPLIANCES: REFRIGERATOR, RANGE, RANGE HOOD, DISHWASHER.

I. PROVIDE BLOCKING FOR CABINETS, TOILET ACCESSORIES, HANDRAILS, ETC.

J. ALL CMU ABOVE GRADE TO BE SPLIT FACE WITH INTEGRAL WATER REPELLENT.

K. NEW ROOF TO BE ASPHALT SHINGLE TO MATCH EXISTING. PROVIDE ICE AND WATER UNDERLAYMENT AT EAVES, VALLEYS AND ROOF PENETRATIONS AS PER MANUFACTURER'S INSTRUCTIONS. PAINT ROOF PENETRATIONS TO MATCH ROOF COLOR.

L. PROVIDE VENTED SOFFIT AT ROOF OVERHANGS.

1. INSTALL REFURBISHED METAL BASE AND WALL CABINETS. PROVIDE WOOD CAP AT WALL CABINETS, PER DETAIL F/A3.
2. NEW BASE CABINETRY, SLAB DOOR, FULL OVERLAY, STAINED OAK, REF. CABINET ELEVATIONS
3. CASED OPENING, TRIM TO MATCH EXISTING
4. ALLEN + ROTH KINGSCOTE 48" VANITY, ESPRESSO WITH ENGINEERED STONE COUNTER AND UNDERMOUNT SINK (LOWES)
5. 30" WIDE CUSTOM NATURAL MAPLE VANITY CABINET WITH 12" DEEP MATCHING STORAGE CABINET, SOLID SURFACE COUNTERTOP WITH INTEGRAL SINK
6. CONTRACTOR TO INSTALL OWNER PROVIDED CABINET
7. THRESHOLD AT CASED OPENING, WIDTH TO MATCH WALL WIDTH
8. DRYER EXHAUST TO RUN UP FURRING WALL IN DRYER VENT BOX, AND OUT UNDER STAIR ABOVE
9. CONCRETE PAD AT EXISTING GRADE. VERIFY ELEVATION IN FIELD, ACTUAL NUMBER OF RISERS LEADING TO PAD MAY VARY FROM WHAT IS SHOWN. SEE SITE PLAN ON COVER SHEET FOR SIDEWALKS LEADING TO PAD.
10. WIRE SHELVING WITH FREE-SLIDE ROD
11. 36" HIGH TREATED WOOD RAILING WITH SQUARE PICKETS AND BALUSTERS TO MATCH LOOK OF EXISTING FRONT PORCH RAILING
12. REPAIR DAMAGED PLASTER ON EXISTING WALL AS NEEDED
13. 22 X 30 ATTIC ACCESS PANEL
14. 36" WIDE VANITY
15. METAL HANDRAIL
16. 1 ½" DIA. OAK HANDRAIL, STAINED, WITH OIL RUBBED BRONZE BRACKETS
17. 6x6 OAK NEWEL, STAINED, WITH OAK RAIL AND 1" SQ. BALUSTERS
18. CONCRETE LEDGE
19. 1x WOOD SILL, STAINED
20. 36" HIGH PARTIAL HEIGHT WALL WITH 1x WOOD CAP, STAINED
21. PROVIDE SINGLE LINTEL OVER ADJACENT WINDOW OPENINGS
22. CMU RETAINING WALL WITH CAP BLOCK
23. DOWNSPOUT CONNECTED TO FOUNDATION DRAIN
24. RECESSED MEDICINE CABINET

LEGEND

- EXISTING FOUNDATION WALL TO REMAIN
- EXISTING WALL TO REMAIN
- NEW FOUNDATION WALL, REF. S1
- NEW 2x4 WALL, U.N.O.
- EXISTING DOOR TO REMAIN
- NEW DOOR, SEE SCHEDULE ON A3

springpoint ARCHITECTS
213 S. ROGER STREET, SUITE 5
BLOOMINGTON, INDIANA 47404
812.318.2930
www.springpointarchitects.com

certified

project title

LYNCH RESIDENCE RENOVATION & REMODEL

701 WYLIE STREET BLOOMINGTON, INDIANA

project information

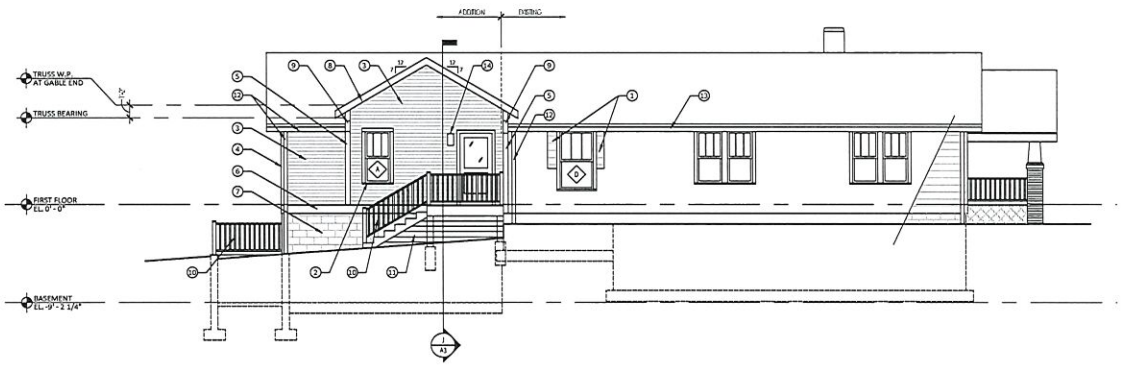
16-60
06.14.2017

sheet title

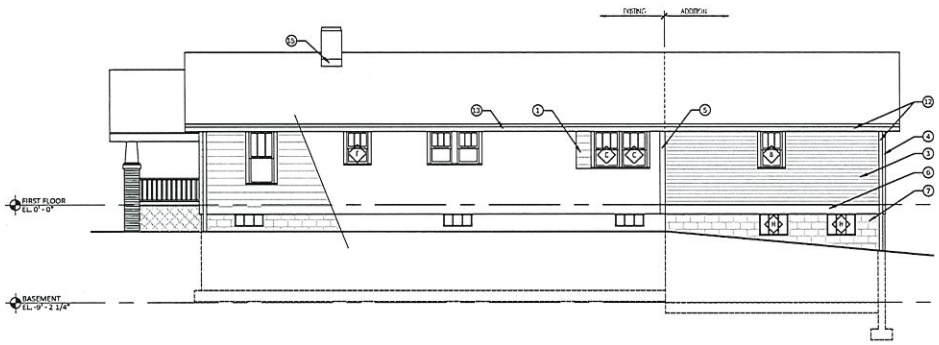
FLOOR PLANS

sheet number

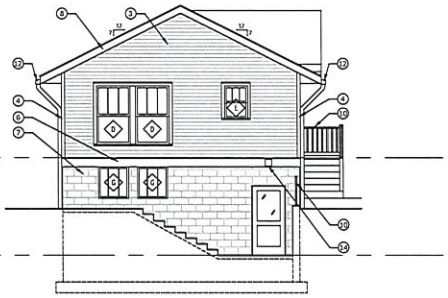
A1



C EAST ELEVATION



B WEST ELEVATION



A SOUTH ELEVATION

ELEVATION NOTES

GENERAL NOTES:

A. GENERAL CONTRACTOR TO FIELD CHECK, VERIFY AND APPROVE ALL DISCREPANCIES, CONDITIONS AND LOCATIONS. REPORT DISCREPANCIES TO ARCHITECT.

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

C. TRIM TO BE BORAL TRUEXTERIOR TRIM, PAINTED, SMOOTH SIDE.

D. ALL NEW SIDING, TRIM, AND WOOD ELEMENTS TO BE PAINTED TO MATCH EXISTING COLOR SCHEME.

1. SALVAGED ALUMINUM SIDING TO BE INSTALLED AT INFILLED OPENING
2. SALVAGED, RELOCATED WINDOW AND TRIM
3. FIBER CEMENT LAP SIDING, 4" EXPOSURE
4. FIBER CEMENT TRIM BOARD, 1x4
5. FIBER CEMENT TRIM BOARD, 1x6
6. FIBER CEMENT BAND BOARD, 1x10 WITH 2x CAP RIPPED TO SLOPE
7. SPLIT FACE CMU FOUNDATION WITH INTEGRAL WATER REPELLENT
8. 1x8 ALUMINUM WRAPPED FASCIA
9. DECORATIVE WOOD BRACKET, SEE DETAIL
10. TREATED WOOD RAILING TO MATCH EXISTING RAILING ON FRONT PORCH, 36" HIGH
11. 1x6 WOOD SLATS WITH 1" SPACING AND SCREENING BEHIND
12. PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT CONNECTED TO FOUNDATION DRAIN
13. EXISTING GUTTER AND DOWNSPOUT TO REMAIN
14. LIGHT FIXTURE
15. REMOVE AND REPLACE FLASHING ON ALL SIDES OF CHIMNEY

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project title

LYNCH RESIDENCE
RENOVATION & REMODEL

701 WYLIE STREET BLOOMINGTON, INDIANA

project information

16-60
06.14.2017

sheet title

ELEVATIONS

sheet number

A2

20

SUMMARY

Request to replace non-original storefront window opening with a glass and aluminum overhead garage door. This is also a request to install a ground mounted railing for outdoor seating.

COA-17-47

110 N. Walnut St.
Courthouse Square
Petitioner: Cynthia Brubaker

Notable **105-055-23049** **Commercial;** Neoclassical, c. 1930

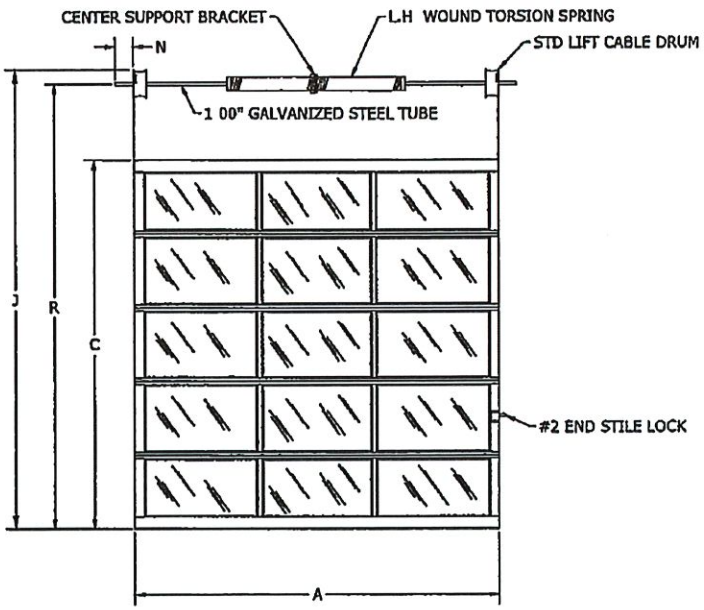
façade grant in 2005 to restore the transom windows and marquee.

Background

The property at 110 N. Walnut St. is located within the Courthouse Square Local Historic District. The property is a Notable c. 1930 slightly altered neoclassical commercial structure in good condition. It is zoned Downtown Commercial (CD) and is in the Courthouse Square Downtown Overlay District. The property received a BUEA

Request

Request to replace non-original storefront window opening with a glass and aluminum overhead garage door. The new window wall will be a black, powder-coated aluminum and glass overhead door. This is also a request to install a ground mounted railing for outdoor seating. The outdoor seating railing will be painted black tube steel aiming to be complementary to the second story balconettes.



Applicable Design Guidelines or Standards Sections

Secretary of Interior's Standards for Rehabilitation:

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

Courthouse Square Historic District Design Guidelines:

1. Introduction to Design Guidelines

E. General Guidelines

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within this document should be preserved. In general, this will minimize alterations that will be allowed.

2. Changes and additions to the property and its environment which have taken place in the

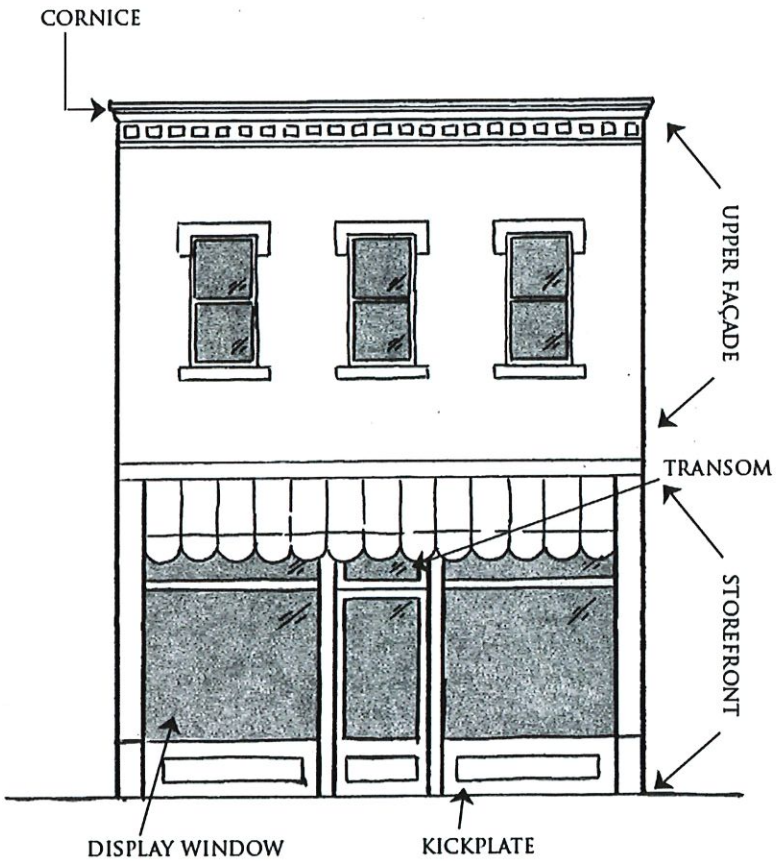
course of time are evidence of the history of the property and the district. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected.

3. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.

4. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size scale, color, material and character of the property and its environment.

5. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its surrounding environment.

6. New additions or related new construction should be differentiated from the existing thus, they should not necessarily be imitative of an earlier style or period.



2. Guidelines for Rehabilitation and Maintenance

A. Primary Façade

a) Storefronts
1. The scale and proportion of the existing building, including the recognition of the bay spacing of the upper stories, should be respected in the storefront.

2. The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.
3. The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper façade. Changes to the primary façade should maintain this separation and be made apparent.

4. The placement and architectural treatment of the front entrances shall differentiate the primary retail entrance from the secondary access to the upper floors.

5. The treatment of the secondary appointments such as graphics and awnings should be as simple as possible in order to avoid visual clutter to the building and its streetscape.

Recommendations

The proposed overhead door to replace the non-original display window does deviate from the traditional storefront form with an entry, display window and kickplate, but the existing storefront system went through the BUEA Historic Façade grant process and restored many of the glass/storefront system. The proposed overhead garage door still provides the glass storefront openness but may cause some "visual clutter." The proposed outdoor seating railing will be ground mounted and connects to the existing historic structure. Staff is overall supportive of this proposal as it will "not disrupt the essential form and integrity of the property."

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-17-47

Date Filed: 6/14/17

Scheduled for Hearing: 6/22/17

RECEIVED
JUN 14 2017
BY: Bme

****

Address of Historic Property: Opie Taylor's 110 N Walnut Street, Bloomington, IN 47404

Petitioner's Name: Cynthia Brubaker, Springpoint Architects

Petitioner's Address: 213 South Rogers Street, Suite 5, Bloomington, IN 47404

Phone Number/e-mail: (812) 361-6719

Owner's Name: Franc Perrelle

Owner's Address: 110 North Walnut, Bloomington, IN 47404

Phone Number/e-mail: 812-240-6518

Instructions to Petitioners

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

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

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

1. A legal description of the lot. 013-43200-00 BEAUX ARTS COMMON AREA

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

The existing storefront glass and frame in the large opening to the south will be removed and replaced with a black, powder-coated aluminum and glass overhead door. The existing storefront glass and frame dates from the 2000's. A patio for sidewalk seating will be built in front of the new opening.

3. A description of the materials used.

The new window wall will be a black, powder-coated aluminum and glass overhead door. The jamb and head framing will be black painted wood. We are working with the City of Bloomington Planning and Transportation Department to determine acceptable materials and method to level the seating area. Application will be made to the Board of Public Works for the seating right-of-way encroachment. The railing around the new sidewalk seating will be painted black tube steel similar to the railing at second floor balconette.

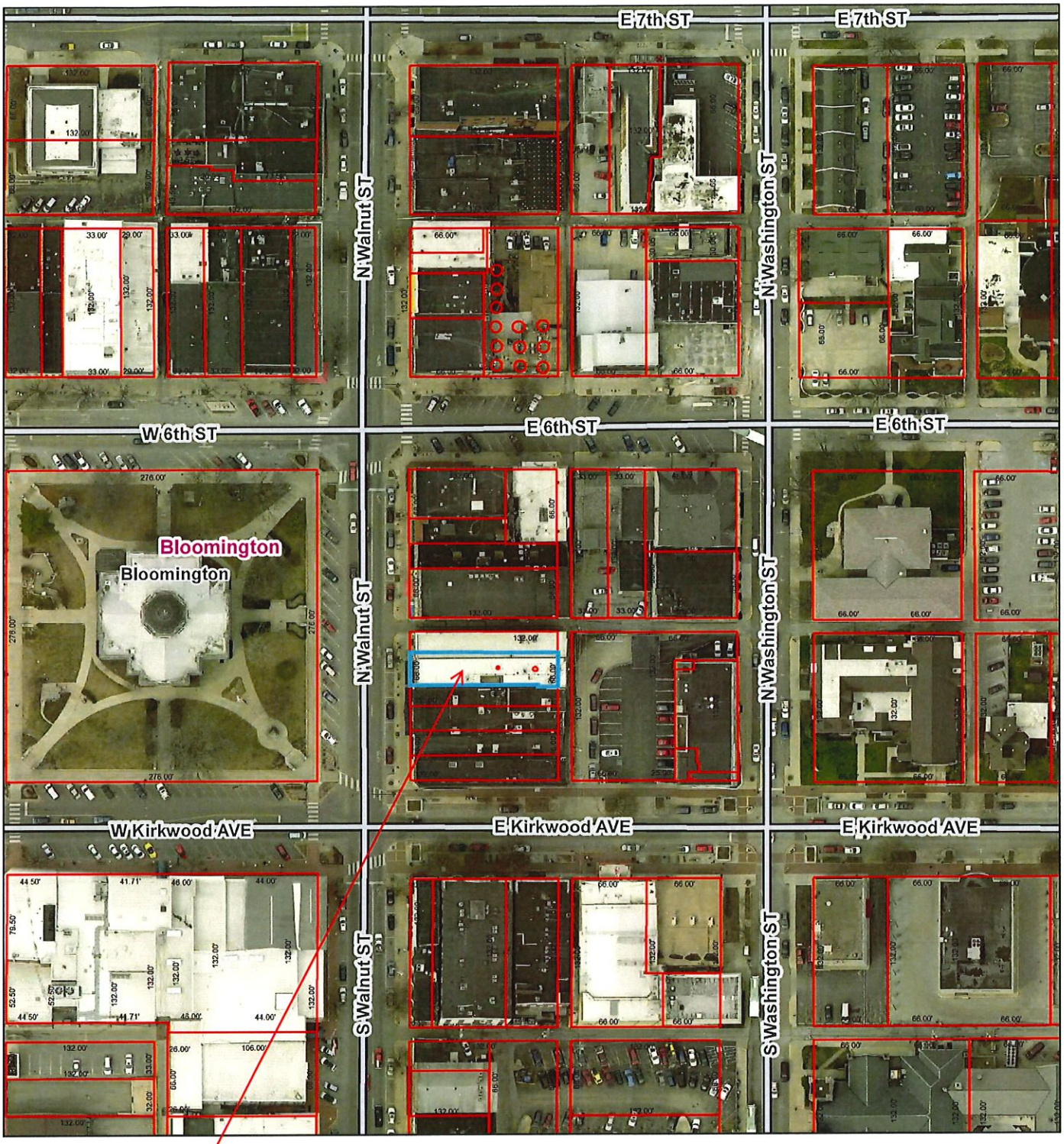
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.



Opie Taylor's
110 N Walnut St
Bloomington, IN 47404

1:1,500

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

Opie Taylor's – Context along North Walnut

Opie Taylor's – Front Elevation

Opie Taylor's – Existing Aluminum Storefront Window

A1

Sheet number

PROPOSED ELEVATION

Sheet title

DRAWN BY:
CHECKED BY:

Project information

PROJECT NO: 17-23
ISSUE DATE:
REVISION DATE: 06.14.2017

OPIE TAYLOR'S RENOVATION

110 N. WALNUT STREET BLOOMINGTON, INDIANA

Project title

Firm address

springpoint ARCHITECTS

2920 EAST 10TH STREET
BLOOMINGTON, INDIANA 47408
812.318.2930
www.springpointarchitects.com

DEMOLITION DELAY-17-11

Summary

1205 S. Washington St.
Partial demolition.

Notable **105-055-52005** **House;** California Bungalow; 1930

This is a Notable, slightly altered c. 1930, California bungalow in good condition. The property is zoned Residential Core (RC).

This property remains mainly unchanged since the date of its construction and retains all original features. The partial demolition is in the rear of the house and will be minimally visible from both streets. The proposed addition is in the rear and will not negatively affect the property's historic integrity. Staff is supportive of releasing this permit.

Notable
105-055-52005
c.1930, Cal. Bungalow
Partial Demo

Demo Delay 17-11
Monroe Survey Area

61268
BL
6-5-17

RECEIVED
JUN 6 2017
C17-316

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

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

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 015-19100-00 Subdivision Driscoll Lot No. 49
Project Address 1205 S Washington City Bloomington IN Zip Code 47401
Township Perry Section No. _____

Property Owners Name Jennifer Hatfell/Michael Voyles Phone No. 812-219-8435
Property Owners Address 1205 S. Washington City Blmnton Zip Code 47403

Applicants Name Chris Sturbaum Phone No. 812-340-0724
Applicants Address 334 S Jackson City Blmnton Zip Code 47403

General Contractor Golden Hands Construction Phone No. 812 340-0724

Please check applicable boxes and fill in blanks as required:

Proposed Work: ☐New Construction ☒Addition ☒Remodel (area) _____ Other (explain)_____
Rental: ☐ Yes ☒No Flood Plain: ☐ Yes ☒No Sink Holes: ☐ Yes ☒No Watershed: ☐ Yes ☒No
Building use (i.e. personal residence, duplex, storage bldg., barn, garage, etc., (explain)_____

Total number of bedrooms 3 Number of residential units 1 Estimated construction cost (census) $98,000
Total Square Footage of proposed structure 480 (New)
First floor square footage 1960 (Existing) Garage/Carport square footage_____ ☐Attached ☐Detached
Second floor square footage _____ Covered Deck(s)/Porch(s) square footage_____
Third floor square footage _____ Other Floor square footage (explain) _____
Basement square footage _____ Grading area (area of soil disruption) 500SF
Elevated deck (>30") square footage _____

Driveway Permit No. NA ☐ State of Indiana ☐ Monroe County ☐ City of Bloomington
Wastewater system to be connected to: ☐ City of Bloomington Sewer ☐ Other sanitary system
Septic System: Permit no. NA Number of bedrooms on permit 3

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Signature of Applicant: _____ Date: 6/5/17
Email address chris@goldenhandsco.com

08/26/2016/Bldg/Reviews/Forms

No Rental
Notable in Demo Delay list

33

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

Please find attached statement for Golden Hands Const. for period ending 5/31/2017.

FOUNDATION

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

GIRDER BEAM (floor beam(s)):
☐ Metal Size _____
☐ Manufactured wood Size _____
☐ Wood Species YP Grade #2
Size 2 - 2" x _____
3 - 2" x _____
4 - 2" x 8

GIRDER BEAM SUPPORTS:
☐ Metal 3" steel pipe
☐ Wood column size _____
☐ Concrete size _____
☐ Masonry size _____
Spacing on center _____

FLOOR JOIST SYSTEM - HOUSE:
☐ Steel size _____
☐ Manufactured "I" joist size _____
☒ Wood Size 2x8 Species YP
Grade ____ Spacing on center 16

FLOOR JOIST SYSTEM - DECK:
☐ Wood size _____ Species _____
☐ Grade _____ Spacing on center ____

CEILING JOIST/ TRUSS SYSTEM:
☐ **Joist** **or** ☒ **Truss**
Size _____
☐ Manufactured "I" Joist size _____
☐ Wood size _____
Species _____
Grade _____ Spacing on Center _____
☐ Other _____

ATTIC VENTILATION:
☒ Ridge Vent
☒ Gable Vents
☐ Roof Vents
☐ Soffit Vents
☐ Other (explain)_____

RAFTER / TRUSS SYSTEM
☐ **Joist** **or** ☒ **Truss**
☐ Steel size _____
☐ Manufactured "I" Joist size _____
☐ Wood size _____ Species _____
Grade _____ Spacing on center ____

TOTAL # OF SLEEPING ROOMS: 3
(to include new and existing)
TOTAL # OF SMOKE ALARMS: 4
(Hardwired with Battery back up)

WATER HEATER:
Quantity NA
☐ Gas B.T.U. input: _____
☐ Electric
☐ Other Energy: (explain) _____
Location:
☐ Garage ☐ Basement
☐ Attic ☐ Crawl space
☐ Utility room ☐ Other explain ____

FURNACE SYSTEM:
Quantity NA
☐ Gas B.T.U. input: _____
☐ Electric ☐ Geothermal _____
☐ Other energy: _____
Location:
☐ Garage ☐ Basement
☐ Attic ☐ Crawl space
☐ Utility room ☐ Other explain ____

FIREPLACE:
Quantity ____ **Location(s)** NA
Type:
☐ Masonry **or** ☐ Factory Built
Fuel source:
☐ Gas ☐ Wood

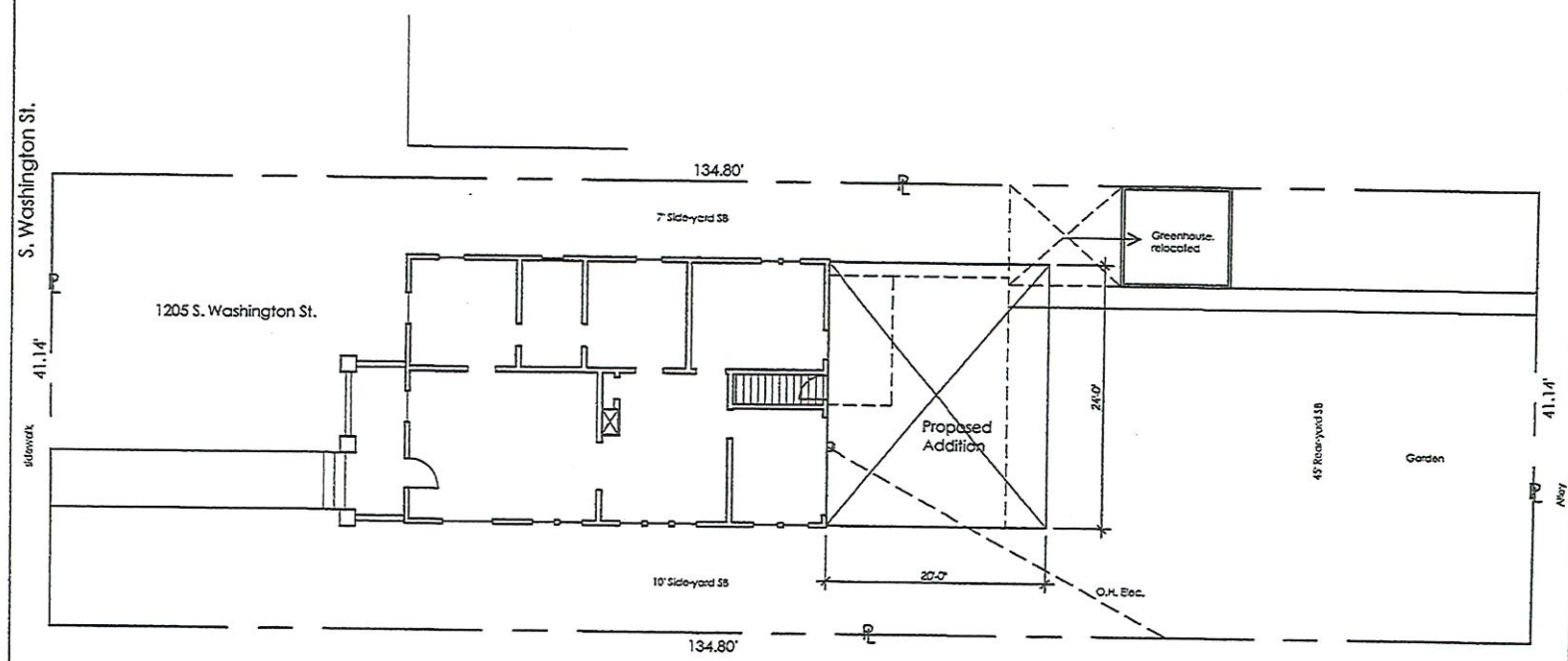
ELECTRIC SERVICE:
Service Panel:
Location Basement
Size: ☐ 100 amp ☐ 400
☒ 200 amp ☐ Other_____

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

RECEIVED
JUN 6 2017
C17-316

VOYLES-RES REM/ADD-1205
Address - 1205 WASHINGTON S
Parcel - 015-19100-00
App # - 61268 Twp - PR-15

RECEIVED
JUN 05 2017
BY:



Proposed Addition is 480 SF

A Site Plan - Proposed
Scale: 3/16" = 1'-0"

MCA
architects + urbanists
101 E. Kirkwood Ave.
Bloomington, IN 47408
(812) 325-5964
marcomett@yahoo.com

Date: 8-9-2016

Revised: 4-20-2017

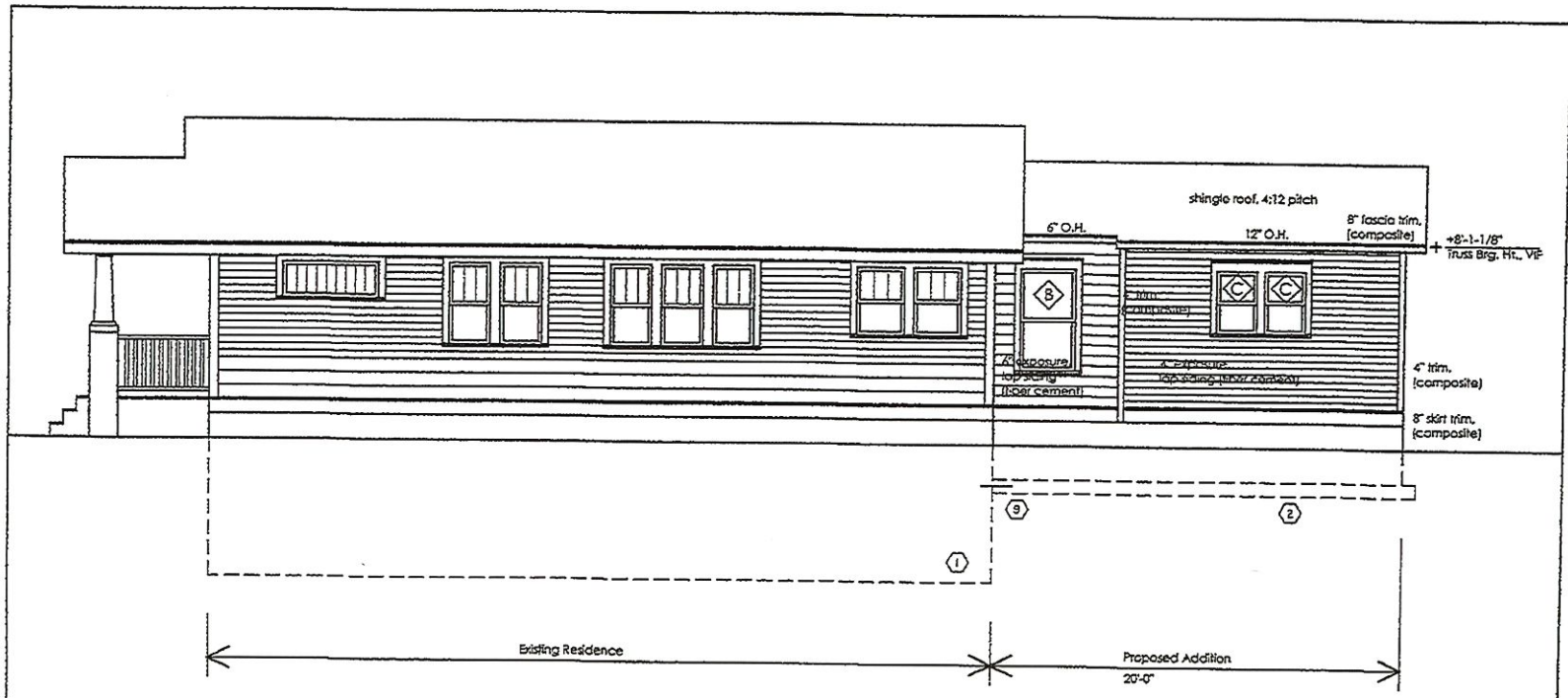
Proposed Addition and Remodel

Hottell/Voyles Residence
1205 S. Washington St.

Foundation Plan: Proposed

C-1

35



A South Elevation - Proposed

Scale: 3/16" = 1'-0"

WINDOW SCHEDULE

Marvin Integrity - Wood/Ultrex Series

Mk	Window Type	Model Number	Rough Opening Width	Rough Opening Height
A	Double Hung	ITDH3664E	3'-0-1/2"	5'-4-1/4"
B	Double Hung	ITDH3064	2'-6-1/2"	5'-4-1/4"
C	Double Hung	ITDH2636	2'-2-1/2"	3'-0-1/4"
D	Awning	IAWN3319	2'-9"	1'-7-5/8"

KEY NOTES / LEGEND

1. Existing basement foundation to remain
2. New 8" CMU crawlspace foundation w/ 8 x 24 footing w/ (3) #5 bars, confin
9. Tie new crawlspace footing into existing basement foundation wall, VIF

MCA
architects + urbanists
101 E. Kirkwood Ave.
Bloomington, IN 47408
(812) 325-5964
marccomett@yahoo.com

Date: 8-9-2016

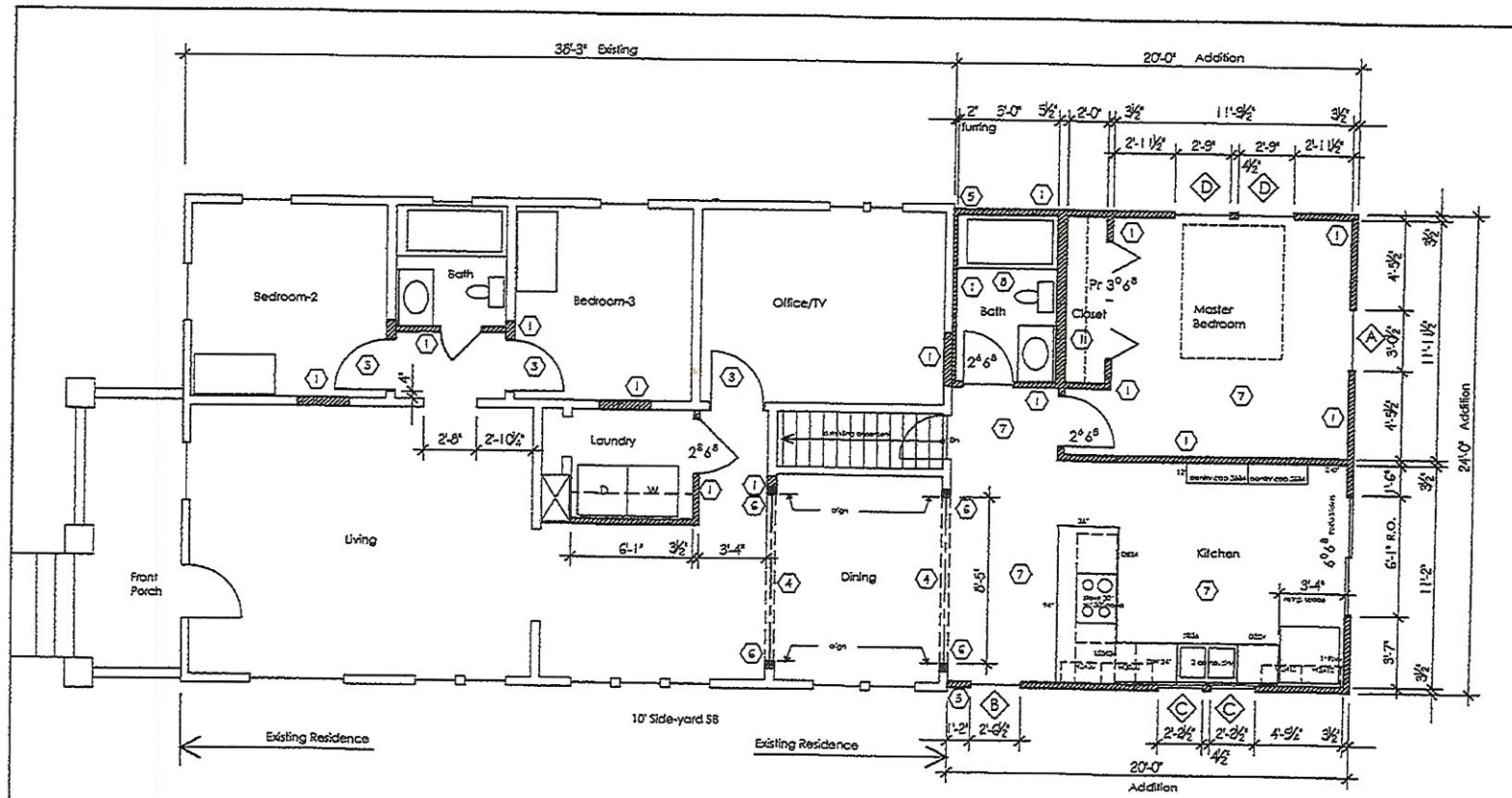
Revised: 4-20-2017

Proposed Addition and Remodel

Hottell/Voyles Residence
1205 S. Washington St.

Building Elevations: Proposed

A-4



Existing wall

New wall

Proposed Addition is 480 SF

A Floor Plan - Proposed

Scale: 3/16" = 1'-0"

KEY NOTES / LEGEND

1. New wall
2. New beam, 14" x 3.5" LVL
3. Relocated existing door and frame
4. Patch existing wood floor w/ flush wood threshold under shadow of new beam location
5. Provide small wall framing offset from existing house walls
6. Provide beam bearing, solid blocking, VIF
7. New wood floor, VIF w/ owner
8. New linoleum (Marmoleum) floor, VIF w/ owner

MCA
architects + urbanists
101 E. Kirkwood Ave.
Bloomington, IN 47403
(812) 325-5964
maccomelt@yahoo.com

Date: 8-9-2016

Revised: 4-20-2017

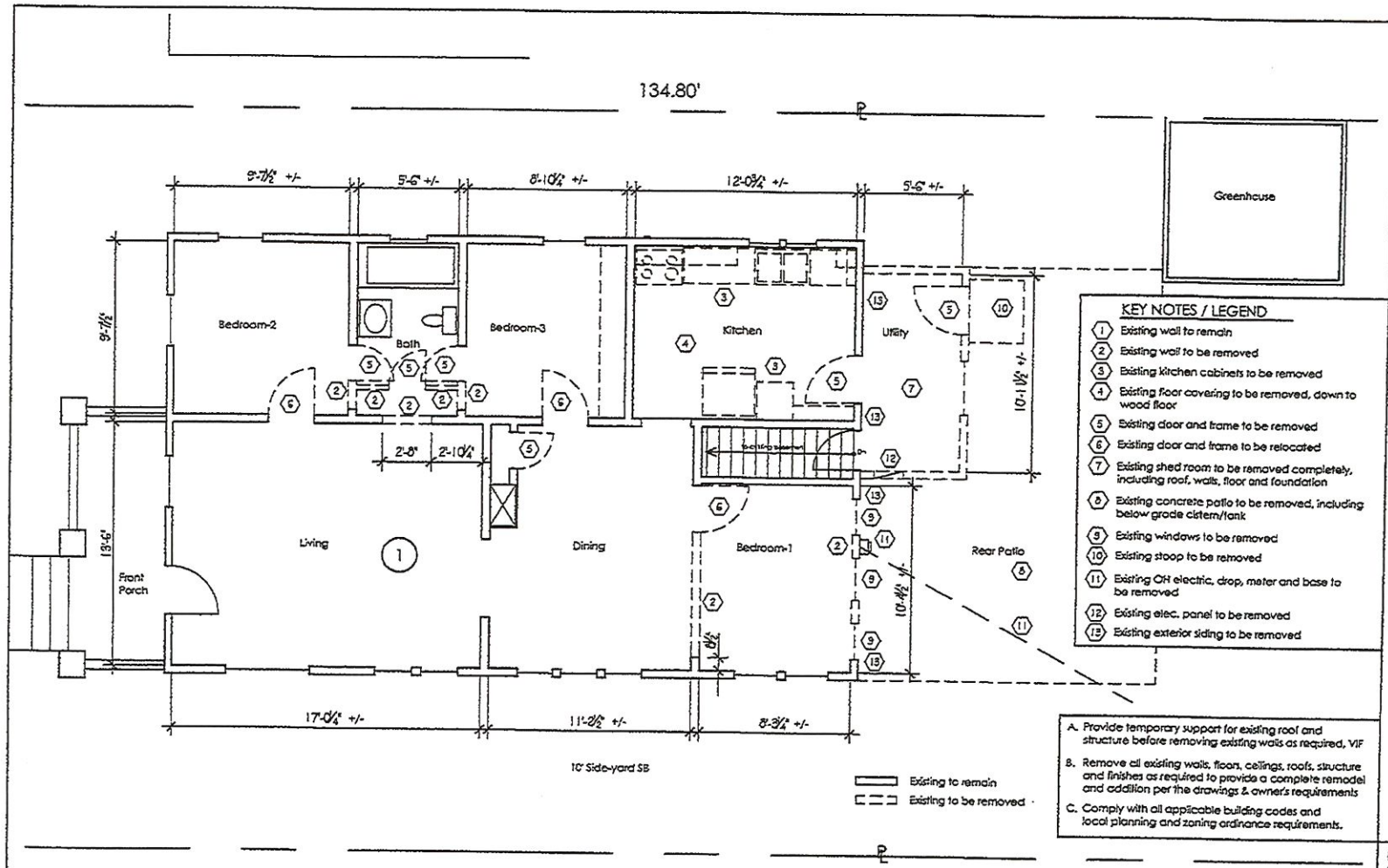
Proposed Addition and Remodel

Hottell/Voyles Residence

1205 S. Washington St.

Floor Plan:
Proposed

A-3



KEY NOTES / LEGEND

1. Existing wall to remain
2. Existing wall to be removed
3. Existing kitchen cabinets to be removed
4. Existing floor covering to be removed, down to wood floor
5. Existing door and frame to be removed
6. Existing door and frame to be relocated
7. Existing shed room to be removed completely, including roof, walls, floor and foundation
8. Existing concrete patio to be removed, including below grade cistern/tank
9. Existing windows to be removed
10. Existing stoop to be removed
11. Existing OH electric, drop, meter and base to be removed
12. Existing elec. panel to be removed
13. Existing exterior siding to be removed

A. Provide temporary support for existing roof and structure before removing existing walls as required, VIF

B. Remove all existing walls, floors, ceilings, roofs, structure and finishes as required to provide a complete remodel and addition per the drawings & owner's requirements

C. Comply with all applicable building codes and local planning and zoning ordinance requirements.

A Floor Plan - Existing w/ Demo

Scale: 3/16" = 1'-0"

MCA
architects + urbanists
101 E. Kirkwood Ave.
Bloomington, IN 47408
(812) 325-5964
marccomelli@yahoo.com

Date: 8-9-2016

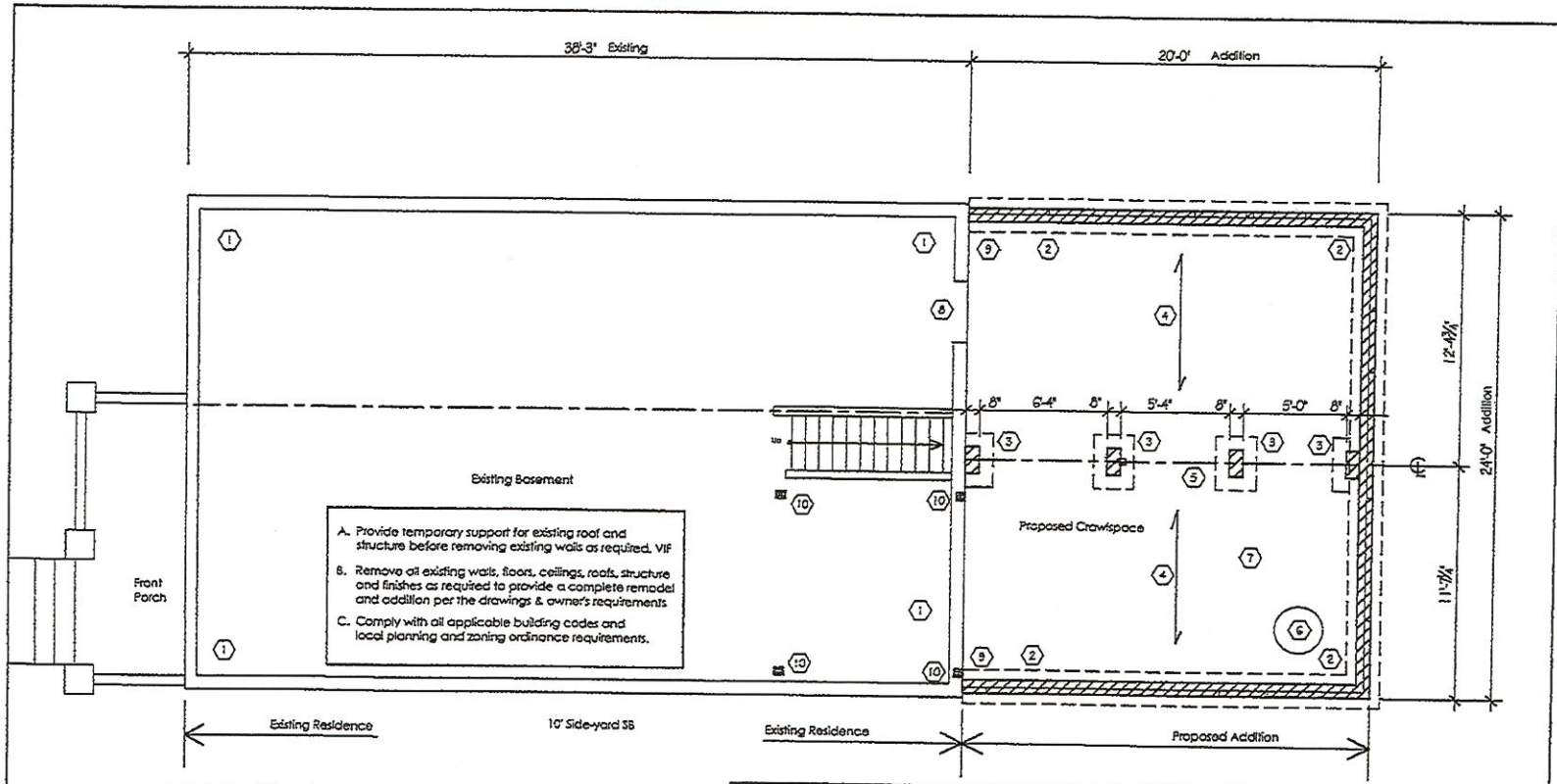
Revised: 4-20-2017

Proposed Addition and Remodel

Hottell/Voyles Residence
1205 S. Washington St.

Floor Plan:
Existing w/ Demo

A-2



A. Provide temporary support for existing roof and structure before removing existing walls as required. VIF

B. Remove all existing walls, floors, ceilings, roofs, structure and finishes as required to provide a complete remodel and addition per the drawings & owner's requirements

C. Comply with all applicable building codes and local planning and zoning ordinance requirements.

Proposed Addition is 480 SF

A Foundation Plan - Proposed

Scale: 3/16" = 1'-0"

GENERAL NOTES

ROOFS - conditioned attic
2 x 8 rafters with 6" spray foam cavity.
per Indiana Residential Energy Code

WALLS - conditioned
2 x 4 exterior walls, R-13c batt insul with flashed spray foam cavity.
per Indiana Residential Energy Code

CRAWLSPACE - conditioned
2" rigid insul. x 2' horiz. in crawlspace,
2" rigid insul. vert. contin., 6 mil visq. V.B.
per Indiana Residential Energy Code

FOUNDATION - Footings placed at below frost grade on undisturbed or engineered fill with bearing capacity per Indiana Residential Code

KEY NOTES / LEGEND

1. Existing basement foundation to remain
2. New 8" CMU crawlspace foundation w/ 8 x 24 footing w/ (3) #5 bars, contin
3. New 8 x 16 CMU pier foundation w/ 32" x 16" x 12" Th. footing w/ #5 bar reinf. @ 8" oc. in both directions
4. New ____" TJI floor joists @ 16" o.c., run contin., (sized by engineer)
5. New LVL beam 5.25" x ____", run contin., (sized by engineer)
6. New sump pit and drain line per code
7. New .006 visq. v.b. crawlspace floor
8. New crawlspace access from exist. basement
9. Tie new crawlspace footing into existing basement foundation wall, VIF
10. Provide bearing into existing basement for beam bearing above, VIF

MCA
architects + urbanists
101 E. Kirkwood Ave.
Bloomington, IN 47408
(812) 325-5964
marcomett@yahoo.com

Date: 8-9-2016

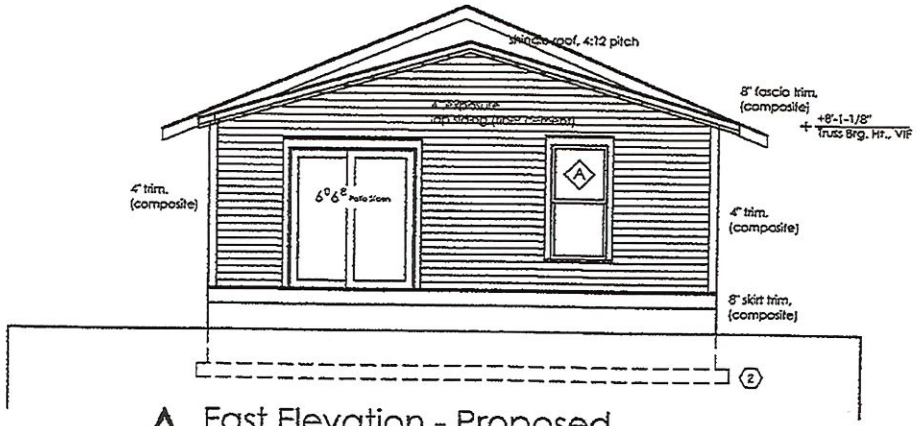
Revised: 4-20-2017

Proposed Addition and Remodel

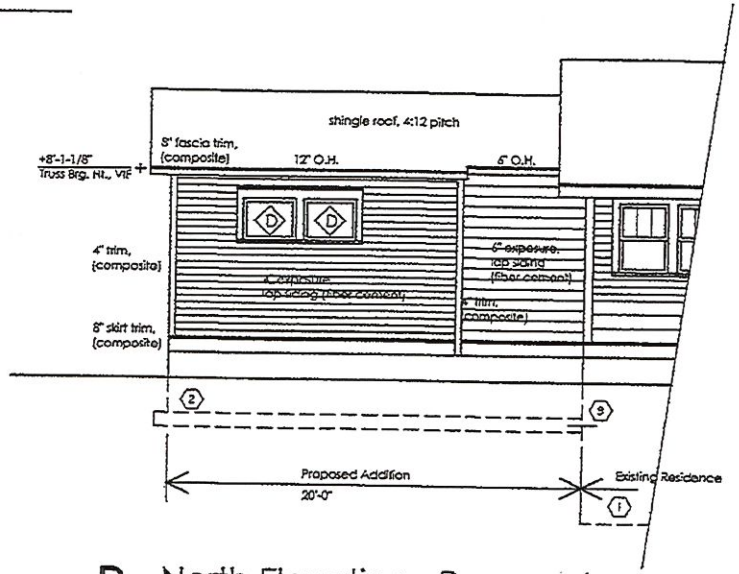
Hottell/Voyles Residence
1205 S. Washington St.

Foundation Plan: Proposed

A-1



A East Elevation - Proposed
Scale: 3/16" = 1'-0"



B North Elevation - Proposed
Scale: 3/16" = 1'-0"

ROOFS - conditioned attic
2 x 8 rafters with 6" spray foam cavity, per Indiana Residential Energy Code

WALLS - conditioned
2 x 4 exterior walls, R-13c batt insul with flashed spray foam cavity, per Indiana Residential Energy Code

CRAWLSPACE - conditioned
2" rigid insul. x 2' horiz. in crawlspace, 2" rigid insul. vert. contin., 6 mil visq. V.B. per Indiana Residential Energy Code

FOUNDATION - Footings placed at below frost grade on undisturbed or engineered fill with bearing capacity per Indiana Residential Code

KEY NOTES / LEGEND

1. Existing basement foundation to remain
2. New 8" CMU crawlspace foundation w/ 8 x 24 footing w/ (3) #5 bars, contin
9. Tie new crawlspace footing into existing basement foundation wall, VIF

MCA
architects + urbanists
101 E. Kirkwood Ave.
Bloomington, IN 47408
(812) 325-3964
mccomelt@yahoo.com

Date: 3-9-2016

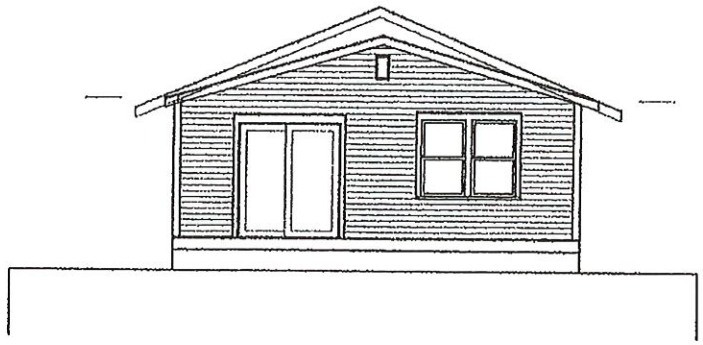
Revised: 4-20-2017

Proposed Addition and Remodel

Hottell/Voyles Residence
1205 S. Washington St.

Building Elevations: Proposed

A-5



Rear Elevation - Proposed

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

Hottell/Voyles Residence 1205 S. Washington St.

Pat Haley
Monroe County Recorder IN
IN 2006012692 WAR
06/27/2006 13:19:37 1 PGS
Filing Fee: $16.00

DULY ENTERED
FOR TAXATION

JUN 27 2006

13
Auditor Monroe County, Indiana

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Frank A. Barnhart, as Special Power of Attorney for Eve A. Nyren, formerly known as Eve A. Nyren Okawa, dated May 18, 2006, and recorded on May 18, 2006, as Instrument Number 2006009702, in the Office of the Recorder of Monroe County, Indiana, ("Grantor") of Monroe County, in the State of Indiana, CONVEYS AND WARRANTS to Jennifer A. Hottell and Michael P. Voyles, as husband and wife, ("Grantees") of Monroe County, in the State of Indiana, for the sum of One Dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Monroe County, in the State of Indiana:

Lot Number Forty-nine (49) in DRISCOLL ADDITION to the City of Bloomington, Indiana, as shown on the recorded plat thereof in Plat Book three (3) at page Twenty-four (24) in the office of the Recorder of Monroe County, Indiana.

#015-19100-00

TAX STATEMENTS SENT TO: Jennifer A. Hottell and Michael P. Voyles
1205 S. Washington Street
Bloomington, IN 47401

IN WITNESS WHEREOF, the Grantors have executed this deed, this 23rd day of June, 2006.

Frank A. Barnhart, Special Power of Attorney for Eve A. Nyren,
as Grantor

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Subscribed and sworn to before me, a notary public in and for said County and State, this 23rd day of June, 2006, at which time Frank A. Barnhart, Power of Attorney for Eve A. Nyren, as GRANTOR, personally appeared and acknowledged the execution of the above and foregoing Warranty Deed to be a voluntary act and deed.

My Commission Expires:
January 23, 2013

Tonya L. Newlin, Notary Public
Residing in Monroe County, Indiana

This Instrument Prepared by: Frank A. Barnhart, BARNHART, STURGEON & SPENCER, 313 North Lincoln Street, P.O. Box 1234, Bloomington, Indiana 47402-1234, 812-332-9476
File No.

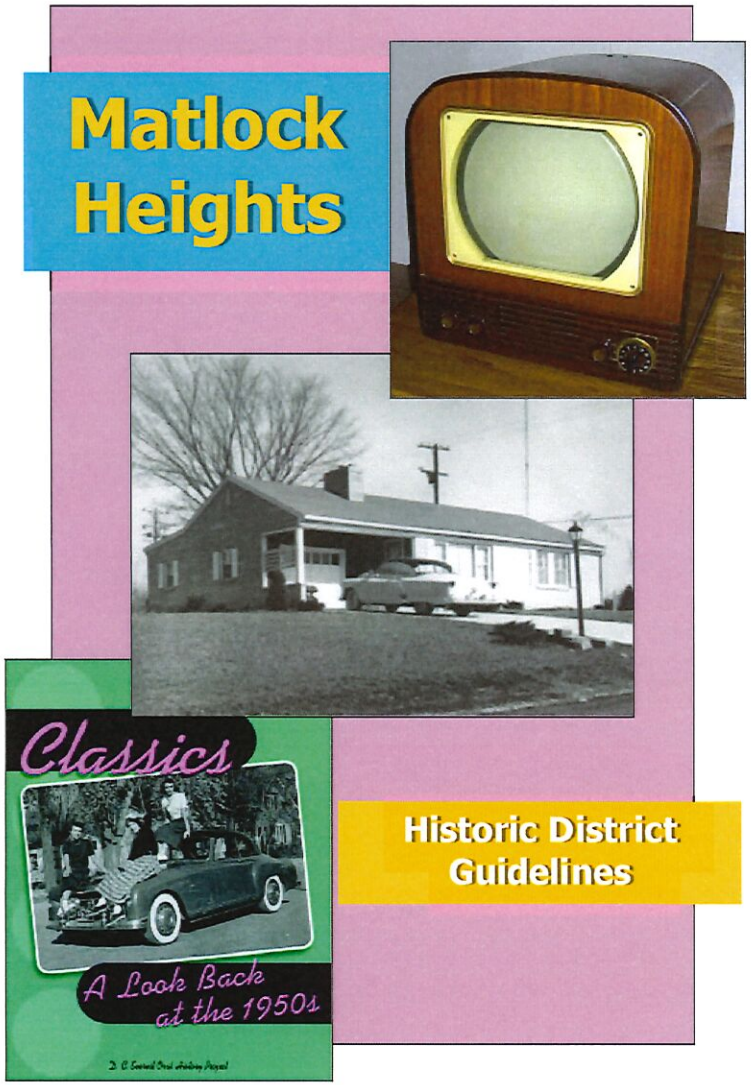
Proposed Findings of Fact
208 North Walnut Street: Courthouse Square Historic District

1. The Commission finds that the property located at 208 North Walnut Street is a circa 1895 commercial Italianate style structure.

2. The Commission finds that the property located at 208 North Walnut Street is a "Notable" structure located in the Courthouse Square Historic District.

3. The Commission finds that the installation of a 21.5"x19.5" metal projecting sign into existing building holes or mortar is consistent with the Courthouse Square Historic District Design Guidelines and will not detract from the overall character of the district.

4. The Commission finds that approval of the said request will not detract from the historic fabric of the overall Courthouse Square Historic District.



Our thanks to:

Matlock Heights Conservation District Design Guideline Subcommittee, Bloomington Historic Preservation Commissioners, and Nancy Hiestand (previous Historic Preservation Program Manager) for compiling the original Conservation District Design Guidelines, which serve as the template for the Historic District Design Guidelines.

2017 Historic District Design Guidelines Update

Steven and Kelly Bangs
Dick Darling
Markus and Stephanie Dickinson
Amy Hamburg
Paul Henderson
Karin St. John
Tim Lemper
Yu-Hsing Lin
Sharon Yarber

Staff
Bethany Emenhiser
Historic Preservation Program Manager

The neighborhood design subcommittee is comprised of neighbors who assisted with the creation of the design guidelines and at least one MHNA board member. The committee is a subcommittee of the MHNA board.

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I. INTRODUCTION

The purpose of these design guidelines is to present flexible approaches to appropriate design in the Matlock Heights Historic District (MHHD). The goal is to harmonize new buildings with the historic fabric that remains. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. Within such a framework, there can be many different design solutions which may be appropriate. The intent of these design guidelines is to maintain the integrity of our mid-century modern neighborhood, as originally constructed; to protect property values for home owners; and to keep single family homes where they have been built traditionally; to regulate the building of new homes and moving of existing homes. The following guidelines regulate new construction, should such a circumstance arise. They do not regulate modifications or additions to existing home structures, although we do suggest voluntary use of them as guiding principles.

The Matlock Heights Neighborhood is zoned Residential Single Family (RS) which permits only single family style homes. Ideally a new building in the MHHD should fit seamlessly into the fabric of our neighborhood. The continuity of the streetscape, as seen from the road, should be consistent with the contributing buildings already on the street, maintaining existing scale, density, and atmosphere. In the pages that follow, these design guidelines present a simple outline of ways to analyze the scale and placement of a building on a lot, as well as include small details of design that make a new building look more traditional. Some of these are as modest as window arrangement or the use of limestone trim. The MHHD wants to ensure

the quality and compatibility of infill by explaining the details that add value in this historic neighborhood.

The Matlock Heights Neighborhood Association has been active for many years, seeking to promote a safe and harmonious living environment for its residents, to protect this special place from incompatible development, and to preserve our valuable mid-century modern homes from destruction. The MHHD was implemented to help preserve our unique residential housing and to provide stability in a neighborhood where student housing development pressure is present. The distinctive makeup of our neighborhood should ensure that people are likely to purchase homes here and to work together for the enhancement of the neighborhood over time. With support from the Bloomington Historic Preservation Commission (BHPC), these design guidelines were established and expanded for the elevation from Conservation to Historic, to preserve the historic character of this place. In Matlock Heights, we value our history and the diverse families who live here and have pride in our neighborhood, all of which encourage us in this endeavor.

II. MATLOCK HEIGHTS HISTORY IN LOCAL AND NATIONAL CONTEXT

Matlock Heights was platted in 1951, by Waldron Fritz, on land that had been long held in farming by the Matlock Family. The neighborhood prizes the c. 1850 farmhouse built by George Matlock, located in the heart of the district. It was spared from demolition by the Sullivan family in the 1950's when Waldron and Martha Fritz subdivided the farm for "modern housing." Development of the neighborhood was highly concentrated: all but ten of the current existing houses were constructed within a decade of the recorded plat. Waldron Fritz went on to develop several other mid-century neighborhoods on the outskirts of Bloomington including, most prominently, Fritz Terrace.

Fritz's plat for Matlock Heights featured large lots, curvilinear streets, and 79 homes, the majority (61) of which were constructed of limestone in the ranch architectural form. The homes reflect a change in the national values of that era, with the fusion of the western ranch ideal with the modernist concept of leisure inspiring the forms of this mid-century neighborhood. Plans for new and "modern housing" had been circulating through magazines such as House Beautiful, Sunset, and House and Garden, which set the style and wetted the appetite for the suburban ideal. Romance of open spaces, independence of single family homes, natural landscaping, backyard privacy, and informality were worked into the modern suburban dream. Rambling floor plans, expanses of windows, and curvilinear streets express the aspirations of a generation who sought to live in nature.

Although other characteristic building materials are present in the neighborhood, like rustic vertical siding

and brick, Matlock Heights is yet another and later expression of Bloomington's enthusiasm for stone. The limestone industry reached its nadir in the 1930's and 40's, but the era of the 50's saw its resurgence, partially through the returned popularity of stone in

Original Matlock Farmhouse (2301 Fritz Dr.)

the construction of ranch homes. Limestone veneer homes, some with stone knee walls and massive chimneys, reflect a long standing local industry translated through the new style in this neighborhood. It is the consistency of age, form, and building materials that make Matlock Heights an outstanding and eminently preservable example of its era.

Fritz and his partner, builder Gilbert Swaim, created the distinctiveness of Matlock Heights using the architectural cohesiveness of the mid-century modern form throughout. The home located at 2421 Barbara Drive is just one result of the above mentioned marketing strategies; this red brick "colonial" style ranch was named Better Homes and Gardens magazine's best-selling plan of all time, (Five Star Home #2001). Designed by Bertram Webber, the home was touted for its open and free circulation, cross

ventilation, easy access to the patio, and two closets for every bedroom.
Most of the contributing homes in this neighborhood have not been significantly altered since being built, which underscores that these high-quality homes remain durable examples of their kind. Lots in MHHD are large, with 1.85 buildings per acre. Homes average 2,800 square feet at ground level. The longest horizontal plane of most of these homes is seen from the front of the lot with a good setback from the street. There are sizable yards with no sidewalks and little through-traffic from non-resident vehicles. Homeowners in Matlock Heights believe strongly that these characteristics need to be preserved.

The diversity of owners spans a nice range including owners aging in place, young families with children, related families in multiple homes, working professionals, and business owners. Homeowners tend to remain in Matlock Heights for many years. Many of them now value utilization of solar power and multiple other energy efficient improvements well-adapted to their mid-century modern house forms. Pride of ownership is apparent with homes and properties kept

in good repair and landscaping reflects the pride of place.

To protect the great value and integrity of the Matlock Heights neighborhood amongst surrounding development, Matlock Heights applied to be a Conservation District in 2013. This is a designation intended to slow radical change in a neighborhood by reviewing major events like demolition and new construction. The City of Bloomington's Historic Preservation Commission unanimously recommended conversion to the city council, and it became official with a city council vote of 6-0-2 on February 20, 2014. Matlock Heights joined three other Conservation Districts in Bloomington at that time (Greater Prospect Hill, McDoel, and Garden Hill), and became the first mid-century Conservation District in the state of Indiana.

In 2016, after three years, Matlock Heights was up for elevation to a Historic District, which provides greater protections of its historic nature. Three rounds of voting ballots were distributed and 71% of the neighborhood participated—53 homeowners voted to remain a Conservation District, 27 voted to elevate to Historic District, and 33 did not respond, registering as no objection. With no majority objection (46.9%), the neighborhood elevated to a Historic District in accordance with state law on February 20, 2017.

III. TRADITIONAL HOUSE FORMS

The area included in the MHHD displays housing forms and styles that were primarily constructed in the 1950's and early 1960's. These forms reflect the mid-century modern style of homes of that period. Historical resources, such as Indiana Landmarks: Architectural Movements of the Recent Past (1941-Present), cite Ranch (Minimal Traditional, Massed Plan Ranch, and Populist Modern) and Split Level as the dominant forms of the era. Each form has characteristic placement on a lot, setback, height, and roof shape. The design guidelines are intended to keep new development compatible with these forms.

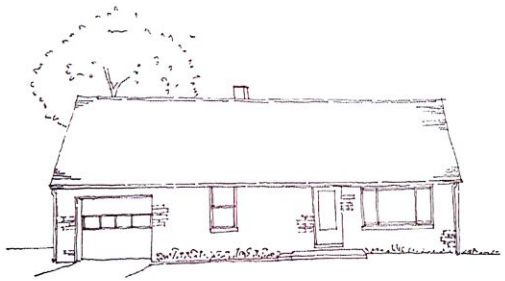
The ubiquitous ranch form incorporates large "picture" windows and sliding doors, patios, and porches to reach out into the environment. Generally, the style is characterized by an expression of overall horizontality that is reinforced by low pitched roofs, wide eaves, and rambling rooms. Natural materials, predominantly limestone with some sandstone, brick, and wood, are used on the exterior. Many ranches have large stone chimneys that become a primary architectural feature on the exterior, as well as an anchor to the interior space. New construction, compatible with the ranch form is encouraged to include the unique windows, openings, and floor plans that distinguish the style.

RANCH

Sometime after World War II, Americans revisited ways to integrate outdoor amenities into a residential floor plan. That desire in the 1920s was the motivation behind the design of bungalow front porches and open sleeping rooms. The 1950s ranch form is central to Matlock Heights. Within the form are various 'styles' like the colonial style ranch at 2421 Barbara Drive, the design for which was once featured in Better Homes and Gardens magazine. Spanish style ranches have minimal references to classic Spanish homes, with arcaded porches or stucco walls to imitate adobe.

VARIETIES OF RANCH FORMS

MINIMAL TRADITIONAL RANCH

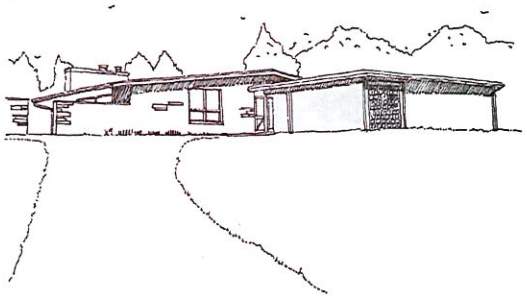


Although this form is very similar to the traditional ranch, it is usually mass-produced and typically side-gabled. At least one large picture window is always present on the front façade. This form is frequently built on smaller lots. It may have a carport or attached garage but no other additions or secondary rooms outside the rectangular footprint.

MASSED RANCH

The massed ranch features a squarer footprint that is almost always topped with a hipped roof. Deep boxed eaves and a low pitched roofs emphasize the horizontal plan. There may be knee walls of stone or carefully designed banks of windows that elongate the appearance of the structure.

POPULIST MODERN



This example evolved from the International Style of the 1920s as it was reinvented after World War II. The style is influenced by Frank Lloyd Wright's "Usonian" designs and particularly identifiable by its low sweeping roofs and deep eaves.

SPLIT LEVEL

Sometimes referred to as the tri-level, the plan of the split-level was intended to be an alternative to the one level ranch. The two forms are often found together. The design includes a single level home split into two levels at the mid section of the house. The levels were defined by uses: bedrooms on top, kitchen and living areas in the middle and service areas and garages in the basement. Brick is the most common exterior material, however, the levels are often defined by a change in materials on the exterior among the different levels.

Matlock Heights Neighborhood Characteristics

Ranch

Split Level

Mid Century Characteristics

Horizontality
Complex massing
Multiple roofs
Front-facing garage
Complex fenestration
Massive chimneys
Limestone veneer

Lower density
Curvilinear streets
Accommodates topography
Visual access to outside
Sprawling footprint
Deep overhanging eaves
Irregular lots

.66 Acre
3180 Square Feet

.37 Acre
2755
Square Feet

Garden Hill 8.32 buildings per acre, ground floor average 1100

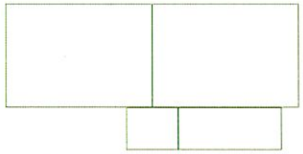
Prospect Hill 6.5 buildings per acre 1300 square foot ground floor

McDoel Gardens
6.5 Buildings per acre
1077 square feet ground floor

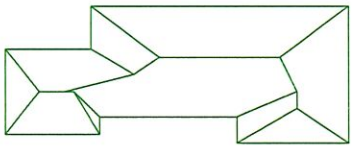
Matlock Heights
1.85 Buildings per acre
2800 square foot ground floor

Matlock Heights Neighborhood
Historic Roof and Massing

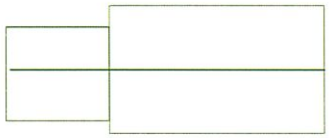
Ranch Style Homes



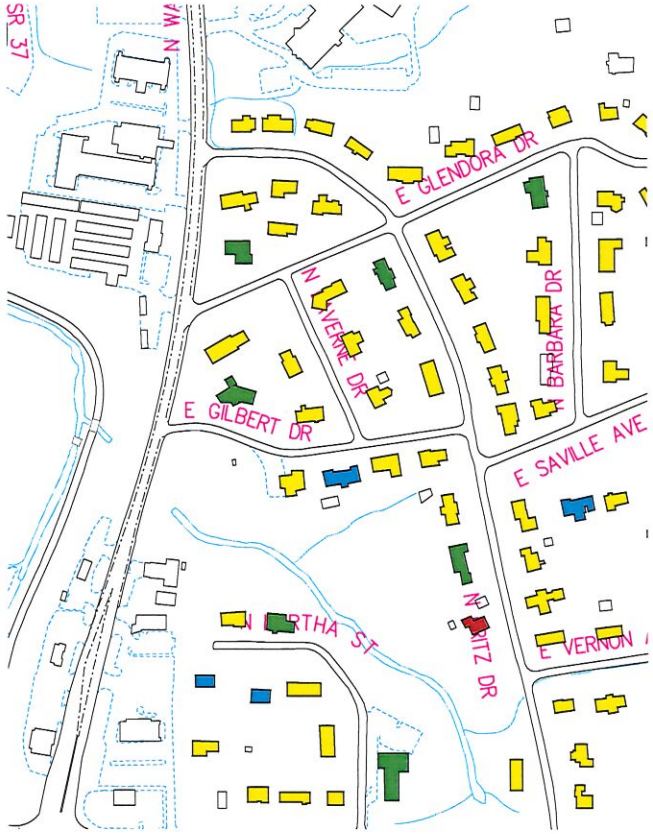
Flat or Winged Roof



Complex Hipped
Roof systems

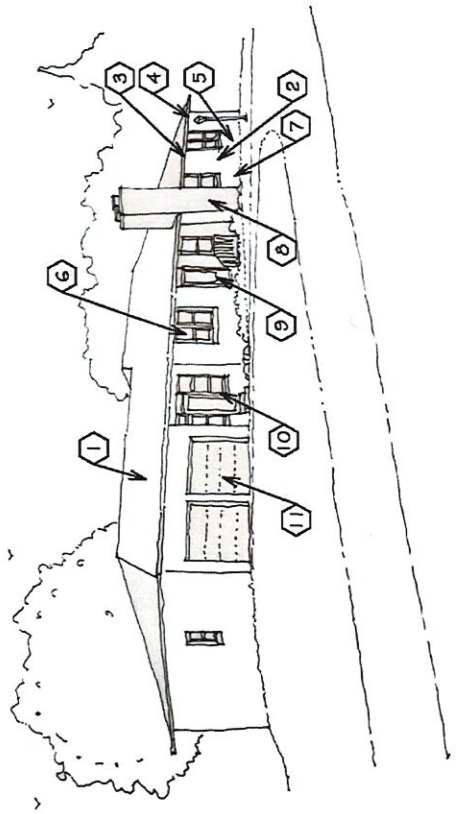


Side-Gabled Stepped Roof



MATLOCK HEIGHTS CONSERVATION DISTRICT MAP

-OUTSTANDING PROPERTIES ARE OUTLINED IN **RED**
-NOTABLE PROPERTIES ARE OUTLINED IN **GREEN**
-CONTRIBUTING PROPERTIES ARE SHADED IN **YELLOW**
-NON-CONTRIBUTING PROPERTIES ARE SHADED IN **BLUE**



ELEVATION NOTES:

1. Roof shingles -long, low roof line, hipped or gabled roof line
2. Horizontal orientation relative to the street
3. Aluminum Soffit
4. Aluminum Gutters and Downspouts
5. Masonry Veneer -Brick or Limestone
6. Double Hung Window -with Shutters
7. Split-Faced Foundation, where exposed
8. Prominent Masonry Chimney -Brick or Limestone
9. Asymmetrical Entry
10. Wood Picture Windows -Tripartite
11. Attached Garage -One or Two car garage

IV. TERMINOLOGY IN THE GUIDELINES

"Recommended"
The preferred method for any given section will be contained within green boxes highlighting the recommended approach. The nighborhood subcommittee, staff and Historic Preservation Commission will look to approving these over the *"Acceptable"* method.

"Acceptable"
When there is an *"Acceptable"* method for any given section, it will be listed below the *"Recommended"*. It is preferred that the *"Recommended"* method be investigated before moving to the *"Acceptable"* option.

Classifications

The following terms are nationally accepted classifications adopted by the Parks Service.

Outstanding (O)
The "O" rating means that the property has enough historic or architectural significance that it is already listed, or should be considered for individual listing in the National Register of Historic Places. Outstanding resources can be of local, state, or national importance

Notable (N)
A rating of "N" means that the property did not quite merit an Outstanding rating, but is still above average in its importance. Further research or investigation may reveal that the property could be eligible for National Register listing.

Contributing (C)
A "C" rating was given to any properties meeting the

basic inventory criterion of being pre-1970, but that are not important enough to stand on their own as individually outstanding or notable. Such resources are important to the density or continuity of the area's historic fabric. Contributing properties can be listed on the National Register of Historic Places if they are part of an historic district, but would not usually qualify individually.

Non-Contributing (NC)
Properties rated "NC" are not important enough to stand on their own as individually outstanding or notable and were not included in the inventory unless they were located within an historic district. Such properties are usually either post-1970 or they are older structures that have been badly altered and have lost their historic character or they are otherwise incompatible with their historic surroundings. These properties are not eligible for the National Register.

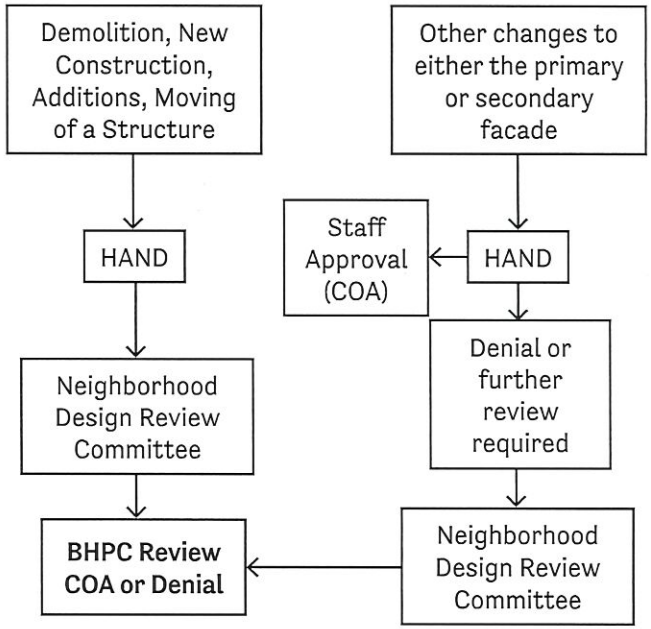
Note:
In these pages the term "contributing" properties often refers to all of the properties that contribute to the historic significance of the area, including both outstanding and notable properties.

Primary Facade
The side of the house that faces the street to which the house has a public postal address. In the case of corner lots, both the postal street as well as the cross street are considered primary facades.

Secondary Facade
Any facade that is visible from a public way but not a primary facade.

SUBJECT TO REVIEW AND APPROVAL

The Neighborhood Design Review Committee will review items that require BHPC approval (Demolition, New Construction, Additions, Moving of a Structure). Please consult the MHHD Design Guidelines when beginning a project and then consult with HAND. Other items reviewed by HAND staff do not require review by the Neighborhood Design Review Committee, unless either 1) in the case of denial by HAND, the homeowner wishes to appeal to BHPC – which triggers Neighborhood Design Review Committee review – or 2) HAND staff feel they need extra assistance from BHPC, at which point either the homeowner or HAND can enlist the Neighborhood Design Review Committee before the "appeal" moves on to BHPC.



V. GENERAL GUIDELINES

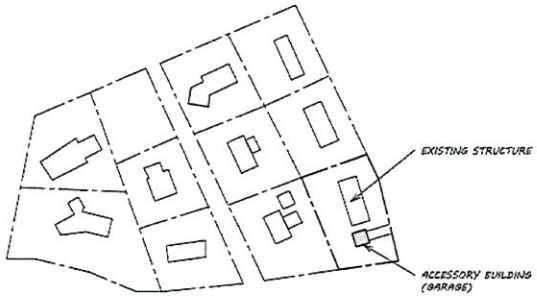
A. SUBJECT TO REVIEW AND APPROVAL

Standards and guidelines serve as aids in designing new construction which reacts sensitively to the existing context. Contributing properties are important to the density and continuity of the MHHD. Every site possesses a unique context, which comprises the contributing buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

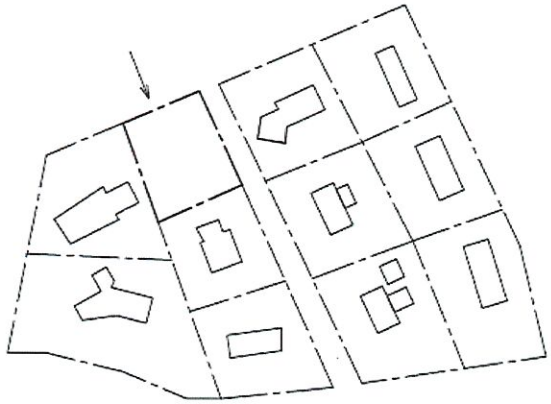
B. SITE CATEGORIES

Developed Site: A site upon which there is already an existing historic primary structure. New construction usually involves the construction of an accessory building such as a garage (see Outbuildings, page 35).



DEVELOPED SITE

Context: New construction must use the existing historic building as the most important, perhaps only, context. It should not overwhelm in scale or proportion and should not exceed the height of the primary building.



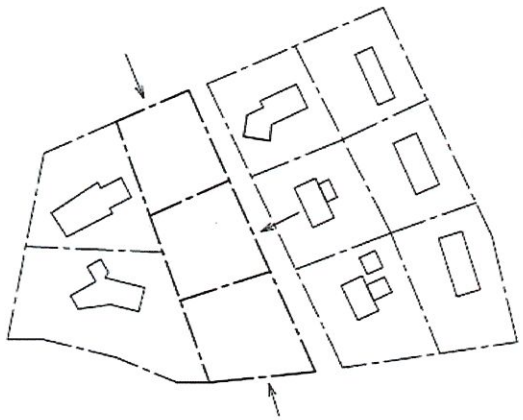
ISOLATED LOT

Isolated Lot: This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

Context: The existing contributing buildings immediately adjacent and in the same block and the facing block provide a very strong context to which any new construction must primarily relate.

Large Site: This is usually a combination of several vacant lots, often the result of previous demolition or natural disaster.

Context: Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such a case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.



LARGE SITE

C. SETBACK

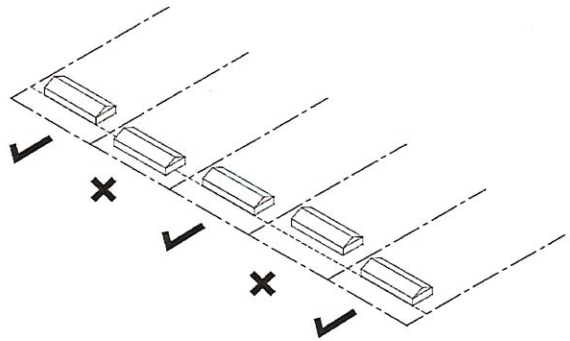
Definition: The distance a building is set back from a street or property line.

In MHHD, the longest sides of houses are most commonly placed parallel to the street and relatively in line with adjacent houses.

"Recommended"
New residential buildings should also be parallel to the street with setback to fit with adjacent contributing buildings.

On corner sites, the setbacks from both streets must conform to the context.

Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.



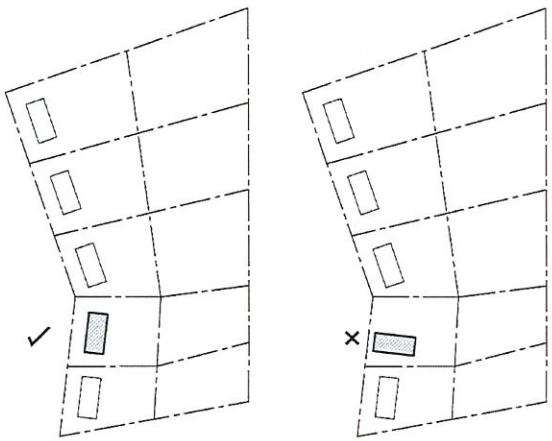
BUILDING SETBACKS

D. ORIENTATION

Definition: The direction a building faces.

In MHHD, houses are usually oriented with their longest side and main entrance facing and parallel to the street.

"Recommended"
New buildings should be oriented toward the street in a way that is characteristic of surrounding contributing buildings.

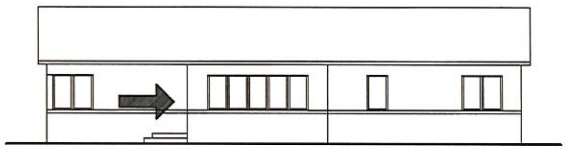


BUILDING ORIENTATION

E. BUILDING ENTRY

Definition: The actual and visually perceived approach and entrance to a building.

"Recommended"
New buildings should reflect a similar sense of entry to that which is expressed by surrounding contributing buildings. Frequently, mid-century entrances are located perpendicular to the façade at the end of a jutting addition or a porch.

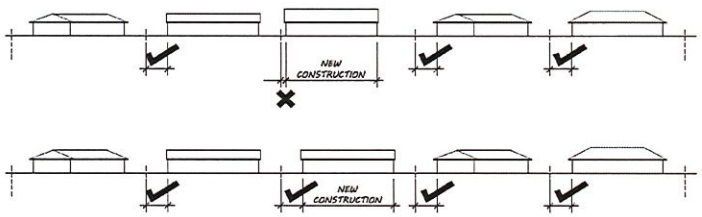


BUILDING ENTRY

F. SPACING

Definition: The distance between contiguous buildings along a block face.

"Recommended"
New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.



SPACING

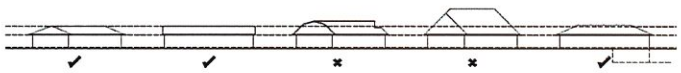
G. BUILDING HEIGHT

Definition: The actual height of buildings and their various components as measured from the ground's existing grade at the foundation, relative to the grade of the street that the building faces.

In MHHD, the topography of the lots is often gently rolling and varied; therefore, new construction must blend and flow with the existing topography.

NOTE: In areas governed by this plan, building heights should be determined using these guidelines, rather than those noted in the zoning ordinance.

"Recommended"
Generally, the height of a new building should fall within a range set by the highest and lowest contiguous contributing buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.



BUILDING HEIGHTS

Cornice heights, porch heights and foundation heights in the same block face (on the same side of the street) should be considered when determining the appropriate range.

Consider the grade of the lot against the grade of the adjacent street, as well as the grade of the adjacent contributing buildings.

H. BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

"Recommended"
The outline of new construction should reflect the directional orientations characteristic of the existing contributing buildings in its context.

The basic outline of a new building, including general roof shape, should reflect building outlines typical of MHHD.

BUILDING OUTLINE
Roof Shape

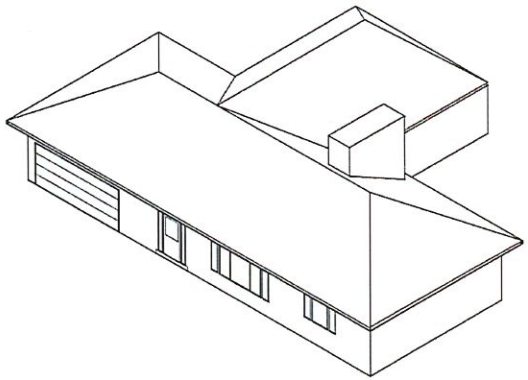
I. MASS

Definition: The three dimensional outline of a building.

Depending on the block face, buildings in MHHD may reflect the traditional horizontal mass of the mid-century modern house forms. See the architectural descriptions in Section

III. TRADITIONAL HOUSE FORMS.

"Recommended"
The total mass and site coverage of a new building should be consistent with adjacent contributing buildings. Consider the mass of all building parts (i.e., house, attached garage, integrated porch, and breezeway).



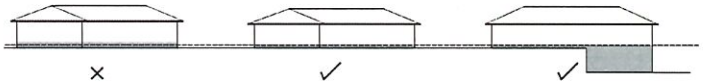
MASSING

J. FOUNDATION: FIRST FLOOR ELEVATION

Definition: The supporting base upon which a building sits and the finished elevation of the first floor living space.

"Recommended"
New construction first floor elevation and foundation height should be consistent with contiguous contributing buildings.

New construction first floor elevation and foundation height should fit into the natural (not man-made) gradient of the land.



BUILDING FOUNDATION

K. OPENINGS/FENESTRATION

Definition: The design, arrangement, and proportioning of windows, doors, and openings.

"Recommended"
Paying attention to the proportion of openings in a wall visible from the street can help blend new construction into the streetscape.

VI. GUIDELINES FOR EXISTING BUILDINGS AND OTHER PUBLIC FACADE CHANGES

A. MATERIALS

"Recommended"
Limestone/sandstone, brick, clapboard, wood, and cement board are appropriate materials.

"Acceptable"
Building materials, whether natural or man-made, should be visually compatible with surrounding contributing buildings. Vinyl or aluminum are acceptable materials, especially if used as a continuation of what is currently on the structure.

When hardboard or concrete board siding is used to simulate wood clap board siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used.

B. WINDOWS AND DOORS

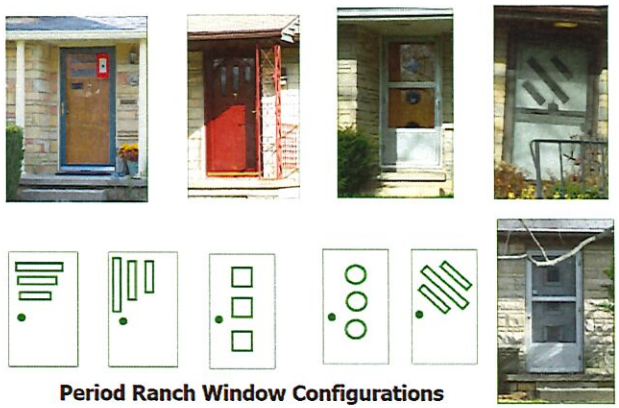
"Recommended"
Existing architectural details for windows and doors shall be retained or replaced in the same style or in a design appropriate to the house or its' context.

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

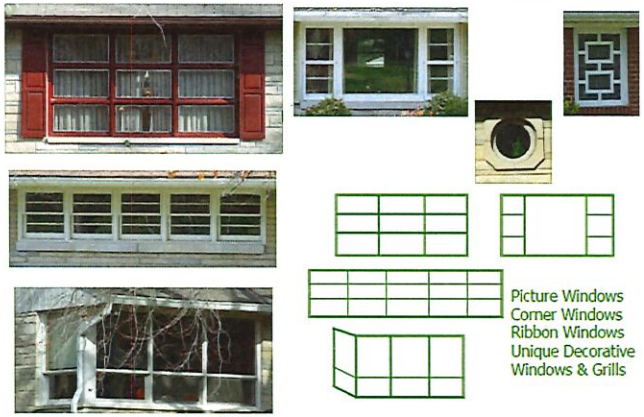
Creative use of commercially available window shapes and sizes can help mimic the typical mid-century

Matlock Heights Neighborhood Historic Doors and Windows

Period Ranch Door Configurations



Period Ranch Window Configurations



modern patterns in new construction. Horizontal shapes and combinations of windows are integral to the look of the wall. If fixed windows on a primary facade are a concern for egress, other options may be alloweed on a case-by-case basis and applications such as sliders or casement windows may be acceptable.

Secretary of Interior's Standards for Rehabilitation Standard #3: "Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."

All window and door petitions will be reviewed on a case-by-case basis.

C. PATIOS AND PORCHES

Definition: Flat constructed areas, adjacent to the house, which extend the living space into the exterior environment.

"Recommended"
Building materials include laid brick, concrete, stone, and/or wood. When possible locate away from a primary facade or in the rear

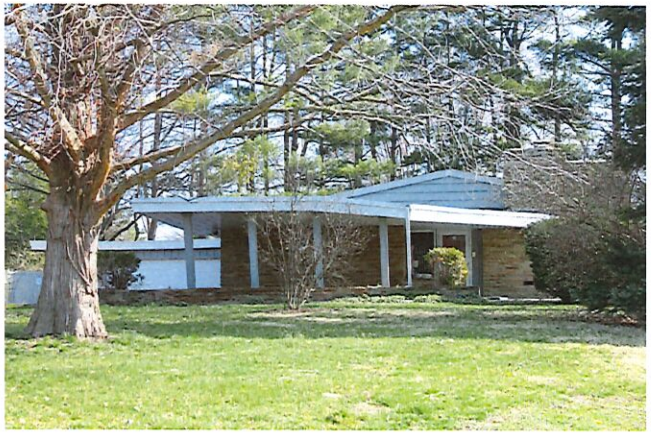
D. OTHER ARCHITECTURAL FEATURES

Definition: These items extend the mid-century house mass into the landscape.

"Recommended"
Retain existing character defining architectural features and detailing.

"Acceptable"
If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA.

Some carports have unique pillar construction forming interesting angles, such as the tapered base of carports (see examples: 201 E Gilbert, 2401 N Dunn, 201 E Glendora). Wide boxed soffits are featured on most contributing buildings.



E. UTILITIES AND EQUIPMENT

Definition: Any utilities that might be above ground and visible (such as meters and electric lines) and any mechanical equipment associated with the building

(such as air-conditioning equipment).

"Recommended"
Mechanical equipment should be placed in locations that have the least impact on the street view of the building, site, and the adjacent contributing buildings.

F. PARKING

"Recommended"
Driveways should be built with direct access to parking or storage structures and pass along the side or rear of the primary building.

Oversized parking pads in view of the street are discouraged.

G. OUTBUILDINGS

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

"Recommended"
If the new structure is a garage, every effort should be made to attach it to an existing house. This is the most compatible solution. The material should be compatible, but not required to match the primary structure.

"Acceptable"
New structures should be placed in a subordinate position and, where possible, to the rear of the primary building on the lot.

New structures accessory to primary buildings should be visually compatible in shape and materials with existing MHHD patterns. New structures should be proportionately smaller, both in height and size of footprint, than the primary building on the lot. These guidelines are used for the design of outbuildings and do not regulate use, as it is regulated under the City's Zoning codes.

H. FENCES

"Recommended"
If possible locate fences in the rear, not to extend beyond the front of primary facade. Fences should have an open horizontal orientation and wood is the preferred material. Decorative concrete may also be an appropriate applicaiton.

"Acceptable"
Privacy fences between property lines. Vinyl or chain link fences with an open feel.

Front yard fences with be considered on a case-by-case basis for height and compatibility. Color and style should not detract from the primary facade. Consideration is given for fences that pertain to special needs, children, and dogs.

I. TREES

Although tree removal is not formally regulated, it is encouraged that if a tree is removed, that a new tree be planted on the property in place of the removed tree.

J. SOLAR PANELS AND GREEN ALTERNATIVES

"Recommended"
Locate solar panels on the house roof at same pitch as the existing roof. Position close to the roof surface and as inconspicuously as possible. Alternatively place solar panels in the backyard or on the garage roof. Creative use and placement of alternative energy sources is encouraged.

"Acceptable"
Install at elevations not significantly above the roof surface. Install as inconspicuous as possible while still functional.

K. ACCESSIBILITY

"Recommended"
The preferred location of ramps is away from front facade of the house and installed in an easily removal fashion without causing damage to the historic house.

"Acceptable"
Ramps are generally permitted, front or rear of lot.

VII. STANDARDS FOR MOVING BUILDINGS

The moving of any building in the MHHD should only be done as a last resort to save the building. It may also be considered when necessary to maintain the MHHD historical context. The following guidelines are meant to assist in determining the appropriateness of moving any building within, into, or out of the MHHD.

"Recommended"
The building to be moved should be compatible with the contributing architecture surrounding its new site relative to style, scale, and era.

Small noncontributing storage buildings (under 80 square feet) in backyards may be moved without review.

Contributing accessory structures (over 80 square feet) require review according to guidelines for compatible new construction.

VIII. STANDARDS FOR DEMOLITION

Definition: The complete or substantial removal of any structure which is located within the MHHD. A more precise definition is located in Title 8 of the Municipal Code and should be consulted.

A Certificate of Appropriateness must be issued by the BHPC before a demolition permit is issued by other agencies of the city and before work is begun on the demolition of any building in MHHD. This section explains the type of work considered to be demolition, as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition. Review and approval is required for demolition of primary buildings within the boundaries of the MHHD or demolition of contributing accessory structures.

GUIDELINES

The following guidelines relate to the above actions and they are enforceable by the BHPC. These are the same guidelines as those for historic districts.

CRITERIA

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The BHPC shall approve a Certificate of Appropriateness for demolition as defined in this chapter only if it finds one or more of the following:

- The building poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.

- The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.

- The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the building, or portion thereof, for which demolition is sought.

- The building or property cannot be put to any reasonable economically beneficial use without approval of demolition.

- In the case that the building is accidentally damaged by storm, fire, or flood, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The BHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition. The process for this is described in Title 8.

IX. PROCEDURES FOR THE REVISION OF MHHD DESIGN GUIDELINES

MHHD guidelines will be reviewed every 5 years. In this event:

Changes to the guidelines, if desired, may be initiated by any homeowner or from within the MHHD Neighborhood Design Sub-Committee.

Actual revisions to the guidelines are finalized by the MHHD Neighborhood Design Sub-Committee.

The neighborhood committee informs the BHPC of the proposed changes to the guidelines.

All property owners in the MHHD are notified of the proposed changes in the guidelines. They are given copies of the proposed changes and notice of the time and place of the public hearing on the proposals.

The MHHD Neighborhood Design Sub-Committee provides a system whereby all property owners have the opportunity to comment on the proposed changes. The change will be advertised through the MHHD's traditional information methods: e-mails and newsletters.

After advertisement, the change will go to the BHPC meeting for a public hearing where a vote will be taken.

It may become necessary to revise sections of these guidelines because of state enabling legislation.

If you have any questions feel free to contact the Housing and Neighborhood Development Department.

CONTACT INFORMATION

To contact the Bloomington Historic Preservation Commission:

Telephone:	812-349-3507
Email:	hand@bloomington.in.gov
Website:	www.bloomington.in.gov/bhpc

For general Matlock Heights Neighborhood Association questions, please visit the website at: https://nextdoor.com/neighborhood/matlockheights--bloomington--in/

Drawings and Diagrams
by
Ernesto Castaneda

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