BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday March 28, 2013
4:30 P.M.
AGENDA

I. **CALL TO ORDER**
II. **ROLL CALL**
III. **APPROVAL OF MINUTES October 1, 2012; November 8, 2012; January 10, 2013; February 28, 2013.**
IV. **CERTIFICATES OF APPROPRIATENESS**
V. **DEMO-DELAY**
VI. **OLD BUSINESS**
   A. Title 8 Revisions
   B. Preservation Month Activities : Calendar Update
VII. **COMMISSIONERS' COMMENTS**
VIII. **PUBLIC COMMENTS**
IX. **ANNOUNCEMENTS**
X. **ADJOURNMENT**

Next meeting date is Thursday April 11, 2013 at 4:30 p.m. in the McCloskey Room

Posted: March 21, 2013

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday November 8, 2012
4:00 P.M.
Minutes

I. CALL TO ORDER

The meeting was called to order at 4:00 pm.

II. ROLL CALL

Commissioners
Danielle Bachant-Bell
Jeannine Butler
Sandi Clothier
Marjorie Hudgins
Marleen Newman
Doug Wissing

Staff
Nancy Hiestand – HAND
Amanda Cosby – HAND
Lisa Abbott - HAND
Patty Mulvihill – CITY LEGAL
Nate Nickel – PLANNING

Guests
Mark Kaplan
Dirk Fraser
Donald Byrd
Catherine DuBois

III. APPROVAL OF MINUTES

July 12, 2012

Motion #1:

Marjorie Hudgins made a motion to approve July 12, 2012 minutes. Jeannine Butler seconded the motion. Motion passed 4/0/1 (yes/no/abstain).

IV. CERTIFICATES OF APPROPRIATENESS

A. COA-31-12 and COA-32-12
317 South Jackson -Owners Dirk Fraser and Leah Shopkow
Demolition and new construction of an accessory building in the Prospect Hill Historic District

Nancy gave her report stating this was a demolition of an existing shed and approval for reconstruction of a new shed. Chris Sturbaum has submitted paperwork to staff showing his conflict of interest. Nancy gave staff recommendation.

Dirk Fraser said there is currently only a 3' passageway through the alley.

Commissioner Questions:

Jeannine Butler said it makes sense to do what he's doing. She said the current shed is not salvageable.

Marjorie Hudgins said she was in favor of this as well.

Sandi Clothier asked if he would have moved it if it was salvageable, Nancy replied by saying that it is an existing noncompliance structure.

Motion #2:

Jeannine Butler made a motion to approve COA-31-12 demolition of shed at 317 S. Jackson St. Danielle Bachant-Bell seconded the motion. Motion passed 6/0/0 yes/no/abstain).

Motion #3:

Danielle Bachant-Bell made a motion to approve COA-32-12 reconstruction of shed at 317 S. Jackson ST. Jeannine Butler seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

Patty Mulvihill submitted Findings of Fact for COA-31-12:

1. The Commission finds that demolishing the structurally unsound shed located at 317 South Jackson Street will not negatively impact the character of the Prospect Hill Historic District.
2. The Commission finds that the state of deterioration, disrepair and structural instability of the shed located at 317 South Jackson Street is so significant that it is no longer feasible or reasonable for said structure to be repair; demolition is the only appropriate remedy.
3. The Commission finds that the property owners at 317 South Jackson Street ability to fully, properly and safely use and utilize their property by the demolition of the shed outweighs the limited public interest in preserving a structure which no longer serves to enhance the Prospect Hill Historic District.
4. The Commission finds that the owners at 317 South Jackson Street considered all reasonable alternatives in saving the shed, but have since determined that said alternative, including repair and relocation, are not possible. Because alternative possibilities for saving or relocating the shed do not exist, the Commission finds that it is appropriate to approve the demolition of the shed.
5. The Commission finds that it is desirable and appropriate to allow the demolition so as to remove a structure from the city's alley.

Motion #4:

Danielle Bachant-Bell made a motion to approve Findings of Fact for COA-31-12. Doug Wissing seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

Patty Mulvihill submitted Findings of Fact for COA-32-12:

1. The Commission finds that the proposed shed structure at 317 South Jackson Street will be visually compatible with buildings and places within the Prospect Hill Historic District.
2. The Commission finds that the propose material for the shed at 317 South Jackson Street be that of wood siding, is of similar dimensions to other accessory buildings in the Prospect Hill Historic District, ensuring visual compatibility.
3. The Commission finds that the proposed shed at 317 South Jackson Street is similar in design to the structure approved by COA-12-12 this past May, and as such, it is reasonable and prudent to issue a certificate of appropriateness in the present case.
4. The Commission finds that in recent years several accessory structures and outbuildings have been extended within the Prospect Hill Historic District in manners similar to what is being proposed at 317 South Jackson Street, so allowing said proposal will be visually compatible with the overall neighborhood.
5. The Commission finds that a variance from the setback standards established in the city's Unified Development Ordinance for the proposed shed at 317 South Jackson Street is required; because of this requirement, the Commission finds that the issuance of a Certificate of Appropriateness for the construction of this shed is only appropriate if conditioned upon the owner receiving the required variances.

Motion #5:

Marjorie Hudgins made a motion to approve Finding of Fact for COA-32-12. Doug Wissing seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

B. COA-33-12 525 South Jordan -Owner Alan MacKay
Rear Dormer Addition in the Elm Heights Historic District

This COA petition was withdrawn.

C. COA-34-12
1248 E. Wylie Street -Owners Susan and Schneider and Don Byrd
Request for solar panels on a mid-century house

Nancy gave her report with staff recommendation, and passed out a letter from the Elm Heights Historic Advisory Committee which states:

The Elm Heights Historic Advisory Committee supports the request to install solar panels on the roof of 1248 E. Wylie Street. Our guidelines enjoin us to support ecologically friendly petitions whenever possible, and we commend the owners of the property in question for their proposal. It serves to underline the fact that a commitment to historic preservation is not incompatible with a commitment to saving the environment.

Public Comment

Mark Kaplan is the Representative for Elm Heights and said he is happy to see this come before the HPC.

Commissioner Comments:

Danielle Bachant-Bell said this will be a great example to set.

Doug Wissing stated that this is a good project.

Marleen Newman echoed fellow commissioner comments.

Sandi Clothier echoed previous comments.

Motion #6:

Danielle Bachant-Bell made a motion to approve COA-34-12 at 1248 E Wylie Street for solar panels. Jeannine Butler seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

Patty Mulvihill submitted Findings of Fact for COA-34-12:

1. The Commission finds that the installation of photovoltaic panels on the flat roof of 1248 East Wylie, with a minimum elevation of 6 inches will still allow for the preservation of the historical and architectural character of the house.
2. The Commission finds that the installation of the photovoltaic panels on the flat roof of 1248 E. Wylie, with a minimum elevation of 6 inches, will not detract from the historical or architectural character of the Elm Heights Neighborhood Historic District.
3. The Commission finds that because the photovoltaic panels are to be installed parallel to the roof at 1248 E. Wylie and will have a minimum elevation of 6 inches, the panels will be barely visible from the public's street, making this project a balanced approach to preserving the character of Elm Heights while still promoting the goal of alternative energy usage described in the Elm Heights Historic District Guidelines.
4. The Commission finds that the Elm Heights Historic District Design Subcommittee has supported this project this project and as such, finds this support further proof that the project continues to allow for the preservation of the historical and architectural character of both the house and the Elm Heights Historic District.

Motion #7:

Danielle Bachant-Bell made a motion to approve Findings of Fact for COA-34-12. Doug Wissing seconded the motion. Motion passed 5/0/0 (yes/no/abstain).

STAFF APPROVALS

D. COA-35-12 staff
   500 South Hawthorne -Owner Wendy Calman
   Replacement of asphalt shingles with eco-friendly composite shake style shingles (research indicates replication of the look of an original roof described on the plans)

V. DEMOLITION DELAY

A. Partial 714 South Park Avenue -Owner Catherine DuBois
   Rear addition to a contributing bungalow

Nancy gave her report and said this is outside the Elm Heights Historic District but is being reviewed under demolition delay because it is listed as a contributing property in the 2001 survey. She gave staff recommendation.

Motion #8:

Jeannine Butler made a motion to approve partial demo with option #1 at 714 S. Park AVE. Danielle Bachant-Bell seconded the motion. Motion passed 5/0/0 (yes/no/abstain).

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

The meeting was adjourned at 6: 30 pm.

Next meeting date is Thursday December 13, 2012 at 4:00 p.m. in the McCloskey Room

BLOOMINGTON HISTORIfC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday February 28, 2013
4:30 P.M.
AGENDA

I. CALL TO ORDER 4:30 p.m.
II. ROLL CALL

Commission Members
Jeannine Butler
Sandi Clothier
Dave Harstad
Marjorie Hudgins
Marleen Newman
Doug Wissing

Staff
Nancy Hiestand – HAND
Amanda Cosby – HAND
Lisa Abbott – HAND
Patty Mulvhill – CITY LEGAL
Nate Nickel – PLANNING

Guests
Anne & Mick McDaniel
Laura Stolberg
Carl & Peggy Price
Jon Blau
John Williams
Leslie Slone
Richard Darling
Ida Jo Allee
Robin Halpin Young
Sharon Yearber
Joyce Carlisle
Ann St John
Charles Bowman
Jeffrey Gladsen
Hernan Hammerly
Heidi Darling
Steven & Kelly Bangs
Carol Darling
Jim Allee
Derk Brewer
Eugenie Sullivan
Bruce Crouch

III. APPROVAL OF MINUTES September 13, 2012

Motion #1:
Jeannine Butler made a motion to approve September 13, 2012 minutes. Marjorie Hudgins seconded motion. Motion passed 5/0/0 (yes/no/abstain).

Because of the anticipated lengthiness of the designation discussion, the COA was moved to the

beginning of the agenda.

V. CERTIFICATES OF APPROPRIATENESS

A. COA-3-13

1126 East First Street Owner Laura Stolberg.
Request to build a read deck

Nancy gave her report and gave staff recommendation. Laura Stolberg said this will not be visible at all from the street, might be able to see it partially from Hawthorn.

Commissioner Comment's:

Doug Wissing said this looks like a good project.

Marleen Newman said she walks this street and has for years, and confirmed this is not visible.

Motion #2:

Jeannine Butler made a motion to approve COA-3-13 at 1126 E. 1st ST. Sandi Clothier seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

Motion #3:

Marjorie Hudgins made a motion to approve the Finding's of Fact for COA-3-13 at 1126 E. 1st ST. The Finding's of Fact are as follows:

1. The Commission finds that the materials to be used on the proposed deck addition-treated lumber, vertical boards dyed the same color as the primary structure's siding, primary structure, thereby preserving the historical characteristics of the primary structure and Elm Heights Neighborhood.
2. The Commission finds that as the proposed deck is not being supported by the primary structure, the proposed deck will allow the primary structure's historic characteristics to continue without damage.
3. The Commission finds that the proposed deck is massed appropriately for both the primary structure on the lot and the overall Elm Heights Neighborhood, thereby preserving the historical characteristics of the primary structure and the Elm Heights Neighborhood.
4. The Commission finds that the only visual feature of the proposed deck from the public right-of-way will be a privacy fence, made of a material which is consistent with the design aesthetic of the primary structure and the Elm Heights Neighborhood, thereby preserving the historic characteristics of the primary structure and the Elm Heights Neighborhood.
5. The Commission finds that the proposed deck is in compliance with the Elm Heights Historic District Design Guidelines, specifically Chapter 5.2, in that the proposed deck: does not disturb the property's character-defining features; is subordinate to the scale and the mass of the associated home; employs a material-treated lumber-suggested by the style of the homes; is being constructed behind the primary façade; is self-supporting in that it is not supported by the primary structure; and that the use of treated lumber is the defined preferred building material for decks.

6. The Commission finds that the Elm Heights Advisory Committee has specifically advised this Commission that it recommends approval of this Certificate of Appropriateness without reservation, serving to further support the Commission's previous finds that the proposed deck will continue to preserve the historic characteristics of both the primary structure and the overall Elm Heights Neighborhood.

Marleen Newman seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

IV. HISTORIC DESIGNATION

A. CD-01-13

Matlock Heights Conservation District Application
Area roughly bounded by Walnut Street on the west, SR 45/46 Bypass on the south, the west side of North Dunn Street on the east, and including both sides of Glendora and Fritz Drive on the north.

Nancy gave her report and announced that this would be Bloomington's first Mid-Century District. Nancy gave her recommendation to approve and send to the Common Council.

Public Comment:

Carol Darling – 400 E Glendora Dr – Spoke about all the meetings they have held in homes, several presentations, shared information, and had 3 community public information sessions. Carol said the majority of the neighborhood gave written approval for this to become a Conservation District. Carol wanted to make sure that we knew they are all well aware of the meaning of it becoming a Conservation District and still voted for this. Carol said the neighbors are all dedicated to saving the family oriented neighborhood. She said they all want to discourage drastic changes and request that we consider Matlock Heights as a Conservation District.

Derk Brewer said that he owns 3 properties that are currently located in the Martha Street Neighborhood, that are included on the Matlock Heights map that is being proposed for a Conservation District. Derk urged the commissioner's to have the map redrawn and to only show the true area of Matlock Heights neighborhood. Derk said that Martha Street is 80% student rental homes and is separated by a large ravine from Matlock Heights. He said these are two very distinctive neighborhoods. Derk said that the neighbors on Martha Street including himself have not received any notices about any meetings or proposals about this. Derk strongly urged the members to have the map redrawn to exclude Martha Street, he does not want his 3 properties included in this neighborhood or proposed district.

Anne McDaniel – 2243 N. Martha St – Anne said she is a resident that lives on Martha Street and does want to be included in the district and said the houses on Martha Street are consistent with the architectural design of Matlock Heights. Anne said Martha Street properties were an original part of the old Matlock Farm, they were also built in the same time frame and are very vulnerable and want to be included in Matlock Heights.

Sharon Yarber – 2310 N. Fritz Dr. – Sharon spoke of receiving a letter in her mailbox that did not contain a signature from the author and said that it stated the homeowners will lose their rights if this passes and she urged who ever written that letter to admit it and said they should have attended their meetings to have discussed this issue. Derk Brewer stated that he was the person who written that letter in the mailboxes.

Gerald Revack (spelling?) – Said he would be speaking on behalf of his mother-n-law (name was never given or signed on the guest list), and they wanted to specifically know what rights she would lose, the positives and negatives of this becoming a Conservation District, implications of their property taxes, and how did it get to this point of being in front of the Historic Preservation Commission. Dave Harstad commented that once the public comment was closed Nancy would try to address some of those questions.

Ann St John – 210 E. Gilbert Dr– Ann said she has recruited her brother, her son, her daughter, and best friend to all own and live in this neighborhood. She loves this neighborhood and wants to be included in the Conservation District.

Leslie Slone – 2211 N. Dunn St – Leslie said this is a good idea. She said this will save the homes and help preserve the use of space. She is all for this becoming a Conservation District and that the section Derk Brewer commented about on Martha Street should be included in this district, this is part of the area.

Susan Sandberg – 2201 N. Fritz – Susan said she is hoping that this will enhance their property values and she does live across from 2 rental properties and does not like it. She said she thinks this becoming a Conservation District will protect them and give them and added protection to ensure the peaceful, friendly and respectfulness of the neighborhood.

Pastor Delong commented that the city has already approached them about the overcrowding due to the parking overflow from their church parking lot onto the streets. The church plans on extending its parking lot and said that this might be a problem for them if the area that Derk Brewer mentioned is included in the map for the Matlock Heights Conservation District.

Robin Young – 331 E. Glendora Dr – Robin said they worked very closely with Nancy and with Carol Darling in regards to all the mailings and notices that were mailed out. The addresses they generated for the owners came from the Monroe County GIS if they were in fact rentals, to ensure they were delivered to the owners and not tenants.

Gerald Revack (spelling?) does not want everyone past the ravine included in the Matlock Heights map.

Derk Brewer commented that there was no due diligence on making sure that all the owners were properly notified, and there was nothing ever posted on the web for him to be able to view and research.

Carl Price – 2330 N. Fritz Dr – Carl commented on the speed limit being 30 mph and

said that cars are going to fast on those streets and would like to see the limit lowered, 25 mph at the most. Carl also mentioned that he thought the zoning required for rentals in this area was for only 3 unrelated adults and there are several instances where multiple cars are parked at a rental and there are more living there.

Jeff Gladsen – 2330 N. Walnut St – Jeff said he is the Owner of Hoosier Body Shop and this is the 1st time he's heard of this becoming a Conservation District. He did not receive any letters or notices, nor was he ever aware of any meetings.

Mick McDaniel – 2243 N. Martha St – Mick said him and his wife live south of the ravine and would love to see the area stay single family homes. Mick said to denigrate a section out of a neighborhood is wrong. He said that they want to preserve what they have and we need to think about preserving the single family homes.

Derk Brewer stated that he wanted everyone in the room to make sure that they all understand there is currently a variance in front of the city in Matlock Heights to raise the rental occupancy maximum from 3 to 5 unrelated adults.

Commissioner Comments:

Dave Harstad commented that our board has no jurisdiction over speed limits and asked Nancy to help clarify some concerns mentioned from Gerald Revack.

Nancy Hiestand stated that a Conservation District is to prevent radical change but we can only regulate 3 specific things: demolition of a building, the new construction of a principle building or accessory building, and the moving of any building. That's all we have jurisdiction for in a Conservation District, which are very minimal requirements. Nancy said we do not regulate use, and you have what you have in terms of zoning. Nancy also said that being in a Conservation District does not affect property values, and she stressed that the Commission does not regulate the use. So if an owner wants to make it a rental, the Commission has no say in that matter, we cannot do anything about student rentals.

Nancy commented that we do not regulate additions to an existing structure. Nancy said that we are not proposing to impact anything that is not already zoned an RC, with Nate Nickel in Planning correcting that it is RS (Residential Single Family). Nancy commented that some negatives of this becoming a Conservation District would be that they would have to ask us for approval to demolish a building, for new construction of a principal building or accessory building, or for moving a building. So asking us for approval might be a negative for some people.

Nancy commented that our board contains several architects and designers so we can give helpful information and suggestions to homeowners, and this is a working group. She said that we put the plans on the table and we discuss the items and work together.

Nancy stated that some benefits would be to prevent radical and drastic change and to help preserve what is already there. She said COA's (Certificate of Appropriateness) take no more than 30 days, anymore than that and you will be automatically approved. Nancy said that if

it is not new construction though and just an addition you do not have to come through our board for a Conservation District.

Nancy also commented to Derk Brewer that before Matlock Heights is designated a Conservation District, there will be a minimum of 2 more meetings before Common Council. Council will determine if this will become a Conservation District.

Jeannine Butler commented to Gerald Raveck that we only recommend that this become a Conservation District, we do not create the district. In regard to property taxes those are only affected and go up if the assessor accesses the property and determines the property value has risen of fallen. Property values she said are not affected or determined if they are in a Historic District or not.

Nate Nickel in Planning stated that historic guidelines do not replace zoning jurisdictions, they are in addition to.

Marjorie Hudgins asked Carol Darling if she could make a special effort to make sure that she gets with Gerald Raveck and other people (Derk Brewer) to get them the information they seem to have missed from the meetings.

Doug Wissing commented that the notices were mailed out based on GIS addresses, Robin Young confirmed. Doug asked Nancy the character of the houses SW of Martha St, and said if he (Derk Brewer) wanted to demolish his house what would he have to go through. Nancy replied zoning, and he will have to meet our standards for a demolition by citing a public purpose oran issue with the building itself.

Derk Brewer commented that he will decide if he wants to demolish his house or not when he moves in there coming up in the future. Derk said he will do whatever is more beneficial to him.

Dave Harstad commented that he finally got his head around this being a Mid-Century neighborhood. He said that we do have some work to do yet and said that the regulation on this will be very light. This he believes will be for everyone's benefit.

Motion #4:

Jeannine Butler made a motion to approve recommending CD-01-13 Matlock Heights Conservation District to the Common Council. Sandi Clothier seconded motion. Motion passed 6/0/0 (yes/no/abstain).

Motion #5:

Jeannine Butler made a motion to approve an Interim Protection on Matlock Heights until Common Council passes. Marleen Newman seconded motion. Motion passed 6/0/0 (yes/no/abstain).

Motion #6:

Sandi Clothier made a motion to approve changing 201 E. Gilbert to "Notable" and to

adopt Nancy's other recommendation on page 16 of the packet in regards to the classifications of addresses. Doug Wissing seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

VI. NEW BUSINESS

VII. OLD BUSINESS

A. Preservation Month Activities : Calendar Update

We did not discuss this at the meeting.

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

6:15 pm

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday January 10, 2013
4:30 P.M.
MINUTES

I. CALL TO ORDER

The meeting was called to order at 4:30 pm.

II. ROLL CALL

Commissioners
Danielle Bachant-Bell
Doug Bruce
Jeannine Butler
Sandi Clothier
Dave Harstad
Marjorie Hudgins
Marleen Newman

Staff
Nancy Hiestand – HAND
Amanda Cosby – HAND
Patty Mulvihill – CITY LEGAL
Nate Nickel – PLANNING

III. APPROVAL OF MINUTES No minutes to approve.

IV. DEMOLITION DELAY

A. 612 North Walnut Owner John Simpson
Construction of an addition on an existing notable house

Nancy gave her report with staff recommendation.

Marc Cornett said this building is being converted into residential occupancy. He wanted to clarify that it is clad wood not wood clad and this is only about a 10% addition according to the square footage of the house. Marc said they chose this size addition to avoid going through Planning Department approvals.

Nancy said she had one call from Randy Cassidy who feared that this house was to be torn down. She notified him that it would not be a full demolition.

Commissioner Questions:

Sandi Clothier asked about the existing storage shed, Marc Cornett said he would keep

part of the roof to keep the two linked together. Sandi asked if it would have a door to the outside. Marc confirmed there would be.

Danielle Bachant-Bell asked Marc to repeat the 10% rule that he mentioned. Marc said that if the addition is more than 10% to the square footage then he would have to go through the Planning Department, less than 10% he can do the addition without asking Plan Commission for their approval.

Commissioner Comments:

Marjorie Hudgins said she is glad to hear someone will take care of this house.

Sandi Clothier said she was in this house before and this will be much better as a home than a crammed office.

Danielle Bachant-Bell likes this addition, she said it looks better.

Motion #1:

Doug Bruce made a motion to approve construction of an addition on an existing notable house with option #1 of the demolition delay for 612 N. Walnut St.
"Today regarding the property located at 612 N. walnut, the Historic Preservation Commission (HPC) declares that it :

- got notice of the proposed partial demolition, and
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council."

Jeannine Butler seconded the motion. Motion passed 7/0/0 (yes/no/abstain).

V. NEW BUSINESS

VI. OLD BUSINESS

A. Matlock Heights Information sessions

Nancy said there would be one last public session for the Matlock Heights one on Monday, January 14th, 2013 will be a guideline discussion and the other on Tuesday, January 15th, 2013 at 7:00 pm., at the Church on Dunn and the By-Pass.

VII. COMMISSIONERS' COMMENTS

VIII. PUBLIC COMMENTS

IX. ANNOUNCEMENTS

X. ADJOURNMENT

The meeting was adjourned at 5:30 pm.

Next meeting date is Thursday January 24, 2012 at 4:30 p.m. in the McCloskey Room

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Hinkle Garton Farmstead
2920 East 10th Street, Bloomington, IN 48408
Monday Oct. 1, 2012
4:00 P.M.
SPECIAL MEETING AGENDA

I. CALL TO ORDER

The meeting was called to order at 4:10 pm.

II. ROLL CALL

Commission Members
Jeannine Butler
Sandi Clothier
Dave Harstad
Marjorie Hudgins
Marleen Newman
Chris Sturbaum

Advisory Members
Eric Sandweiss

Staff
Nancy Hiestand – HAND
Amanda Cosby – HAND

Guests
Emilie Rex
Lucy Schaich
Carol Darling
Richard Darling
Jan Sorby
Mark Wiedemeyer

III. APPROVAL OF MINUTES: November 10, 2011, February 9, 2012

Motion #1:

Marjorie Hudgins made a motion to approve November 10, 2012 minutes. Jeannine Butler seconded motion. Motion passed 5/0/1 (yes/no/abstain).

Motion #2:

Marjorie Hudgins made a motion to approve February 9, 2012 minutes. Sandi Clothier seconded motion. Motion passed 5/0/1 (yes/no/abstain).

IV. DEMOLITION DELAY

A. 504 West Kirkwood Owner Salvation Army
Construction of a one-story shed roof on the side of a two story historic building.

Nancy gave her report and recommended approval of partial demolition.

Chris Sturbaum asked if this was on the other side of clear connector, Nancy confirmed.

Motion #3:

Sandi Clothier made a motion to approve partial demolition at 504 W. Kirkwood with option #1 of the demolition delay. Jeannine Butler seconded motion. Motion passed 6/0/0 (yes/no/abstain).

V. SURVEY APPROVAL

A. Matlock Heights Survey – Bloomington Restorations, Inc. Representative: Steve Wyatt or Sue Speichert

Nancy spoke about Matlock Heights Survey with 2301 N. Fritz being the most notable in the district, if we do in fact approve this as a district. She said that Matlock Heights has made a request to become a district. The survey shows 80 contributing properties, 7 notable, and 4 noncontributing.

Steve Wyatt spoke about substantial ranches being a minimum of 3 there are 9 split level houses. He commented about a variety home tour of this will be open October 20-21st from 1:00 pm - 4:00 pm.

Eric Sandweiss asked what the topics of our comments are at this point and Nancy replied that we are commenting about the survey and if we should choose to go with this. Eric spoke about the boundaries and said they are wonderful and cohesive, and said that the house by house descriptions are very itemized. Nancy spoke about the standard meeting the DHPA requirements.

Commissioner Comments:

Sandi Clothier said that she drove the area and it is very cohesive and she said this is wonderful and is excited to have this.

Marleen Newman agreed with Sandi.

Jeannie Butler said she is excited about this as well.

Chris Sturbaum said this area is largely unspoiled and this is the time to protect it and would be justifiable if fully protected. He said to wait 3 years and see the change if this is not protected now.

Marjorie Hudgins said she was exited as well to see this survey.

Motion #4:

Jeannine Butler made a motion to approve Matlock Heights survey as presented. Dave Harstad seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

VII. OLD BUSINESS

A. Neighborhood Presentations Historic Designation

Three neighborhood prepared presentations about the value of their historic resources and their capacity to carry an application for designation out to their constituency.

Emily Rex & Lucy Schaich gave their presentation for Maple Heights.

Commissioner Questions:

Marjorie Hudgins asked if there was any opposition from anyone, groups or individuals. Lucy replied by saying there was no opposition.

Nancy asked Lucy how they communicate with their neighborhood, Lucy said they use Facebook and put flyers up on poles.

Dave Harstad said the area east of Madison is a very diverse neighborhood.

Sandi Clothier asked what the core group of the people is like in the neighborhood. Lucy replied by saying they are very "chilled".

Jeannine Butler said with 3 leaders are they the core group. Lucy replied by saying there is a subcommittee, and a loose person so there are 5 people but 4 are solid members.

Christ Sturbaum mentioned the capability and the urgency with Lucy replying that some are more urgent than others. She said there is a new Stephens's development right across the tracks.

Commissioner's thanked Lucy and Emilie for their presentation and time.

Carol and Richard Darling gave their presentation for Matlock Heights. Carol mentioned that there are 74 different homeowners in this neighborhood. There are technically more than that but some owners own more than one home in this neighborhood. Carol said they send out 2 newsletters twice a year to the neighbors, they blog about different information, and this is a very active neighborhood association. The members on this board are very active she said.

Carol said they make sure to keep rental property managers informed of all communications, they hold 2 neighborhood meetings a year, spring and fall. The last meeting had 17 people who attended, 45 people showed up at the picnic. Carol said 45 people so far have returned positive feedback about this becoming a district and they have not found anyone who opposed.

Carol said they held a meeting in which 48 people attended to discuss her giving a

presentation for this being applied to become a district, and 45 signed documents in support.

Jeannine Butler asked Carol if the landlords are eligible to join the neighborhood association, she replied by saying they can but they don't. Carol said there is only 1 landlord who keeps in touch.

Chris Sturbaum commented on how he lived there for sometime.

Commissioners thanked Carol and Richard for her presentation and time.

Jan Sorby gave a presentation for Bryan Park which was uncertain about proceeding with an application because of the size of the district. Jan said there are 600 properties in this neighborhood, but also mentioned there being 750.

Nancy said she has attended 4 of the neighborhood meetings.

Commissioners thanked Jan for her presentation and time.

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

The meeting adjourned at 6:30 pm.

Next meeting date is Thursday October 11, 2012 at 4:00 p.m. in the McCloskey Room