

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday July 11, 2019, 5:00 P.M. AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. June 27, 2019 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-39

2421 N. Barbara Drive (Matlock Heights Historic District)

Petitioner: Glen & Heidi Darling

Replace window in master bath with glass block. Original decorative window framing will remain.

B. COA 19-41

1309 E. 2nd Street (Elm Heights Historic District)

Petitioner: John Simon

Install iron picket handrail on the right side of the steps going up to front porch.

Commission Review

A. COA 19-40

918 W. Howe Street (Greater Prospect Hill Historic District)

Petitioner: James Rosenbarger

Full demolition of the existing house structure.

V. DEMOLITION DELAY

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER 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 email, human.rights@bloomington.in.gov.

Next meeting date is July 25, 2019 at 5:00 P.M. in the McCloskey Room. **Posted:** 7/03/2019

**Bloomington Historic Preservation Commission Showers
City Hall McCloskey Room, Thursday June 27, 2019
MINUTES**

I. CALL TO ORDER

Meeting was called to order by **John Saunders**, @ 5:00

II. ROLL CALL

Commissioners

John Saunders
Leslie Abshier
Sam DeSollar
Doug Bruce
Lee Sandweiss
Deb Hutton
Susan Dyer
Chris Sturbaum

Advisory

Duncan Campbell
Derek Richey
Ernesto Casteneda

Absent

Jeff Goldin
Jenny Southern

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Philippa Guthrie, Legal
Eric Sadre, HAND

Guests

Tim Cover
David Hays
David Holdman
Jan Sorby
Steve Wyatt
Karen Duffy

III. APPROVAL OF MINUTES

A. June 4, 2019 Minutes

John Saunders made a motion to approve June 4, 2019 Minutes, **Deb Hutton** seconded.
Motion carried 6-0-1 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-36

101 W. Kirkwood Avenue (Courthouse Square HD)

Petitioner: Everywhere Signs

Replace current text on sign with new text and font.

Conor Herterich gave presentation. See packet for details.

B. COA 19-37

1026 E. 1st Street (Elm Heights HD)

Petitioner: Rezah Kaffash

Installation of two flush-mounted solar tubes. One will be on the west elevation of the hipped roof. The other will either be on the west or south (rear) elevation.

Conor Herterich gave presentation. See packet for details.

C. COA 19-38

500 S. Ballantine Road (Elm Heights HD)

Petitioner: James Connaughton

Replace five UniFrame double hung vinyl windows on the east and north elevations of the home. New windows will be Pella 250 Series, double hung vinyl windows.

Conor Herterich gave presentation. See packet for details.

Commission Review

A. COA 19-35

221 E. Kirkwood Avenue (Victoria Towers HD)

Petitioner: Tim Cover

Modification of existing patio area along Kirkwood; addition of four awnings; removal of window on the Lincoln St façade to create a new tenant entrance.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum asked if the awnings would be made from cloth. **Tim Cover** stated that the awnings would be cloth with printed letters. **Chris** asked for clarification on the signage, **Tim Cover** gave a description of the signage and explained the logic behind the proposed tenant entrance. **Deb Hutton** asked if there would be grass planted as per the drawing. **Tim** stated there would be new landscaping.

The **Commissioners** all agreed with Staff recommendation of approval of the project.

Deb Hutton made a motion to approve **COA 19-35**, **Susan Dyer** seconded.
Motion carried 8-0-0

V. DEMOLITION DELAY

Staff Review

A. Demo-Delay 19-11

411 W. 1st Street

Petitioner: Susan Williams

Partial demolition: Addition of porch to rear of structure

Conor Herterich gave presentation. See packet for details.

Commission Review

A. Demo-Delay 19-09

523 W. 7th Street

Petitioner: David Holdman

Full demolition of home.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

David Holdman gave a brief personal history of the home.

Leslie Abshier asked if the home is repairable, **Conor** stated that it is not irreparable.. **David Holdman** stated that if he is allowed to demolish the home he will build a new, Queene Anne style home on the lot. **Chris Sturbaum** asked if there is a reason the home was not sold or rented. **David Holdman** stated that it was a lack of funds and interest on the part of the family. **Ernesto Casteneda** asked the opinion of staff on whether or not the home could be restored. **Conor** replied that he believed that it could but that there are other members of the Commission who may be able to make a more knowledgeable judgement. **Ernesto** stated that he agrees that it could be restored. **Deb Hutton** asked what is under the vinyl siding, **David** stated it is wood siding. **Derek Richey** asked **Steve Wyatt** his opinion of the home, **Steve** stated it could be restored and wasn't any worse than other houses they have restored. **Duncan Campbell** asked staff who Carrie Stancomb was. **Conor** stated that she was a previous owner of the home.

Lee Sandweiss stated that it is encouraging that properties in worse condition have been restored and she would like to see it saved. **Leslie Abshier** asked for clarification on saving and moving the home. She feels like it looks like it could

be moved. **Chris Sturbaum** noted that there is an historic home right next to this property, and this is a property that needs to be protected. Chris pondered the possibility of historic designation and discussed the idea of adding the property to the existing Fairview Historic District. **Ernesto Casteneda** noted that the designation of the property has downgraded through the years. **Derek Richey** noted that the downgrading of the properties has come from spotty designation through the years. He also stated that they have to guard against demolition of historic homes by neglect and the Commission should take a stand. **Doug Bruce** stated that after looking at the pictures he does not think it was demolition by neglect because there are some personal issues, but the house can be saved. **Duncan Campbell** agrees with everything that has been said, and added that most houses have unfortunate stories. **Duncan** further stated that if they choose historic designation they should choose option A. He gave a brief discussion on the architecture styling of the home. **Sam DeSollar** stated that at the least the home is worth investigation, **Susan Dyer** agreed. **John Saunders** agreed with all the of the Commissioners' comments.

Jan Sorbee stated that she is a board member of BRI and this property is not in as bad a shape as other homes that BRI has renovated. She also noted that this house is on the cover of a **Harry Glassie** article and could be listed on a National Historic Register. **Jan** further stated that this home can be restored and can look beautiful again. **David Holdman** stated that if the Commission does not approve demolition the house will look no better, as he has no plans to restore the home. **Jan** then urged the Commissioners to save this home. **Conor** read a letter from **Sandi Clothier**, a citizen of the neighborhood, into the minutes, see packet for details. **Steve Wyatt** noted that on the last survey 49 notable properties were left off that survey. **Steve** also noted it would be difficult to move the house due to the design of house. **Karen Duffy** studied folklore under **Henry Glassie** and he always referenced this house in his lectures. She also noted that she has seen several houses destroyed in this neighborhood in the time she has lived there. The neighborhood is meeting to gauge the support for saving this house. **Chris Sturbaum** noted that they need to try to save the home for the community but not cast the home owner as the villain. But once the houses are gone they are gone. **Doug Bruce** asked about the Commissioners looking at the home before making a final decision. **Conor** noted that twenty days out of the 90 day period has passed so the Commission has some time. **David Holdman** stated he is comfortable with the Commissioners touring the home.

Doug Bruce made a motion to continue **Demo Delay 19-09** pending Commissioners' inspection of the home, **Sam DeSollar** seconded.
Motion carried 8-0-0.

B. Demo-Delay 19-10

300 W. 6th Street (Hays Market)

Petitioner: Tim Cover

Partial demolition: removal or destruction of the exterior surface of forty percent or more of the area of any exterior facade.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Tim Cover explain further the plans for design of the building. **David Hays** gave a brief history of the building and the family business, He is looking to maintain the

integrity of the building. **Tim Cover** stated they are also updating the interior of the building as well.

Leslie Abshier asked if they are maintaining the limestone façade on the rear of the building. **Tim Cover** stated they are but they will add some windows and a door on that side of the building. **Tim** stated they will use a wood window in the cut in on the front of the building. **Chris Sturbaum** asked about the brick veneer on the Morton street side of the building. **Tim** said there would be brick on the Morton side of the building. Due to setback requirements they are limited as to what they can do on the B-Line trail side of the building. **Ernesto Casteneda** asked about the changes to canopies of the building. **Tim Cover** noted that the canopies would remain on the building. **Deb Hutton** asked if the limestone façade would remain. **Tim** stated that it would remain as well. **Doug Bruce** noted that there was an addition on the north side of the building in 1997. No windows were put in the building because a bank was moving into the building. The canopies on the Morton side of the building were built in 1997. **Duncan Campbell** asked if all of the 70's addition was limestone. **Tim Cover** stated that it was, and he noted that the part of the building with the copper roof was the original part of the building. **Sam DeSollar** asked about the original building and the additions to the building. **Conor** stated the original building was built in 1903, and the addition was in the 70's. **Derek Richey** stated you could review aerial photos and determine when additions were added to the building.

Chris Sturbaum commented that they should consider using the original texture of the B-Line side of the building on the whole building. **Sam DeSollar** commented that he is happy to see they are filling in a parking lot. He agreed with **Chris'** comments. **Ernesto Casteneda** urged they use care when cleaning the limestone. **Sam** noted the DNR has some good guidelines on cleaning of limestone. **Ernesto** continued that the side of the building could be used as a local artwork location.

Leslie Abshier made a motion to release **Demo Delay 19-10**, **Chris Sturbaum** seconded.
Motion carried 8-0-0

VI. NEW BUSINESS

A. Discussion of local designation of Kohr Building (1947 Hospital Wing)

See packet for details.

Chris Sturbaum noted the Commissioners do not have to make a motion tonight but they should talk about the Kohr Building in the near future. As the city needs to make a decision later this year, likely November. **Chris** noted the building has a value, and it would cost more to build a comparable building. He suggested they could erect a monument on the site to the old hospital. **Conor** stated that he would write a report for local designation and then it would go before the Council. **Deb Hutton** asked about the timeline to the process. **Chris** stated that it would take at least a month for historic designation once it goes before the Council. **Derek Richey** asked if the city has an official position on the building. They do not as of yet. **Duncan Campbell** agreed they should begin the process of local designation.

Philippa Guthrie noted that the building will not have any utilities once the rest of the hospital is demolished. **Duncan Campbell** stated that if they are moving on the structure they need to let everyone know their intentions.

Chris Sturbaum made a motion to direct **Conor** to prepare a report for a hearing on the Kohr Building, **Lee Sandweiss** seconded.
Motion carried 8-0-0.

B. Development of the Greater Restaurant Row Design Guidelines.

Conor noted that he is working with his intern on writing design guidelines for Greater Restaurant Row and he asked the Commissioners to be involved with those guidelines. Several Commissioners and advisory members stated they are interested in assisting and will contact **Conor**.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

The **Commissioners** further discussed the Demo Delay process, including demolition by neglect, and how the unsafe building law in state code might apply to Demo Delay 19-09.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Meeting was adjourned by **John Saunders** @ 6:43.

END OF MINUTES

COA: 19-39
Staff Decision

Address: 2421 N. Barbara Drive
Petitioner: Glen & Heidi Darling
Parcel #: 53-05-28-203-082.000-005

Rating: Contributing

Structure; Ranch c. 1954



Background: A Ranch style home located in the Matlock Heights Historic District.

Request: Replace original double hung window in master bath with glass block. The original screen with decorative framing will remain.

Guidelines: Matlock Heights Historic District Design Guidelines, pg. 31

1. *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.
2. *Acceptable:* Retain the proportions of original openings. Replacement of windows and doors determined to be original should duplicate the original in size and scale.

Staff Decision : Staff approves COA 19-39 for the following reasons:

1. Despite the change in window type, the new master bath window will be indistinguishable from the old from the public right of way due to the decorative wood screen situated in front of it. Staff finds that the unique pattern of this screen makes it a character defining feature of the home and the type of window behind it is secondary.
2. The proposed work is considered "acceptable" according to the Matlock Heights design guidelines as the new window is duplicating the original in size and scale.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 19-39
Date Filed: 6-19-19
Scheduled for Hearing: 7-11-19

Address of Historic Property: 2421 N. Barbara Dr., Bloomington, IN 47408
Petitioner's Name: Glen and Heidi Darling
Petitioner's Address: 2421 N. Barbara Dr., Bloomington, IN 47408
Phone Number/e-mail: Heidi - 812-330-2000 / h.darling@att.net
Owner's Name: Glen and Heidi Darling
Owner's Address: 2421 N. Barbara Dr., Bloomington, IN 47408
Phone Number/e-mail: Heidi - 812-330-2000 / h.darling@att.net

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. 2421 N. Barbara Dr.

2. A description of the nature of the proposed modifications or new construction:
Window replacement in master bath from original to glass block.

Glass block window was added to hall bath prior to historic designation.

Original screen with decorative framing will remain with replacement of screen only.

3. A description of the materials used.
Glass block. Replacement screen in original wooden framing.

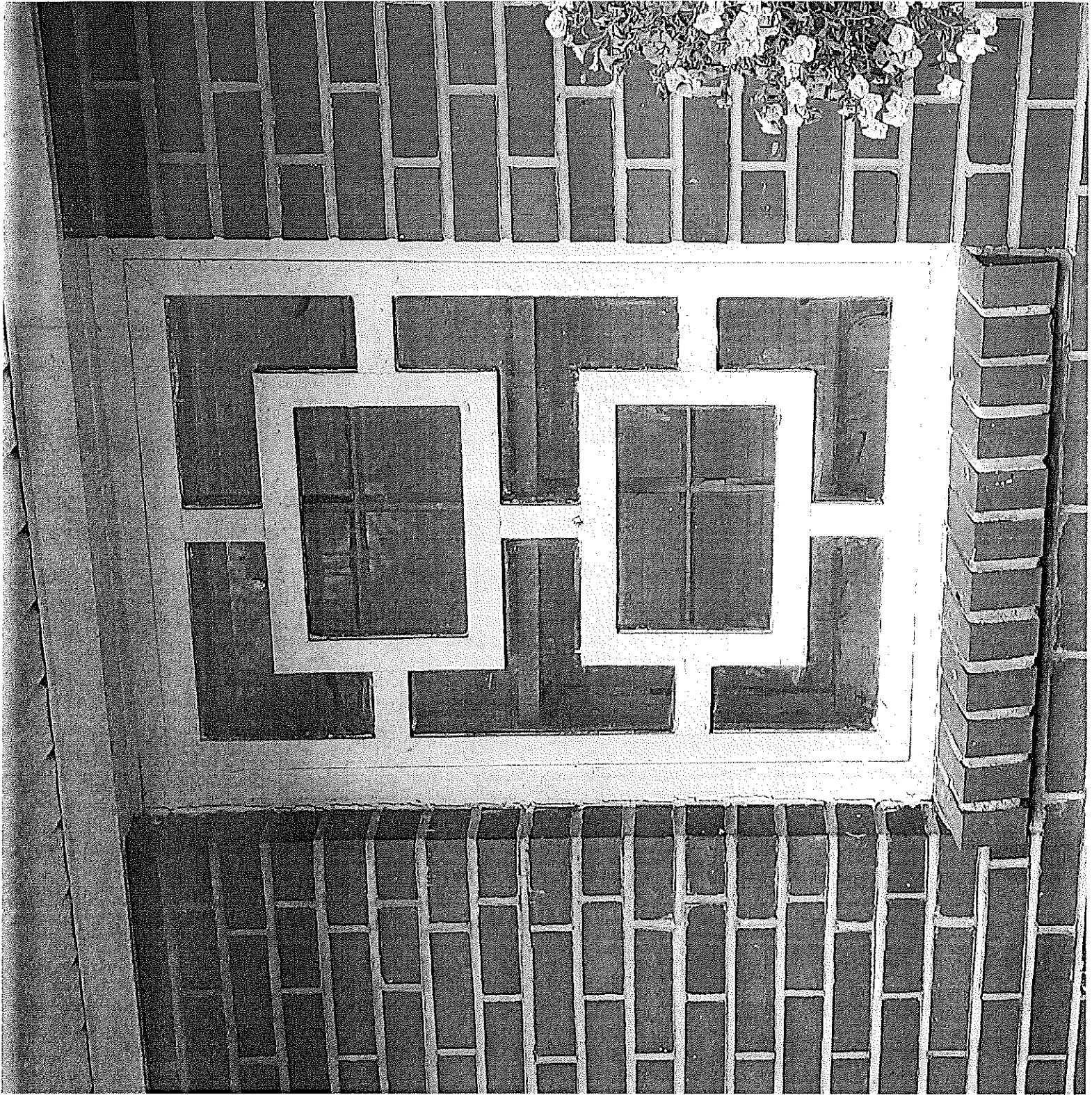
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.





Sample
EXTERIOR



Sample
Interior



COA: 19-41

Staff Decision

Address: 1309 E. 2nd Street

Petitioner: John Simon

Parcel #: 53-08-03-207-016.000-009

Rating: Contributing

Structure; Craftsman Bungalow c. 1920



Background: This is a Front Dormer Bungalow style home with Craftsman details and is located in the Elm Heights Historic District.

Request: Install a picket style handrail on the right side of the steps leading to the front porch. Handrail will be artistic iron pickets with iron railings and will be painted black.

Guidelines: Elm Heights Historic District Design Guidelines:

1. Aging in Place, pg. 36: Another concern is ensuring the safe use of stairs by the addition of railings. When adding railings to already-existing stone stairs, anchor the railing in the ground or on the porch without drilling holes in the stone. Any damage to stone steps, such as drilled holes, could cause water infiltration and cracking and thus should be avoided.
2. Architectural Metals, pg. 22: Architectural metals hold a significant place in the history of Elm Heights. Metals have been an integral part of the detailing and the surfacing of homes, street elements, and site features since the original development of the neighborhood.
3. Other architectural elements, including... railings... are often crafted or detailed in metal.

Staff Decision: Staff approves COA 19-41 due to the following reasons:

1. The petitioners choice of wrought iron pickets for handrails is compatible with the district as the use of architectural metals is a visual feature found throughout Elm Heights. In addition, the installation of railings to help the petitioners “age in place” is encouraged by the Guidelines “Goals for Accessibility, Safety, and Aging in Place” section.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-41
Date Filed: 6-28-19
Scheduled for Hearing: 7-11-19

Address of Historic Property: 1309 EAST 2ND ST.

Petitioner's Name: JOHN & RUTH SIMON

Petitioner's Address: 1309 EAST 2ND ST.

Phone Number/e-mail: 812-339-8291 / JPSEMONIEU@GMAIL.COM

Owner's Name: SAME AS PETITIONER

Owner's Address: _____

Phone Number/e-mail: _____

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. WILLIAMS LOT 3 & PT VAC VALLEY

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

PLACEMENT OF A HANDRAIL ON THE RIGHT SIDE
OF THE STEPS GOING UP TO THE FRONT PORCH.
THE HANDRAIL IS NEEDED TO PROVIDE STABILITY FOR GOING
UP THE STEPS. WE WOULD LIKE TO "AGE IN PLACE" AND THIS
IS ONE OF THOSE THINGS THAT WILL ASSIST THIS. IT ALSO
WILL PROVIDE STABILITY FOR OUR AGING FRIENDS WHEN
THEY VISIT.

3. A description of the materials used.

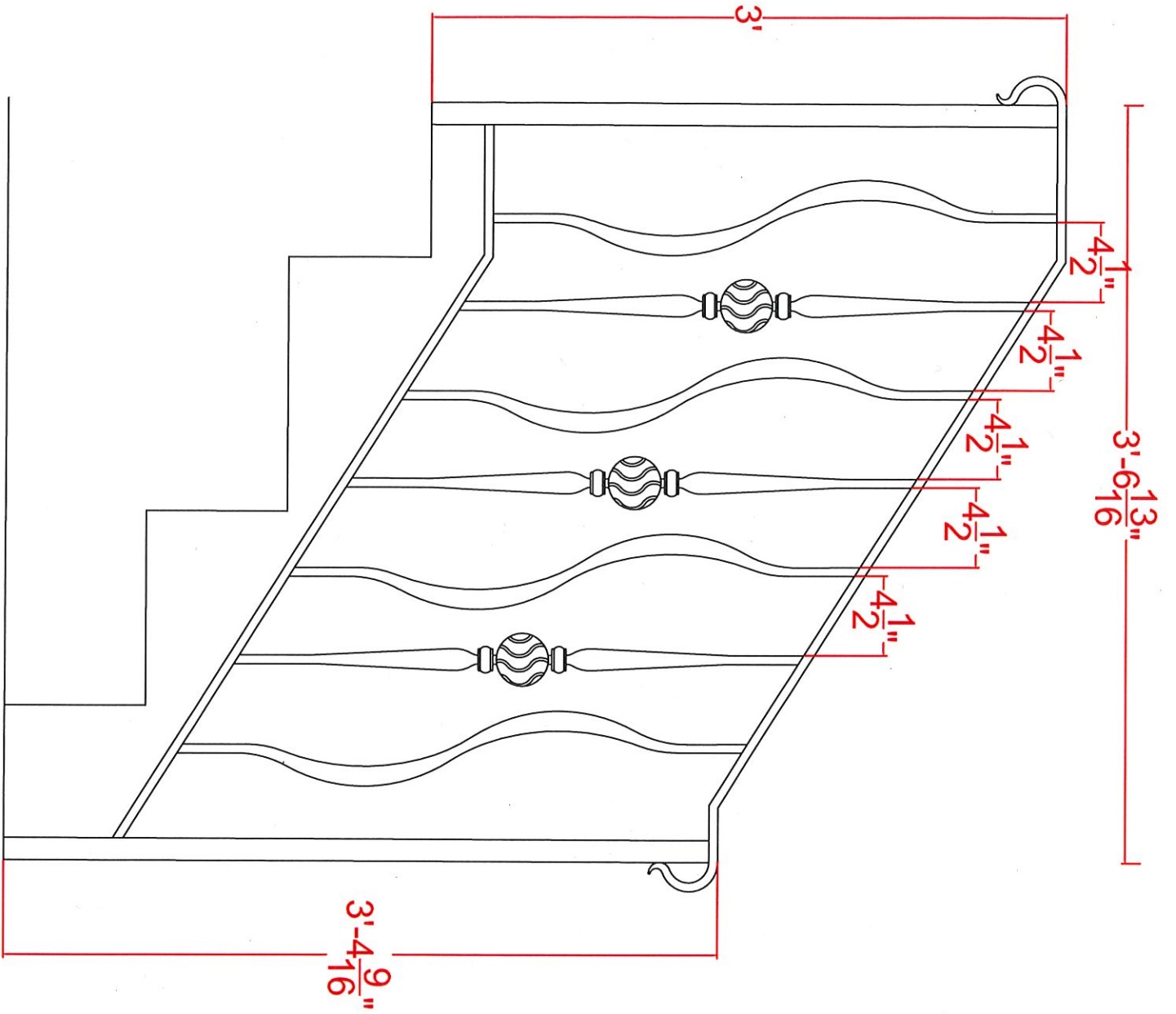
ARTISTIC IRON PECKETS (SEE DRAWING) AND IRON
RAILINGS. COLOR TO BE BLACK

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.





COA: 19-40

Address: 918 W. Howe Street

Petitioner: James Rosenbarger

Parcel #: 53-05-33-310-337.000-005

Rating: Contributing

Structure; Gable-Ell c. 1900



Background: A slightly altered Gable-Ell style home located in the Greater Prospect Hill Historic District. The exterior of the home is in poor condition while interior photographs and a structural engineer's report indicate severe structural deterioration throughout.

Request: Full demolition.

Guidelines: Greater Prospect Hill Historic District Design Guidelines, (See next page)

Recommendation: Staff recommends approval of COA 19-40 for the following reasons:

1. Interior photographs show exposed nails, an open cellar, and no flooring. This should be considered a public safety issue as access into the building via deteriorated siding or a gap in foundation would not be difficult.
2. The Structural Report calls for extensive replacement or reinforcement of almost all structural components including the foundation, floor beams, floor joists, ceiling joists, and roof rafters.
3. There are ample other examples of the Gable-Ell architectural form throughout the district.
4. The existing house at 918 W. Howe is a disincentive for neighborhood investment. It has been vacant for two decades. If the HPC does not approve this COA the petitioner has indicated that he will be forced to sell. The structure would thus remained neglected and in ruin for the foreseeable future. If allowed to demolish, the petitioner plans to build a new, compatible single family home on this site which would provide a significant incentive for others to invest in the district.

III. GUIDELINES FOR DEMOLITION

The following Demolition Guidelines were copied directly from the 2008 Prospect Hill Conservation District Guidelines that were approved by over 51% of the neighbors who voted. They have not been modified in any way.

STANDARDS FOR DEMOLITION

A Certificate of Appropriateness must be issued by the Bloomington Historic Preservation Commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building in the Prospect Hill Conservation District. This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition.

SUBJECT TO REVIEW AND APPROVAL:

- 1. Demolition of primary structures within the boundaries of the Greater Prospect Hill Historic District.**
- 2. Demolition of contributing accessory buildings within the boundaries of the Greater Prospect Hill Historic District.**

The following guidelines relate to the above actions and they are enforceable by the BHPC.

Definition: **Demolition** shall be defined as the complete or substantial removal of any historic structure which is located within a historic district. This specifically excludes partial demolition as defined by Title 8 “Historic Preservation and Protection”

(https://bloomington.in.gov/code/level2/TIT8HIPRPR_CH8.12DEPUSA.html).

CRITERIA FOR DEMOLITION

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

1. The structure 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.
2. 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.
3. 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 structure, or portion thereof, for which demolition is sought.
4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.
5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 19-40
Date Filed: 6-21-19
Scheduled for Hearing: 7-11-19

Address of Historic Property: 918 W. Howe
Petitioner's Name: James Rosenbarger
Petitioner's Address: 1303 E. University St.
Phone Number/e-mail: 812 334 8932. 812 327 2069. jrosenbarger@sbcglobal.net
Owner's Name: James and Mara-Lea Rosenbarger
Owner's Address: same as above
Phone Number/e-mail: same as above

Instructions to Petitioners

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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. 015-48030-00 Weavers Lot 15

2. A description of the nature of the proposed modifications or new construction:
Full demolition of the existing house structure.

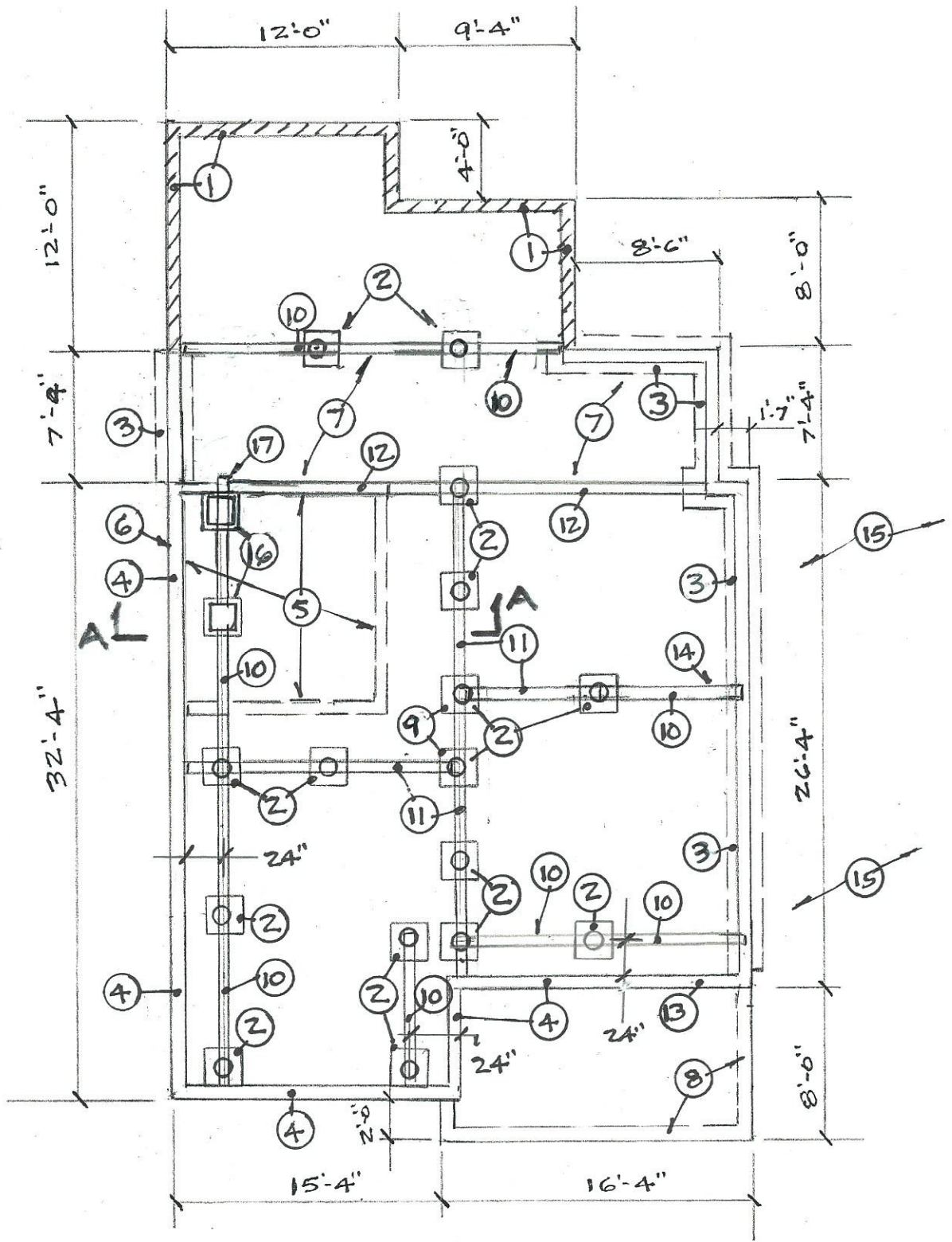
3. A description of the materials used.

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

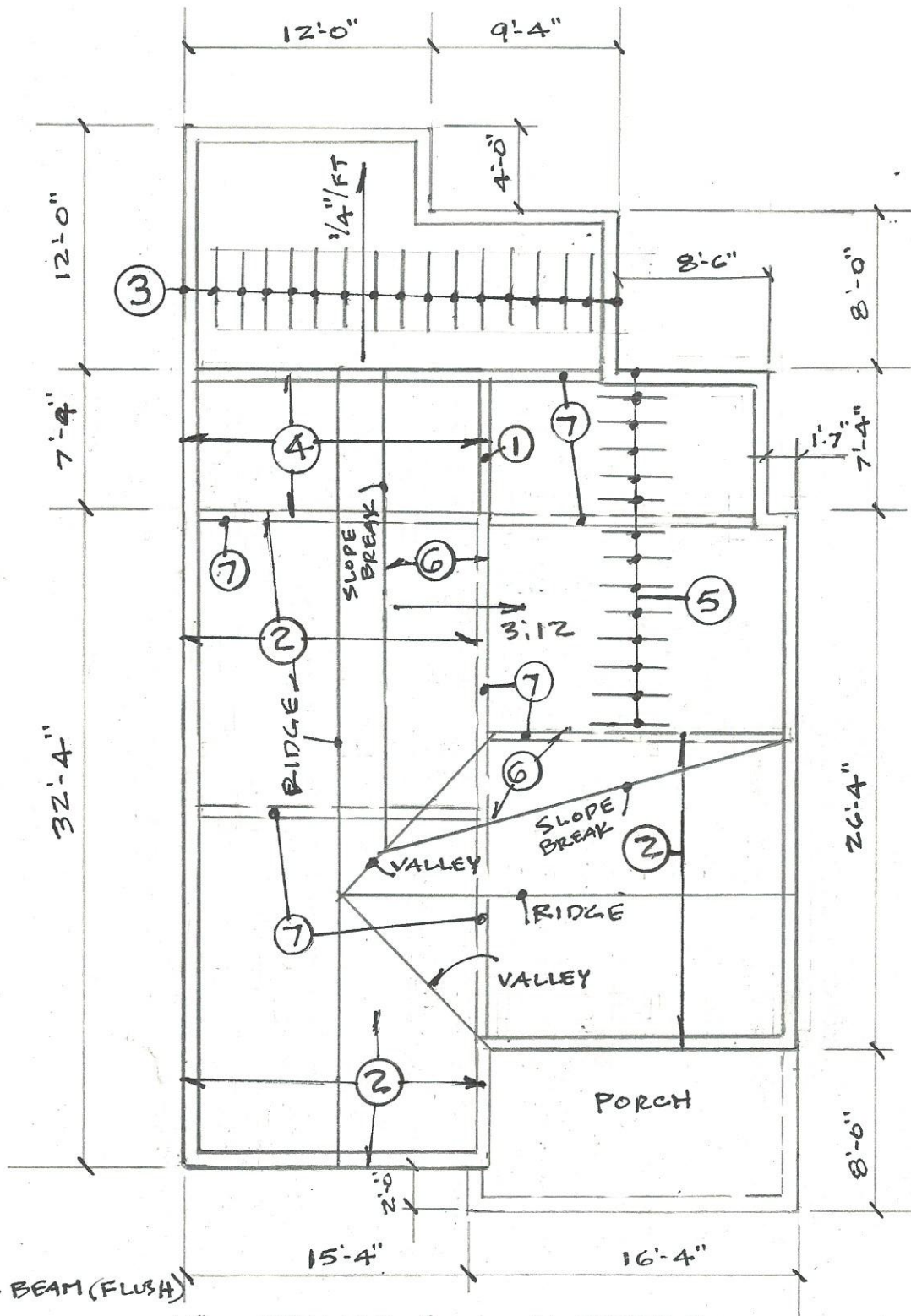
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

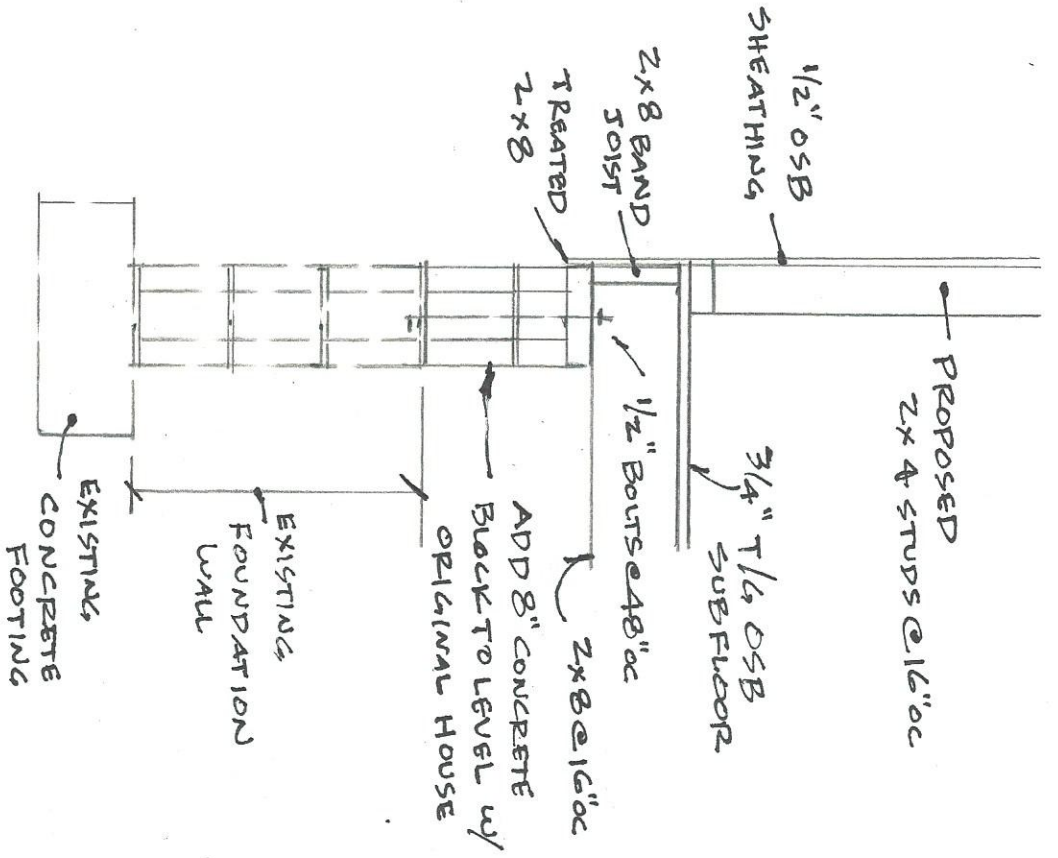


FOUNDATION PLAN $\frac{1}{8}'' = 1'-0''$
918 W. HOWE STREET



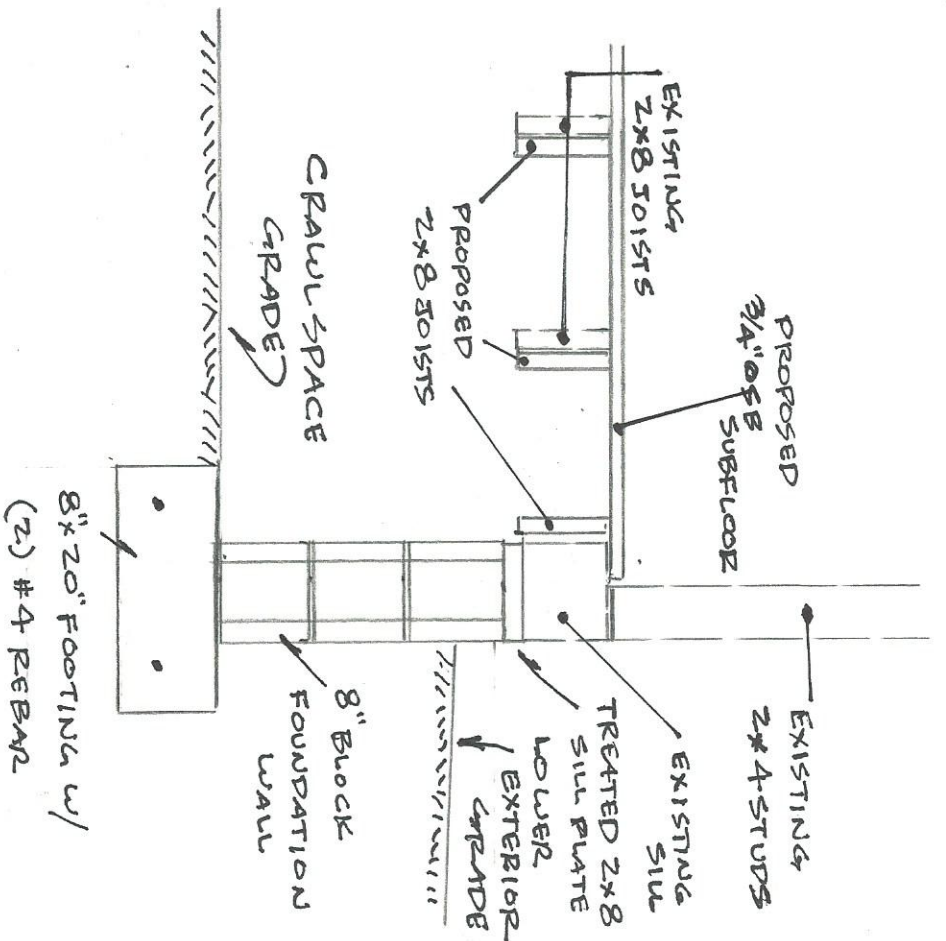
- ① (2) 2x12 BEAM (FLUSH)
- ② 2x6 CEILING JOISTS @ 16"OC - REMOVE 2x4 CEILING JOISTS -
ADD 2x4 COLLAR TIES BETWEEN RAFTERS
- ③ 2x10 RAFTERS/CEILING JOISTS @ 16"OC - CUT w/ 1/4" / FT TOP SLOPE
- ④ 2x6 RAFTERS & 2x6 CEILING JOISTS @ 16"OC - REMOVE OLD ROOF
- ⑤ 2x8 RAFTERS @ 16"OC / 2x6 CEILING JOISTS @ 16"OC - REMOVE OLD ROOF
- ⑥ 2x6 RAFTERS @ 16"OC OVERBUILD
- ⑦ INTERIOR WALLS

ROOF FRAMING PLAN



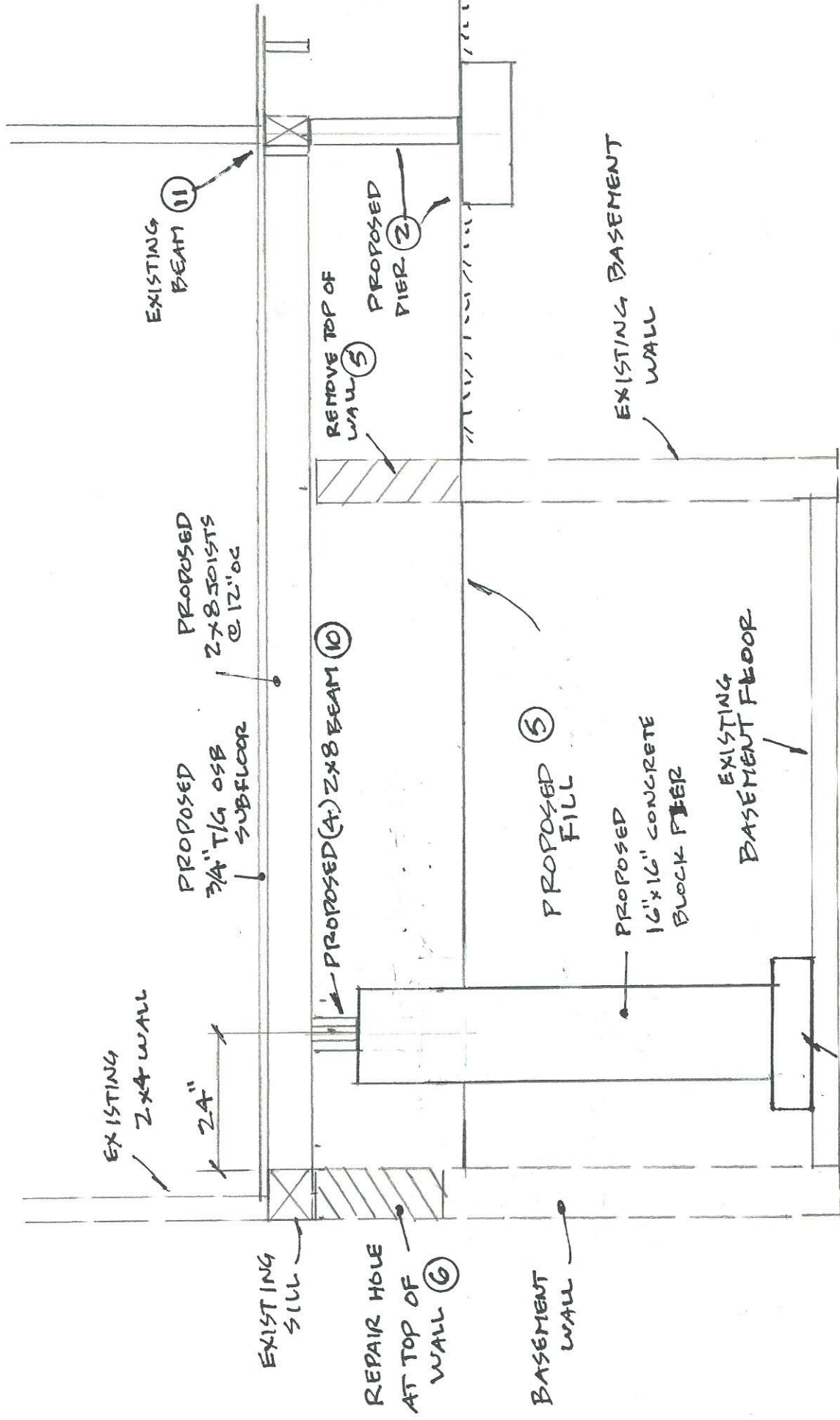
FOUNDATION DETAIL 1

REAR ADDITION



FOUNDATION DETAIL 3

EAST WALL



SECTION "A-A"

PROPOSED
24"x24" FOOTING
PAD

EXISTING
BEAM (11)

PROPOSED
PIER (2)

REMOVE TOP OF
WALL (5)

EXISTING BASEMENT
WALL

PROPOSED
2x8 JOISTS
@ 12" OC

PROPOSED
3/4" T/G OSB
SUBFLOOR

PROPOSED (4) 2x8 BEAM (10)

PROPOSED
FILL (5)

PROPOSED
16"x16" CONCRETE
BLOCK PIER

EXISTING
BASEMENT FLOOR

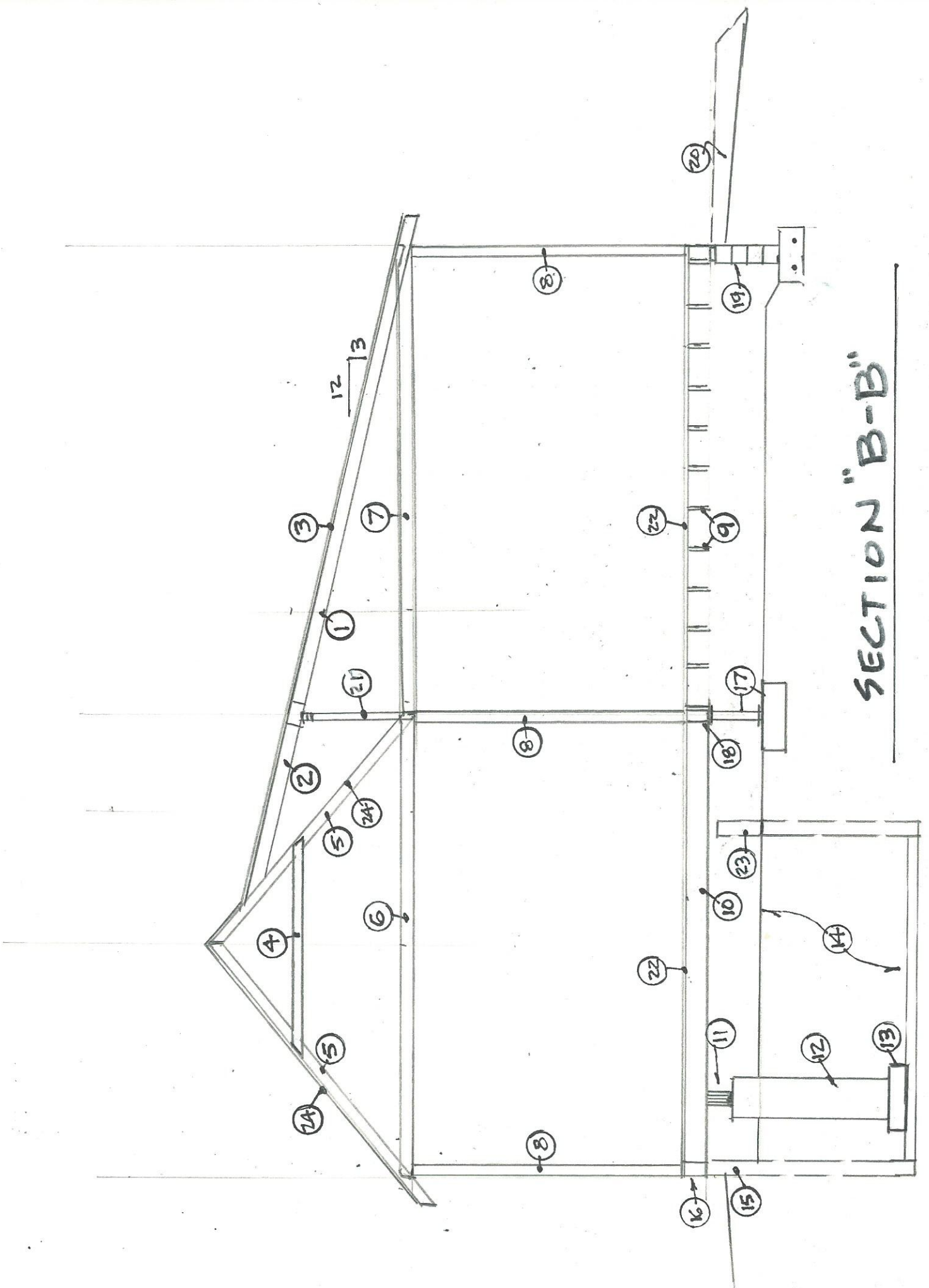
EXISTING
2x4 WALL

24"

EXISTING
SILL

REPAIR HOLE
AT TOP OF
WALL (6)

BASEMENT
WALL



SECTION "B-B"

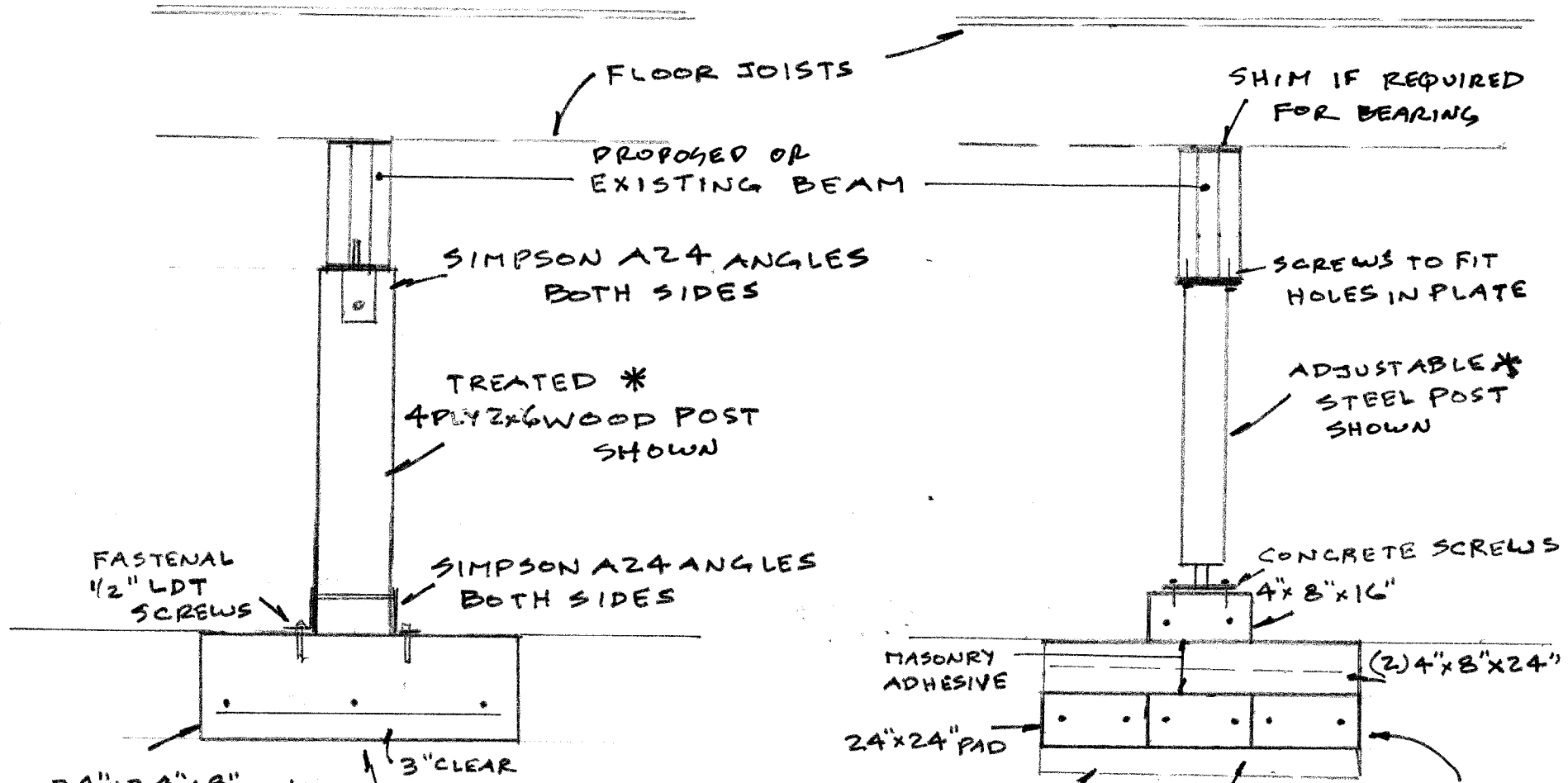
FOUNDATION PLAN NOTES- 918 West Howe Street

- 1 Add 8" concrete block to existing block foundation wall as required to level floor with floor level in original house- Remove entire structure above
- 2 Proposed pier with 24" x 24" footing pad and steel post, four ply treated 2 x 6 post, or 8" x 16" concrete block pier between top of footing pad and support beam
- 3 Remove existing foundation – Install new foundation wall with 8" concrete block foundation wall and 8" x 20" concrete footing with two #4 rebar
- 4 Existing limestone foundation wall to remain - Fill gaps with mortar as required to prevent water and air infiltration - Remove and fill in foundation vents
- 5 Remove interior basement walls down to crawl space level- Fill in basement up to level of crawl space grade
- 6 Repair hole at top of basement wall with limestone masonry as required
- 7 Remove existing concrete floor slab - Remove fill material down to crawl space level - Fill in old cistern up to crawl space level- Remove portions of cistern above crawl space grade
8. Repair mortar gaps in exposed limestone masonry around front porch – Remove $\frac{3}{4}$ " minimum mortar depth and install new mortar (see attached detail)
- 9 Remove existing support piers before installing new piers
- 10 Proposed four ply 2 x 8 wood beam
- 11 Existing wood beam to remain
- 12 Proposed four ply 2 x 10 wood beam
- 13 Replace damaged wood sill with treated wood of similar size
- 14 Remove damaged wood beam prior to installing new beam
15. Lower grade and slope away from foundations
16. Proposed 24" x 24" x 8" min. concrete pad on basement floor and 16" x 16" concrete block pier to bottom of beam
17. Hang beam 12 off of cantilever beam 10

SECTION "B - B" NOTES

1. 2 x 8 rafters at 16" oc- Remove existing roof framing
2. 2 x 6 rafters at 16" oc for overbuild
3. ½ OSB roof sheathing
4. 2 x 4 color ties between rafter pairs placed 1/3 of height from peak
5. Existing 2 x 4 rafters or proposed 2 x 6 rafters at 16" oc in North extension
6. Proposed 2 x 6 ceiling joists at 16" oc- Remove existing 2 x 4 ceiling joists
7. 2 x 6 ceiling joists a 16" oc
8. Existing 2 x 4 walls – replace damaged studs as required
9. Proposed 2 x 8 floor joists at 16" oc
10. Proposed 2 x 8 floor joists at 12" oc
11. Proposed (4) 2 x 8 beam
12. Proposed 16" x 16" concrete block pier
13. Proposed 24" x 24" x 8" min concrete footing pad on basement floor
14. Proposed basement fill
15. Existing limestone basement wall- Repair hole at top of wall as required
16. Existing wood sill – Repair as required
17. Proposed pier with 24" x 24" footing pad (see typical pier details)
18. Existing 6" x 8" wood beam
19. Proposed 8" concrete block wall and 8" x 20" concrete footing w/ (2) #4 rebar
20. Lower grade and slope away from foundation wall
21. Proposed 2 x 4 knee wall for rafter bearing
22. Proposed ¾" T/G OSB floor sheathing
23. Remove top of basement wall to crawl space grade
24. Remove existing shingles and install new shingles – Repair roof deck as required

PIER DETAILS



24"x24"x8" MIN.
CONCRETE PAD W/
(3) #4 EACH WAY

* 8"x16" CONCRETE BLOCK, 2" LAYER OF
4PLY TREATED 2x6 POST OR "SAKRETE"
ADJUSTABLE STEEL POST CAN BE
USED FOR EITHER FOOTING

POURED CONCRETE OPTION

PRECAST CONCRETE OPTION

① EXTEND DEEPER IF NEEDED
FOR BEARING

NEW RAFTERS

NEW CEILING JOISTS

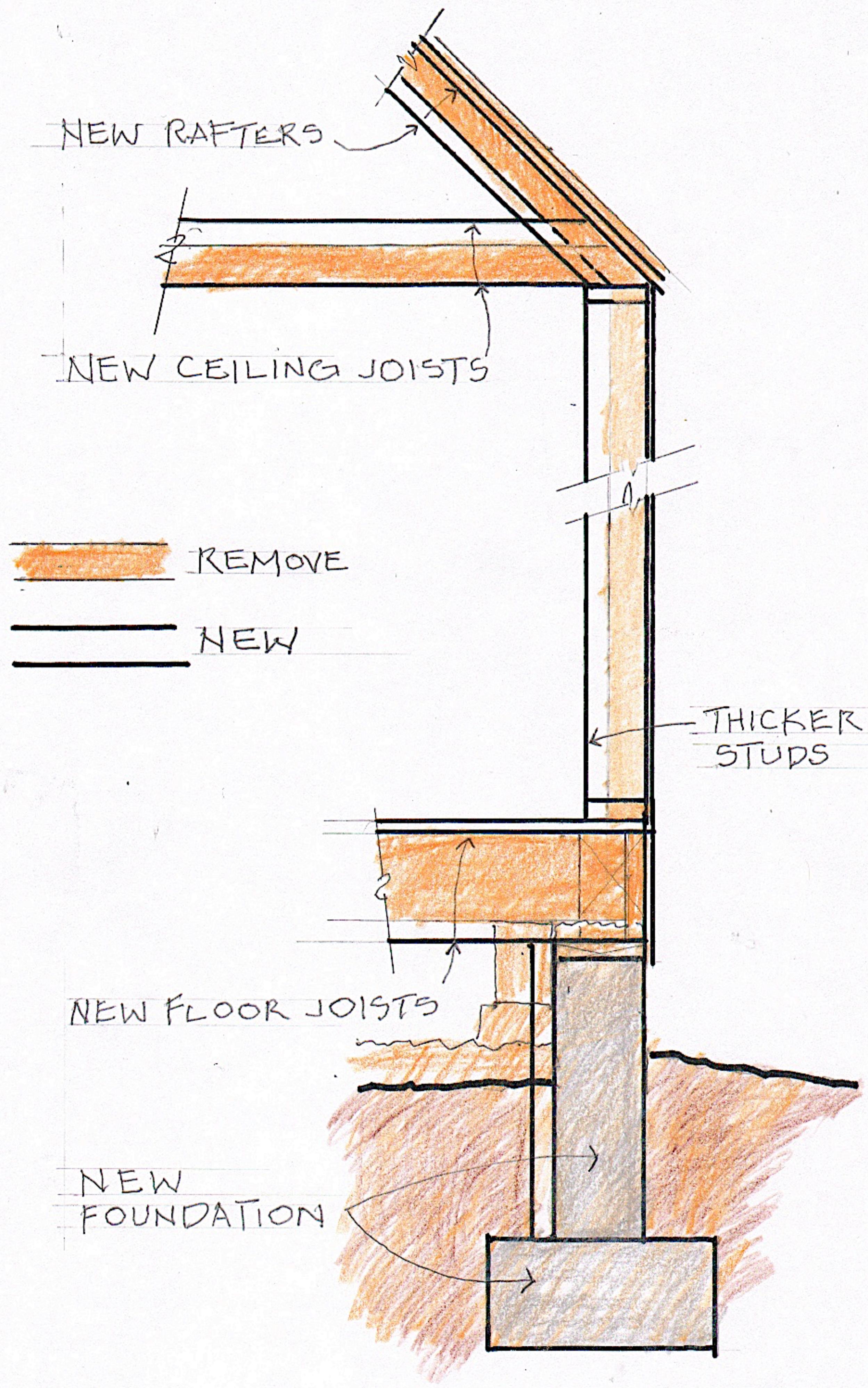
REMOVE

NEW

THICKER STUDS

NEW FLOOR JOISTS

NEW FOUNDATION



918 W. Howe

Request for full demolition approval from the Historic Preservation Commission

Jim and Mara-Lea Rosenbarger

Guidelines for Demolition from the Greater Prospect Hill Historic District Book of Guidelines for the Bloomington HPC.

1. *The structure poses an Immediate and substantial threat to public safety...*

Flooring, finishes, and most floor joists have been removed. Many nails are exposed. The cellar pit is open. Walking within the structure is difficult and dangerous. Given the approximately two decades the structure has been vacant, apparently without serious injury, one could argue that a threat to safety isn't immediate. That argument is worrisome. The house is closed up, but it would not be very difficult to pry off pieces of siding to enter.

2. *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 house form is a typical type for the neighborhood. Saving many such structures, including those with deficiencies, has maintained the neighborhood character and scale. The assertive demolition restrictions were important when the value of preservation was not well understood.

Today the worth of historic houses and neighborhoods is more broadly recognized. Their forms and details have been studied, disseminated, and reproduced. Style books and form-based codes are available. Newly built examples of historically compatible houses exist in core neighborhoods. With design review, demolition of an old house is no longer a neighborhood peril.

It's my understanding that the previous owners made a serious effort to restore the house. They paid for a serious structural report, stripped out interior finishes, and appealed to the HPC in 2012 for siding and window removal and replacement. (That approval by the HPC has expired.) When they uncovered (and smelled) previously installed creosoted floor support 'beams' they decide to cease renovation.

Total assessed tax valuation was well over \$100K prior to 2012. After 2012 the total valuation was reduced to \$40K, apparently because the house wasn't habitable. The previous owners moved in 2001 and said the house was vacant and in disrepair at that time. The City of Bloomington Utilities said their account was closed in 2003.

After approximately two decades optimists may still see possibilities for the vacant house, but it's clearly been a long-term blight on the neighborhood. On balance, the discouraging structure is diminishing the historic quality of the district, not contributing.

3. *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 structure, or portion thereof, for which demolition is sought.*

District preservation requires ongoing time and financial investments. Repairing, improving, and expanding existing houses is expensive. The existing house at 918 W. Howe is a disincentive for neighborhood investment. A new, compatible house on this site will set a relatively high monetary appraisal value and provide a significant incentive for others in the district to invest in their property.

4. *The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.*

References included:

Structural Report by Kevin Potter

Wall diagram showing structural components

Photos of interior

The Structural Report calls for extensive replacement or reinforcement of almost all structural components. This includes the foundation, floor beams, floor joists, ceiling joists, and roof rafters.

The original structure was undersized. For example, the ceiling joists, some spanning 15 feet are 2x4's. Members have sagged and become permanently bowed. The bowing makes adding reinforcements to existing members impractical.

The original floor joists failed at their bearing ends. At some point creosoted railroad ties were installed on loose stones to serve as end bearing for the joists. This shoddy 'repair' has inadequate soil bearing and creosote is not approved for interior use.

The Wall Diagram is intended to illustrate the extensive structural work required for renovation.

Orange: Existing components to be replaced or reinforced

Black Outlines: New components per the Structural Report

Grey: New foundation wall, footing, and plate

Installing a new foundation while supporting the existing structure above is very labor intensive. The foundation is typically installed in sections and much hand work is required. In houses where the upper structure and existing finishes are intact the work can be economically justified. In this case where the framed structure is inadequate and no finishes remain such an approach is financially prohibitive.

The existing crawl space also needs to be excavated for access and code clearances to framing. Lowering the crawl space grade within the structure can be done by hand, but would be much more cost effective when accomplished by machine after demolition

Labor is typically the largest percentage of residential construction costs, especially for renovation. For example, adding a new member to reinforce an existing bowed ceiling joist would be more expensive than simply removing the existing bowed joist and installing a larger replacement. The results would also avoid a new bowed finished ceiling.

My wife and I decided to invest in the Prospect Hill Historic District. Our goal is to build a beautiful, energy efficient house and be financially successful. We have experience in this kind of endeavor, but know it is a substantial risk. We are convinced that in this case new construction makes sense. It's a much better value, its cost is much more predictable than renovation, and it will result in a superior house. We are asking for your approval of demolition, and are looking forward to presenting a design to you.