

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday May 9, 2013**

**4:30 P.M.**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES August 9, 2012; October 11, 2012; December 13, 2012; February 14, 2013; April 11, 2013:**
- IV. CONSENT AGENDA**
  - COA-7-13**

346 South Rogers: Jim and Karla Lewis  
Request for a brick patio visible from Smith Street
- V. CERTIFICATES OF APPROPRIATENESS**
  - COA-4-13**

714 West 7th Street: Owner Eve Mansdorf  
Request for work on a front porch with a change of color  
Request for discussion of cement board siding
  - COA-5-13**

811 South Woodlawn: Owner Jon Trinidad and Heather Heerson  
Removal of a mature but diseased American Elm from the side yard
  - COA-6-13**

925 East University: Owners Ready and Foster, Consultant Ernesto Castenada (NOTICE STAFF APPROVAL)  
remodel to include enlargement of an existing window and window replacement to create a door in a converted attached garage on a non-contributing house
- V. DEMO-DELAY**

720 South Park Avenue: Representative Barre Klapper  
Removal of a rear hipped addition on the west facade in order to create additional space
- VI. NEW BUSINESS**

Proposed development north of the Showers Administration Building lots
- VII. OLD BUSINESS**
  - A. Title 8 Revisions
  - B. Preservation Month Activities
- VII. COMMISSIONERS' COMMENTS**
- VIII. PUBLIC COMMENTS**
- IX. ANNOUNCEMENTS**
- X. ADJOURNMENT**

Next meeting date is Thursday May 23, 2013 at 4:30 p.m. in the McCloskey Room

**Posted: May 2, 2013**

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday August 9, 2012**

**4:00 P.M.**

**MINUTES**

**I. CALL TO ORDER**

The meeting was called to order by Chairman Dave Harstad at 4:00 p.m.

**II. ROLL CALL**

**COMMISSION MEMBERS**

Danielle Bachant-Bell

Doug Bruce

Jeannine Butler

Sandi Clothier

Dave Harstad

Marjorie Hudgins

Chris Sturbaum

Doug Wissing

**ADVISORY MEMBERS**

Eric Sandweiss

**STAFF**

Lisa Abbott - HAND

Amanda Cosby – HAND

Patty Mulvihill - LEGAL

Patrick Shay – PLANNING

Nate Nickel – PLANNING

**GUESTS**

Emily Black

Kasey Husk

Jonathan Hess

Mark Webb

Charles Webb III

Sherry Lifer

Margaret Emmert

Chris Cockerham

Wendy Bernstein

Jenny Southern

Jaynice Dean (sp?)

Kris Floyd

Mary Carmichael

Olga Diamondis

Joan Weiner

Robert Brookshire

Laura Wisen

Hal Kibbey

Sue Speichert

Mark Kaplan

Debby Hemenick

Tim Mueller

Kathie Holland

Doug Hofstadter

**III. APPROVAL OF MINUTES** May 12, 2011, June 9, 2011, July 14, 2011, August 11, 2011, September 8, 2011

Jeannine Butler stated there was an error in the June 9, 2011, minutes. She commented that Travis Vencel represented Chris Bomba at the 700 N Walnut ST, and Chad Vencel represented Ruth and John Simon at 1309 E 2<sup>nd</sup> ST (those corrections have been made).

Motion #1:

Marjorie Hudgins made a motion to approve all minutes: May 12, 2011, June 9, 2011, July 14, 2011, August 11, 2011, and September 8, 2011. Jeannine Butler seconded motion. Motion passed 8/0/0 (yes/no/abstain).

**IV. CONSENT AGENDA CERTIFICATES OF APPROPRIATENESS**

Dave Harstad commented that these items are obviously not a real consent agenda. Lisa Abbott confirmed stating Nancy is on vacation and Lisa is filling in for her and was confused as to what consent agenda is. Dave stated that only F COA-24-12 is a real consent agenda.

F. COA-24-12

1113 E. 1<sup>st</sup> ST

Owner: Tom Black Representative Emily Black

Painting of the house exterior, and replacement of five windows

Lisa Abbott gave her report and recommended approval. Emily Black stated that the sunburst molding above the front door is rotted out. She said she found a replacement molding that looks exactly the same from Black Lumber company. The storm door will also be replaced, with a door the exact same size with full glass panel.

Commissioner Questions:

Chris Sturbaum asked if the storm door will be white. Emily replied that it will be white or black.

Danielle Bachant-Bell asked what the reasons were for replacing the windows. Emily replied that these are the original windows of the home and are not operable anymore. They are also really drafty. Danielle asked if she's investigated into repairing them, Emily replied that it's an option but not the best option for them because they are trying to get a more energy efficient and clean look window. Danielle asked if the sunburst molding was discussed with Nancy, Emily responded by saying no it was not she decided to raise this issue with us looking at the pictures now.

Sandi Clothier asked if this is in the Elm Heights Historic District, Emily confirmed. Sandi asked her if she has discussed this with the neighborhood association or gone through them. Emily stated that she has not she did not know she had to. Sandi replied that she does not have to, she explained the committee that is setup to get some feedback to come to us with support or not support.

Sandi said she knows that the Elm Heights guidelines committee is in the building today

but did not know if these things coming up right now, and changing the agenda means that they would not be here to address this. Lisa Abbott replied that is not required and said that she talked to Nancy about this and she did not express any concerns. Sandi asked if Nancy approved this, and Lisa replied that she is the one who wrote the packet and approved this, not Nancy.

Commissioner Comments:

Chris Sturbaum said that he has seen the material that is over the door and it really is unrepairable. He said these are in pretty bad shape and does not have any problems with replacing. Chris said this was a good step because the house does need attention.

Danielle Bachant-Bell commented the packet was received to her late enough that she has not had time to read through a second time and visit the site. She said that repair of windows is always favored over replacement. Danielle also commented that it is very difficult for her to make a judgment on this that goes against the guidelines for Elm Heights that was just passed or without insight from Nancy or the neighborhood and with having the packet at the last minute is very problematic.

Sandi Clothier echoed Danielle's comments, and feels that this coming forward is opposite of Elm Heights guidelines. She said she was uncomfortable with this replacement of windows because the guidelines say whenever possible repair the windows.

Marjorie Hudgins said she has worked with casement windows and knows how difficult they are to repair and does not have a problem with approving replacement of the windows. She said this is what she would probably do in the same situation.

Doug Wissing agreed with Marge and Chris and said that casement windows can be problematic. His only concern would be the sunburst. Doug commented that he was familiar with this home and said it's a cute little house, Emily Black replied by saying her great Aunt Ellen Duncan built this in the early 1940's. Doug said he is also a little concerned about the replacement of the sunburst, sometimes people will claim things to be an exact replica but turns out to be a whole lot different. He told her if he could see pictures that would really help. Emily said her brother lives in this house and knows it's a wreck but they are at the point to be able to finally fix it up. Her brother will be staying here. They do not have any intentions on selling it. Emily lives in Washington DC, so she said if anyone is really uncomfortable with the sunburst she could make a supplemental.

Eric Sandweiss said he appreciates the care that his colleagues are taking but he does not see that this is against the guidelines. He said if the petitioner states the new windows are the same style and configuration, the only key then would be the relationship with the masking of the opening.

Dave Harstad thanked her for fixing it up, and said for Doug's point he would support to perhaps leave for staff approval.

Lisa Abbott said she has checked the guidelines and researched everything before she wrote the staff reports and called Patty numerous times to confirm the readings of the guidelines.

She said the guidelines do have a replacement portion in there and said that if they are concerned about the sunburst, and the storm door, these might be items to leave up as staff approval.

Motion #2:

Chris Sturbaum made a motion to approve COA-24-12 with the amendment for staff approval for the sunburst and storm door. Jeannine Butler seconded the motion. Motion passed 6/0/2 (yes/no/abstain).

- A. COA-19-12  
918 West Third Street  
Owners: Sherry Lifer and Margaret Emmert  
Demolition of a structure

Lisa Abbott gave her report and said staff recommendation is to approve this because it has already been demolished.

- B. COA-20-12  
918 West 3<sup>rd</sup> Street  
Owners: Sherry Lifer and Margaret Emmert  
Construction of a house

Lisa Abbott gave her report with staff recommendation being to recommend the COA subject to staff approval regarding the porch. Margaret Emmert commented that they were not aware of any issues with the porch, only the columns being an issue on the front porch and would not like to wait until Tuesday when Nancy gets back to approve the porch design.

Sherry Lifer responded by saying they were only aware of an issue with the two columns and it's their understanding that the staff wanted the front door to be wooden. She said they feel they have the exact form that was requested of them, being half glass over a round top over a transform as requested in southern elevation in the packet. Sherry said they are very interested in being energy sustaining they have chosen a fiberglass door but in the form as requested. Sherry said it is their request that the door be approved.

Sherry Lifer said the columns are 7 ½" square fiberglass, and will not have a high gloss finish since the conservation district design committee requested it not to have. The elevation of the porch on facing Third Street will be around 1' above grade so it will not require railings, but is their design to use columns to support the porch with no railings. Sherry said they want an allowance to move forward and release the stop work order. She said they met with the Planning department last night and they approved their variance for the sidewalk setback, and they have diligently responded to the request that has been made of them so they requested for us to approve this so they can move on with their project.

Patty Mulvihill commented that she was verbally going to amend the staff report that Lisa gave. Patty said that Nancy was fine with the door in an email she was just asking about the door would not be a place card. Patty said Nancy was concerned with the columns previous diameter, but the new plans diameter is fine. Patty said that we are amending our staff recommendation to

approval as submitted.

Commissioner Questions:

Chris Sturbaum asked what the issue was with the gable vents. Petitioner stated that originally the architect put round gable vents, then Nancy suggested they go with a diamond gable vents. She said the south gable vent will be diamond shaped and articulated with a mat finish. Chris said he agreed that no railing was necessary that low.

Doug Wissing wanted to clarify the process that has happened. He said last he knew the petitioners came to the board to have a demolition permit and we requested to have a special meeting to hear that, and then they withdrew their request. Then a neighbor informed Doug that the house was torn down, and he asked if that was correct it was torn down without a demolition permit. Patty confirmed.

Doug asked Patty what the penalties were for demolition without a permit. Patty replied by stating that the answer was not as straight forward as a simple answer. Demolition without a permit is not the purview of the commission right now. Patty said it could be fines up to \$2,500 a day for the violation, a cessation of the unlawful practice which has already occurred, you can remove the building structure or improvement that was put in its place, or you can approve the restoration or replacement or any other remedy acceptable.

Doug asked Patty why the city has not follow through with these, Patty replied by saying the city's policy is to remedy the violation and then deal with penalties once remediation has occurred. Doug asked if Patty will follow through, Patty said the city has made it very clear to all parties that once remediation has taken place the staff will review penalties and make a decision.

Doug commented to the petitioners he thought we were all on the same wave length back in June and then he heard that the house had been torn down without a permit. Petitioners replied by saying they did not hear anything about a special meeting and asked the board to define demolition because there is a very distinct difference between partial demolition, which the board has absolutely no jurisdiction over in a conservation district. She commented that we could not define it and the ordinances are not clear which is why they came to the experts and asked.

Patty interrupted a dispute and said the focus today for the board is only to decide if the proposal is appropriate for a certificate of appropriateness, not to decide what happened at the last meeting. Patty said the board has a petition to decide whether it is appropriate under the guidelines and Title 8. Dave Harstad said that was accurate, our job is to set the speed limit not to enforce it.

Eric Sandweiss asked why the additional height is needed, the petitioner commented by saying the additional height is so they can have a foundation. The plan is to put a full perimeter foundation, and the builders recommended them to have an 8" increase in height. She said the neighborhood committee suggested having the increase in foundation height and not increasing the roof height. The petitioner said the only way they could do that would be make the walls shorter which they cannot do because of 7' of windows and trim, or change the roof pitch.

Commissioners Comments:

Doug Bruce commented that he was not pleased with the demolition he understands that is not part of our purview so he will be looking at this absent of that. He said he was pleased with Prospect Hills review and he agrees with what they put together except for the additional height. Doug said they could excavate out and create a crawl space but that would not get the grade out away. Doug said he looked at the neighborhood and thought that 8"-12" was not as critical, and the roof pitch is important to stay the way it is. Doug said he was going to support this absent of the other issues the city will deal with. Doug said this application did provide enough documentation that we normally lack with applications.

Chris Sturbaum said he was going to support this mainly on the advice from legal, but wanted to add that the demolition goes against the very core of the conservation district and is fundamentally unfortunate that this happened. Chris said there were ways to have done it, and there is a way to lower the grade but he is going to support this and hopes we don't have this same issue come up again and hopes this does not set a precedent.

Jeannine Butler asked Lisa and Patty if we need to approve both COA's, Patty and Lisa said yes.

Sandi Clothier commented toward the Petitioners previous comment about there not being any guidelines for materials because we do not expect them to be torn down. She commented that the whole purpose of conservation districts is to prevent exactly what has happened here. Sandi said it would wise for us to wait and have a special meeting so we can all review the information and look at this. Sandi said this fundamentally undermines our guidelines and she will not be supporting either COA's.

Marjorie Hudgins said she is deeply disturbed that most of this house was torn down and without a permit. She is very concerned that we will see more of this if we are not careful. Marge said she is going to support the COA but is going to ask that the front door be wood, and that is a bone that the petitioners can throw to us for approving this. Marge said a wooden door in accordance with Prospect Hill guidelines.

Doug Wissing agreed with his fellow members and said this goes against the core values of the conservation district and what we do here. Doug said there are historic houses that need to be respected. Doug said looking in the room at the people he knows others have gone through this process in total good faith and this is not what he sees here. Doug agreed with Sandi on tabling this motion and urged the members to think it through. Doug said he will not support this.

Patty Mulvihill clarified that the building materials can be natural or man made, they just have to look like it. She understood there maybe a preference for wood but we do not have the authority to make that, Marge said that was just a bone she wanted the petitioners to give to us. Patty commented to the statements of tabling this, and said that the state code is very clear that we cannot table this without the owners consent, and she knows from conversations with the owners that is not an option.

Lisa Abbott commented that the board has to decide within 30 days of the application or it becomes an automatic approval. Sandi commented that we can still decide to have a special meeting without the owners consent and Lisa said the state law requires the owner's consent, if we continue past 30 days. Patty clarified that if no action is taken within 30 days the COA is approved as a matter of law and whatever their application was for is approved as submitted.

There was discussion that if a special meeting was to take place, it has to be before next Tuesday, to comply within the 30 days of their application submission.

Motion #3:

Dave Harstad made a motion to approve COA-19-12, and COA-20-12, Jeannine Butler seconded motion. Motion passed 5/2/1 (yes/no/abstain).

C. COA-21-12

1201 East Second

Demolition of the existing house

Owner: David Jacobs Representative: Charlie Webb

Lisa Abbott gave her report stating that staff's response to this request is complex.

Public Comment:

Mark Kaplan, 601 S. Ballantine RD – Mark wanted to respond to staff's report and commented that staff's opinion of the demolition of 1201 East 2<sup>nd</sup> ST would not be a great loss to Elm Heights district. Mark said he considered what was said and that the house is not consistent with the houses on Ballantine and Hawthorne. Mark said for the area it is a small house, it breaks the pattern for the area of the other houses occupying the lots. Mark stated that it was said that this house does not elevate or contribute to status. Mark said he does not agree with all those facts that were stated. Mark stated that this house is not at least a bit small for the neighborhood. There are 2 other houses that sit on 2 city block lots.

Mark continued to state there is no pattern in this neighborhood. The neighborhood is a mixture, and this house fits in with that mixture. This specific house is not out of character with other style houses in the area. Mark stated that the report mentioned there are 346 houses in Elm Heights District, with only 44 being noticeable or outstanding. There are 27 that are noncontributing, so that makes about 80% of the houses being contributing, just like this house. This house is contributing with the majority of the other houses. Mark said this being contributing and being up for a demolition is contrary to the very idea of the historic district. He said this is a slap in the face for all those who worked so hard to make this a Historic District to have one of their contributing houses up for a demolition with staff stating it's plausible.

Jenny Southern - Elm Heights Neighborhood Association and Guidelines Committee stated that the Neighborhood agrees with Mark Kaplan. The Neighborhood Association does not want the criteria mentioned for this property being allowed for contributing houses. Jenny commented that there was a mentioning of 2 black maple trees, but they are red maples not black. She mentioned the red maples are on the double lot, and will be removed with the new house due to their location. Jenny said they do not agree to remove any silver maples. She said to

please be careful about the lots and trees. Jenny said perhaps shifting the house to another lot instead of demolition would be what they recommend, not a demolition. They could move the house to the lot where the Carol house was removed.

Tim Miller 910 East 2<sup>nd</sup> ST – He stated that he is not on the guidelines committee and not on the committee that wrote the rules. Tim said the common exchange for the neighbors to propose to become a Historic District and expose their selves to more money and restraints for their own houses. Tim said they were all willing to accept those constraints and expenses if it will protect them from bad things that will help to neighboring properties. He said he wanted to urge the board members to pay specific attention and seriousness to the guidelines the neighborhoods generated. Tim wanted to talk about removal of the trees. Tim said he was a city planner for many decades and has more experience with tree preservation than Lee Huss. Tim said if there is a nice tree and not under a building footprint, or if that footprint can be shifted, you should preserve it. Tim said modifying grading plans, or moving parking lots to preserve the trees.

Tim discussed the north side Marsh store how there was serious tree preservation and different plans for the store just to preserve the trees. Tim said he can think of instances where the City Forrester wanted to remove trees, specifically Washington Street adjacent from the Library. A higher authority prevented him from removing those trees, and some of the trees are still here to this day. Tim wanted to caution the members about tree removal because tree preservation being in our guidelines has set a high bar, and they should not be removed. Tim has lived in this neighborhood for over 30 years and these trees have not changed. They have survived massive storms and are still huge and healthy and should be preserved.

Laura Wisen 520 South Highland Avenue – Laura agrees with Mark Kaplan and said if we approve to demolish this home then there would be numerous other homes in the area to demolish based on the same criteria. Laura said this will set a president and we need to be very careful with out decision.

Mary Carmichael 923 East University – Mary said she was not on the committee but agrees with all the other public comments. She said her house is on the front of the guidelines and is featured in Bloom Magazine. Mary said her house being featured in two publications and it is only merely contributing as well and would be eligible for this type of demolition as well. Mary questioned the reason of having guidelines to begin with if this is going to happen.

#### Petitioners Response to Public Comments:

Mark Webb said they do agree that the guidelines are a product of a long discussion. Mark said Mr. Jacob has incurred significant architectural costs changing the designs to reflect concerns relating to the guidelines and the public concerns. Mark said what he's hearing now is buyers remorse over their own guidelines they submitted. Mark said this is widely inappropriate to try and change the rules again. Mark said they have already gone through so much to come up with a design that would be workable for everyone.

Mark wanted to respond about historic districts, he lives in a historic district in

Indianapolis although he grew up here and lived in Bloomington for 26 years. Mark said a purpose of a district and guidelines is to review what is happening and to make sure the guidelines are being followed, and the people that just spoke are simply just unhappy. Mark said their application for this is abundantly well written and supported by fact and demolition is appropriate in this instance when you take the factors of the house itself and what the owner wants to do with his property.

Commissioners Questions:

Chris Sturbaum asked what changes have they made since they have spoken with Nancy and received her feedback with the latest plan. Patty Mulvihill said to keep the record clear we are specifically only discussing the demolition, not the construction of the house at this time.

Eric Sandweiss asked specifically why an existing undemolished building on a corner is unacceptable or unworkable for their client. Jonathan Hess replied by stating that the size, configuration of spaces and etc is not the type of home Mr. Jacobs wants.

Dave Harstad asked how carefully did they look to protect the Red Maples/Black Maples since this is called Elm Heights. Jenny Southern pointed out on the screen on the photos to show the placement of the Maples so the representatives for Mr. Jacob would see what specifically they are refereeing to. Lisa Abbott went through the list of the trees to help clarify what trees are on the property.

D. COA-22-12

1201 East Second Street (or 507 South Ballantine)  
Owner: David Jacobs Representative: Charlie Webb  
Construction of a new house

Lisa Abbott gave her report acknowledging the complexity of this but does recommend staff approval.

Charles Webb talked about how they have compromised and dropped the square footage and location from the original proposal of 14,000 in an L shape along Ballantine and 2<sup>nd</sup> Street, to two facades of 8,700 feet in an L shape along Ballantine and 2<sup>nd</sup> Street. Charles said they have taken several plans to the neighbors and planning and have concluded based on their issues and concerns to this two house design. He went on to say that they have been working with the neighbors and believes they are acting in bad faith now since they have been going along with this and now are opposing.

Public Comment

Joan Weiner – 601 Ballantine – Joan wanted to address the massing and scale of this matching the other houses. She stated that the staff report claims this will be inline with the existing homes in the area, and is compared to the Vonderschmitt house which is in dispute. Joan said the neighborhood is made up with more than this one house and is considerably bigger than any other houses in this neighborhood.

Joan said she looked that the Monroe County GIS and there is no other house in the entire

neighborhood that exceeds 5,000 square foot except for the Vonderschmitt house. She said there are only four houses in the immediate surrounding blocks that are over 3,000 square foot, and only one that exceeds 4,000 square foot. Joan said this proposal of 8,780 square foot is more than twice the size of any house in the immediate area. She said this is clearly not the same size in massing or scale. Joan said this proposal is three times the size of the other houses in the area where their square footage ranges from 1,500 to 2,900 square foot.

Joan said she looked at the architect's drawings and this does not look like a single family home, it looks like an institutional building to her. She said this is entirely out of scale and character of this neighborhood. Joan said she does not believe they would ever be able to sell this to a single family in the future, there is no market for something this institutional and out of scale. She said she's really concerned that we are going to approve these plans without all the specifics and the setbacks being set in stone.

Joan said the City Council was lead to believe that the Jacobs representatives have been having talks with the neighbors since their meeting that would lead to changing the design or plans, and that is not true. Joan said they are only objecting to this size of a structure that looks institutional and will not have a resale value and will damage the neighborhood. She said she urges the board to reject this COA because it is not in keeping with the neighborhood and looks to be more of an institution not a single family home.

Tim Mueller commented about Charlie's comment, the neighborhood is not an entity. Tim said they are a group of neighbors with different opinions. Tim said it is not fair of Charlie to say to characterize bad faith of the neighbors. He commented about the trees being very conspicuous trees that make meaningful contributions to that corner and urges them to protect them and their contribution.

Jenny Southern commented that the report Lisa presented is not from the Elm Heights Guidelines Committee that report is just from a meeting of the neighbors and what was said. Jenny said they do not have any objection to the materials that are being used on the new construction. Jenny said they like the shifting back farther of the house and that does go inline with the neighborhood and will need at least 2 variances for that.

Jenny commented about the tower and said does not fit the rest of the house and does not go with the house. She wanted to mention the green roof and said they like that. Jenny commented about the grade from 2<sup>nd</sup> to Ballantine and dumps into Eleanor Cotta's backyard. She said that they might want to rethink about where the drainage water goes instead of dumping onto that 110 year old house. Jenny said she would like to see the Red Maple tree saved.

Beth Baxter – 501 S Hawthorne Vonderschmitt house – Beth wanted to clarify the staff report is wrong about her house, the report states 3,700 square foot, and it is only 2,550. Beth has told Nancy about the correct square footage and she has checked the Monroe County GIS does confirm it being only 2,600 square foot. She said although their home is larger than some of the surrounding homes it is three times smaller than this proposal and what it is being compared to.

Wendy Bernstein commented that she is an artist and is a visually sensitive person and

she said the appropriate context of these buildings is that of a fraternity house. She said this is massive and mixing gothic and tudor and other things and this is not visually pleasing. Wendy said for this massive house to be proposed to be put in the middle of this single family homes shows her that this is done because of the major influence of money and power the owner obviously has. Wendy commented that she just came back from England and looked at London's homes and setbacks and massing, she said she can see the effort to relate this home to those buildings. Wendy said but Elm Heights is not that way and finds this very imposing and does not like this ego, money and power coming from the University to the neighborhood. She said she is heart broken and shocked to see this.

Mary Carmichael commented that a lot of neighbors would be here opposing this today if they were able but most of the neighbors are academic professors and take this time for their family vacations so not to take this small crowd as a symbol of the only neighbors that oppose this. Mary wanted to thank the HPC board and the members of the guidelines for taking their time to review this and trying to protect the neighborhood. She said this does not protect the fabric of the neighborhood and is no where near even being considered a COA regardless of 13 months.

Doug Hofstadter – 522 S Ballantine – Doug said he lives directly across from this proposed house and his only comment is that he believes very strongly with Joan that this is very institutional looking building. Doug said he has no objections to Mr. Jacobs living in a large house but this house as designed so far is not at all keeping with this neighborhood and is so obvious that this is being referred to as a fraternity house.

Mark Kaplan commented that the neighbors were suggested to having bad faith and he said it has always been the position of the Jacobs not to preserve this building so they are the ones acting on bad faith. Mark said he has an interest since this is being proposed to being demolished; he does not want this being demolished.

#### Commissioner Questions

Chris Sturbaum asked what the fine scale detail of the windows where the model on the screen left blank spots. Chris asked if they are all the same, Jonathan replied by saying no. The windows will be different in size and scale with different window treatments that will have divided light with views to a garden. Jonathan said all the windows will be different but will be glad to work with staff on the specific details; basically they will be encasement with cut stoned trim. He said there will probably be three types of stones they invasion in the limestone.

Chris asked him to comment on the tower. Jonathan said they studied a variety of different elements. The treatment of the tower is to break the mass and scale and to allow windows, and would be happy to work with staff on this. He said they did not want to leave a blank façade on 2<sup>nd</sup> Street, hence the tower.

(Cassette tape #3 was bad so the recording is barely audible from here on out, I apologize)

Chris asked them to address the parking. Jonathan said the parking will be accessed

through the alley, (in legible).

Danielle Bachant-Bell asked the stone walls, Jonathan said they will be limestone with a blend of different ashlar and textures. Jonathan mentioned the retaining wall on the corner of 2<sup>nd</sup> Street and Ballantine due to the entry grade level they had to pull back and make this a retaining wall. Danielle then asked the Planning Department guys if the house could be moved to an empty lot. Nate said no, but would have to look at more details. (The rest of Danielle's questions are inaudible)

Sandi Clothier said she would like to see a super imposition of the first building that was proposed and this one. She said this design does not appear to be smaller than the one they originally proposed a year ago and would like to visually see the difference. Dave told Sandi that in her packet there are photos of the original and new one, but not specifically what she's looking for.

Dave Harstad asked why the front setbacks are the way they are. Jonathan said per the request of the neighborhood. Setback for Ballantine is to align with the front porch of 505, and curves out to this line. Charlie responded by saying city guidelines say 15' or average of the block face whatever footage is less. He said they pushed it back to be average of Ballantine and will need 2 variances.

#### Commissioner Comments

Doug Bruce said he's not a fan of the tower, might just be the view on the photo that is making it look overstated. He commented that the tower on the corner stands out. Doug likes the gables, limestone walls and chimney, and works very well except the tower. He said that every house does not have to match and he likes that. He's not opposed to the scale or massing of this proposal, setback is working for him.

Doug acknowledged that they have listened to changes and made changes but we need more details. He said on this scale of a home we do need to know specifically the materials that will be used, this size of project demands that. Doug said perhaps different views of the windows and towers might help bring this in perspective and it might not look so large. He said he wants to see the trees kept and will help lessen the mass of this.

Patty Mulvhill asked Doug what specifically did he have problems with and not just the word fine tuning, but specifically. Sandi Clothier said this is inappropriate. She is uncomfortable with us having to be so specific and thinks that the members should be able to speak broadly and not have to be narrowed down by specifics that we will have to only support later instead of being able to add other issues.

Patty said she is writing the Findings of Fact and she will specifically have to have the information on why we either approve this or specifically why we deny it. Patty said specifically the size or height of the window for example. Sandi replied by saying what is inappropriate today might be appropriate tomorrow so she does not want to be narrowed down to the specifics.

Chris Sturbaum said he is torn because he heard the neighborhood say don't do this at all

but all of these homes have been born at some time. He said this is something that could be seen as a positive. (Inaudible) Chris said he thinks once this has landscaping and some age this will be a pleasant surprise.

Danielle Bachant-Bell didn't recall formal comments for the first COA and disagrees with staff report specifying #1 and #3 of staff's report. Danielle did not like #4 of the staff report for the demolition and said this was a textbook case of man manacling that is happening all over the country. She said demolition that is not necessary. Danielle discussed the protection and preserving of the maples.

Danielle spoke about the second COA and said the application is incomplete. She said we need very specific information such as window and door sizes, material, and no specifics on parking or paving. Danielle said on this scale and magnitude there are no details on drawings or specifics that we need.

Jeannine Butler said she agrees with the drawings she sees today are not as detailed as we like to see. She does not think there can be a design of any kind at this place that would be accepted by Elm Heights. Jeannine said the design has changed several times to their suggestions and even then still rejected. She does not agree with this design specifically but she knows they have been working with the neighbors and Elm Heights. Jeannine said she agreed about the tower, she said she feels like someone is going to throw her in there and cut her head off. She said to prolong this any further would not be in the best interest of anyone and we need to make very specific demands.

Sandi Clothier echoed Jeannine's comments. She said it does read like an institution to her and not a house. Sandi said this is a very nice neighborhood with quality designs but the exteriors are very humble. This registers as a stand alone monument, although very nice. Sandi said we want to work with the petitioners and neighborhood but she is not sure how we can get there. She said maybe seeing drawings that show this in the neighborhood without being as elaborate, with the other houses in scale. Sandi said we are seeing it and it is registering as being very large and if we see it in scale with the other houses perhaps it wouldn't seem as large.

Marjorie Hudgins said she is not ready to make a decision at this point on either petition. It bothers her greatly that we are being asked to tear down a perfectly good house, perhaps moving it would be an option. Tearing it down is not the way to go with this. Marjorie said it would help if we did get some dimensions of these buildings. She said she cannot visualize these buildings without the details of the scale and dimensions. Marjorie said she needs more time to digest this and suggested calling a special meeting to discuss this and look over it more.

Doug Wissing said he understand how it got to the point where staff wants to approve this right now. He said there are still many issues and questions about the massing and size. Doug said this is being compared to the Vonderschmitt house and now suddenly we are hearing that the size of the Vonderschmitt figure is totally incorrect. Doug said he remembers the Council meeting where the board was chewed up pretty bad for factual discrepancies on Walnut.

Doug said there are problems of long term uses, historic neighborhood impact, long term

plans, and we do not even have all the basics yet. Doug said they want us to trust them based on who they are and get our big rubber stamp out and approve it but we cannot do that. He said we need more time to process the demolition of a contributing house in a historic district. Doug said we need to think about the precedent we are setting.

Dave Harstad said he is prepared to vote in favor of the demolition of the house. He said it was a tough decision but in order to get to this project we need to do that. Dave said he is confident we will get here. This is not ready to go to construction drawings but at the end of the process this will be a magnificent structure.

Dave said he is not however ready to declare what is submitted appropriate and he said the biggest concern for him is the setback. He said the setback should be the same as the front façade of the other two homes and save the tree. Dave said he adopts staff's findings, not without difficulty though. He said it is a close call, a balancing act in favor of saving the house. Dave said in the interest of this project we should vote, and we should vote tonight to allow it so we can move forward with confidence and get down to the details of the replacement home.

Sandi said she is not comfortable voting on demolition tonight because she agrees with all the statements about the demolition and does not want the criteria for this demolition being used. She said that does not mean she won't be ready to vote at a later date, just not with the criteria that is listed for its demolition currently. Sandi said she would like to see it proposed for demolition under different criteria so it does not lock us under these specific criteria's for future demolitions.

Doug agreed with Sandi's comment.

Chris agrees with staff and the significance that we do want to see something by approving the demolition so we can get down to the details of the new structure if it is compatible. He said we need to show good faith that we are ready to move ahead and approve this demolition to get to the new construction.

Jeannine said she agrees with Dave and Chris and supports the demolition on a variety of reasons, and to show we are willing to look at different things. We already approved demolition on 1203 E 2<sup>nd</sup> which is basically the same house.

Motion #4:

Jeannine Butler made a motion to approve COA-21-12 demolition of 1201 E 2<sup>nd</sup> ST. Chris Sturbaum seconded the motion. Motion did not pass 4/4/0 (yes/no/abstain).

Patty said they would need to do Findings of fact for COA-21-12 tonight since they did deny the COA. Petitioner questioned if the motion was a draw or a denial with the comment that it did not pass. Patty said that our rules do not specify it either way and she is advising her clients that they need to do a Findings of Fact since the motion did not pass or we can call it a draw if the Petitioners agree but that would impact them as well. Petitioners agreed to the Findings of Fact. Patty asked the Commissioners specifically why they denied the COA for the Findings of fact.

Danielle, Marjorie, Marleen, Sandi and Doug all gave their reasons for the denial and this is the final outcome for the Findings of fact for COA-21-12:

1. Section 6.0 of the Elm Heights Historic District Design Guidelines notes that it is inappropriate to remove structures which have been listed as contributing, and if removal is necessary, relocation of the structure is preferred if relocation is appropriate and possible. The Historic Preservation Commission did not have enough information to determine whether or not relocation was a possible alternative to the demolition of this structure and without that information, the Commission could not find that demolition was appropriate. Information was lacking on the viability of moving the structure since said structure is made of limestone and is considerable in size and mass. Information regarding potential sites for the possible relocation, including compliance with relevant zoning requirements (i.e. setback standards) at said sites was also lacking.
2. Section 6.0 of the Elm Heights Historic District Design Guidelines notes that it is inappropriate to demolish a structure which is of historical and architectural significance and which contributes to the historic character of the Elm Heights Historic District. The Historic Preservation Commission found that the structure located at 1201 East Second Street is a structure of historical and architectural significance and that said structure does contribute to the historic character of the Elm Heights Historic District.
3. The Commission acknowledges that it previously approve the demolition of a contributing structure located in the Elm Heights Historic District, said structure was located at 1203 East Second Street. The Commission specifically notes that it approved the demolition of the structure at 1203 East Second Street because said structure had been in a state of poor repair. In contract, the Commission specifically finds that the house located at 1201 East Second Street, which is subject of the relevant petition, is not in a state of poor repair, but rather is in a good and solid condition.

Motion #5:

Danielle Bachant-Bell made a motion to approve the Findings of Fact for COA-21-12 for not passing. Doug Bruce seconded the motion. Motion passed 4/0/3 (yes/no/abstain).

Patty commented that we still have not reviewed:

E. COA-23-12

507 South Ballantine

Owner: David Jacobs Representative Charlie Webb

Construction of a new house

Dave said he had a side bar with the petitioners and they are willing to tabling this COA-23-12 until the special meeting if it is this month.

Motion #6:

Doug Wissing made a motion to have a special meeting on August 22, 2012 at 4:30 p.m.

Sandi Clothier seconded the motion. Motion passed 7/0/0 (yes/no/abstain).

**V. DEMOLITION DELAY**

**VI. NEW BUSINESS**

A. Consulting Grant- The Armory 311 South Lincoln

Lisa discussed the consulting grant really fast for the Boys and Girls Club.

Motion #7:

Sandi Clothier made a motion to approve a consulting grant for the Boys and Girls Club.  
Motion passed 7/0/0 (yes/no/abstain).

**VII. OLD BUSINESS**

**VIII. COMMISSIONERS' COMMENTS**

**IX. PUBLIC COMMENTS**

**XI. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Monday Oct. 11, 2012**

**4:00 P.M.**

**MINUTES**

**I. CALL TO ORDER**

The meeting was called to order at 4:04 pm.

**II. ROLL CALL**

Commission Members

Jeannine Butler

Sandi Clothier

Dave Harstad

Marjorie Hudgins

Marleen Newman

Chris Sturbaum

Staff

Nancy Hiestand – HAND

Amanda Cosby – HAND

Nate Nickel – PLANNING

Jim Roach – PLANNING

Guests

Robert Harman

Tim Cover

Edgar Salas

Steve Hoffman

Goldie Hoffman

Diane Holdman

Carol Paiva

**IV. CERTIFICATE OF APPROPRIATENESS**

- B. Review of staff approvals: reports to be made at the meeting
- 1119 E 1<sup>st</sup>  
step replacement: wooden steps removed and replaced with limestone slab  
918 E University  
privacy fence: 25' along side lot line
  - 1116 E 1<sup>st</sup>  
Decayed cement sidewalk replaced with limestone tiles (retroactive)

Nancy did a quick review of staff approvals from September to October 2012 since the Commission did not have a quorum to proceed with the other items.

#### **VI. NEW BUSINESS**

Nancy said that we needed a commissioner to volunteer for an October 19<sup>th</sup>, 2012 meeting called by Councilman Granger, at 7:30 am. Sandi Clothier volunteered for said meeting. Staff would not be available that day.

#### **VII. OLD BUSINESS**

COA-27-12

113 East 3<sup>rd</sup> ST Fleener Building Owners Pavilion Properties

Representative Tim Cover

Nancy said Tim Cover would represent the petition as architect. Dave Harstad said he believed he has a conflict then, he is listing the sale of a Pavillion property in Lebanon. Nancy said this could be perceived as conflict but he is not directly involved with the property to be considered and, and as such, it is more of a disclosure. There was no quorum present and the meeting was delayed.

Tim Cover provided a photo showing the west side of the Fleener building and noted that they were rebuilding and the concrete blocks on the back addition were very bad. The cost prohibited a repair. Tim said the owners wanted to add 2 balcony areas and wanted to expose more of the original windows. He said the back will be ½ landscaped and ½ will be gated for trash and bicycle parking.

Nancy stated this will be an amendment to the original COA back from the September 13, 2012 meeting. That approval showed repair and retention of the non-contributing concrete block addition.

#### Commissioner Questions:

Jeannine Butler said this looks better gone.

Sandi Clothier echoed Jeannine's comment.

Tim Fleener said they are starting now and hopefully by January 1<sup>st</sup> will have the first floor occupied. Since a quorum was present, a motion was made.

#### Motion #1:

Jeannine Butler made a motion to approve the amendment for COA-27-12. Marjorie Hudgins seconded motion. Motion passed 4/0/1 (yes/no/abstain).

#### **III. APPROVAL OF MINUTES**

June 14, 2012

#### Motion #2:

Jeannine Butler made a motion to approve June 14, 2012 minutes. Marjorie Hudgins

seconded the motion. Motion passed 4/0/1 (yes/no/abstain).

#### **IV. CERTIFICATES OF APPROPRIATENESS**

##### **A. COA-30-12**

319 North Fairview - Fairview Historic District

Owner Robert Harman

Request for a second floor rear enclosure

Nancy gave her report stating that the rear addition is proposed in order to enclose the top of a rear porch and building dormer. She noted none of the rear elevation is original to the house, which from the front is a simple gabled-ell. She said the owner will use salvaged windows and the south side will have ribbon windows. Nancy gave a staff recommendation for approval.

Robert Harman spoke about this currently having so much unused space and he would like to be able to use it and enjoy the crows.

##### Commissioner Questions:

Sandi Clothier asked about the setback, Nancy said Planning was reviewing the site plan to see if it may be non-complying.

Robert Harman said his house was once in a different location and burned down in 1921 then was moved in the early 1922's to this spot.

Marleen Newman said it looks better with the addition. She said this will be a huge improvement.

Jeannine Butler echoed Marleen's comments and said it will be more useable.

##### Motion #3:

Sandi Clothier made a motion to approve COA-30-12 at 319 North Fairview. Jeannine Butler seconded the motion. Motion was approved 5/0/0 (yes/no/abstain).

#### **V. DEMOLITION DELAY**

##### **A. 714 West Kirkwood Owner Peter Haralovich**

Reconstruction after a fire, relocating a rear door

Nancy gave her report and the project was originally just reconstruction after a fire on the rear of the house, but the owner wanted to move a door now. She said the house is on the survey but not protected by our title. The Prospect Hill Conservation District is bounded on the south side of Kirkwood.

Sandi Clothier asked what caused the fire, Nancy said they was burning brush on the rear of the building and it caught fire.

##### Motion #4:

Jeannine Butler made a motion to approve Demo Delay with option #1 for 714 W. Kirkwood.

Today regarding the property located at 714 West Kirkwood, 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.

Sandi Clothier seconded the motion. Motion passed 5/0/0(yes/no/abstain).

## **VI. NEW BUSINESS**

The Commission discussed a new construction proposal at 10th and Walnut which will involve demolition of a non-contributing building, but is adjacent to buildings on the survey. A basic exterior design was submitted for discussion and Commissioners provided comments on it. There was no consensus on what the Commission should recommend, and some confusion about what comments were welcomed and what the Plan Commission was asking the Historic Commission to do.

## **VII. OLD BUSINESS**

Nancy discussed the neighborhoods and the results of the ratings that the commissioners assigned each neighborhood the week before at the Special Meeting. The neighborhoods were rated on both architectural and historic criteria as well as capacity. She said Matlock Heights was rated 6 to 1 with Matlock Heights chosen as the first district to pursue. Maple Heights had a high rating as well and will be the stand by/next in line.

### Motion #5:

Chris Sturbaum made a motion for Matlock Heights to become the next district with the amendment of Maple Heights being next in line. Sandi Clothier seconded the motion. Motion passed 4/0/1 (yes/no/abstain).

Nancy commented that it would be a good idea to go ahead and make a motion to give Dave the authority to discuss possibility of local designation.

### Motion #6:

Chris Sturbaum made a motion to give Dave Harstad authority to discuss the possibility of local designation. Sandi Clothier seconded the motion. Motion passed 5/0/0 (yes/no/abstain).

## **VIII. COMMISSIONERS' COMMENTS**

Dave Harstad wanted to give everyone an update on the Vision Statement. He said Nate will provide an update to City Council on October 17, 2012. Dave said Nate will present a vision statement to the City Departments and get their comments and suggestions and there will be a couple open houses on October 29<sup>th</sup> and October 30<sup>th</sup>, 2012. Nate commented after the public workshops the idea is to bring it back to the steering committee which is meeting on

November 14, 2012. Once they look at it, it will go to the Planning Commission hopefully in December or January if their agenda is booked for December.

Sandi commented that she would like to see in that Vision Statement in a very specific way something that addresses the aggregated lots, keeping community character and what that means, and how uses are dealt with. Sandi said she wishes to eliminate the vagueness that we dealt with the Jacobs property.

Dave commented that Nate and his group are meeting next week with the department heads, so if they have specific things let them know. Sandi said we need to have very strong language on the Commission's point of view about those particular items, because we seem to be dealing with them a lot although they don't always appear to be historic issues. They might be handled at the zoning level.

Sandi said she did not like what happened today with the design. She is uncomfortable making decisions or comments on the spur of the moment. Chris agreed and said they should have been in here a month ago presenting this. Jeannine agreed and said she would like it spelled out what they are wanting from us when they come here and what our responsibilities are. Marleen echoed her fellow commissioners and said we need more than just a sketch.

There was a long discussion about how this board does have some architects as members and we deal with design a lot more than the Planning department. Chris commented that we are the best the City has in design regards. Sandi suggested having a retreat to discuss in depth design ideas. Jeannine did not believe she was qualified to give design ideas but Sandi said she was qualified to comment on them.

Nancy commented that she could work with Planning more to take additional pictures and get more information if she knows we will be approached to comment on a new construction design. Chris commented that Planning was begging for more pictures on this particular case.

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XI. ADJOURNMENT**

The meeting was adjourned at 6:30 pm.

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday December 13, 2012**

**4:30 P.M.**

**AGENDA**

**I. CALL TO ORDER**

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

**II. ROLL CALL**

Commission Members

Danielle Bachant-Bell

Jeannine Butler

Sandi Clothier

Dave Harstad

Marjorie Hudgins

Chris Sturbaum

Staff

Nancy Hiestand – HAND

Nate Nickel - PLANNING

Guests

Marvin Wicker

Emily Purcell

Mark DeLong

Robert Harmon

Pascale Hardy

Jenny Southern

Tim Mueller

(Illegible)

**III. APPROVAL OF MINUTES July 12, 2012**

The minutes were not in the packet and so July 12, 2012 minutes will be reviewed next meeting.

**IV. CERTIFICATES OF APPROPRIATENESS – CONSENT AGENDA**

Dave Harstad stated that the findings of fact should be read into the record since they are not in the packet. He also asked if anyone wanted to remove the COA's from the Consent Agenda. Nancy summarized both requests, stating the COA-30-12 is an amendment on the approved addition.

- A. COA-36-12  
322 West 2<sup>nd</sup> Street Henley House (Amethyst House)  
Representative Marvin Wicker  
Request to make repairs to a chimney as part of a roof replacement project.
  
- B. COA-30-12 Amendment  
319 North Fairview Owner: Robert Harmon  
Request to change approve window configuration on a second floor enclosure

Nancy read the Findings of fact for COA-36-12:

1. The Commission finds that better supporting the chimney via a “cricket” on the structure located at 322 West 2<sup>nd</sup> 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 chimney located at 322 West Second Street is so significant that it is reasonable and necessary for a repair to the chimney to be made and further finds that a “cricket” is appropriate.
3. The Commission finds that the manner in which the chimney at 322 West Second Street is to be solidified will be practically invisible from the public street, thereby better ensuring that this improvement will not negatively impact the character of the Prospect Hill Historic District or of the structure itself.

Nancy read the Findings of fact for COA-30-12:

1. The Commission finds that the new reconfiguration of windows on the enclosed second floor space on the structure located at 319 North Fairview Street will not negatively impact the character of the Fairview Historic District.
2. The Commission finds that the new reconfiguration of windows on the enclosed second floor space on the structure located at 319 North Fairview Street will not negatively impact the structure itself.
3. The Commission finds that either the original configuration of the second floor enclosure, approved on October 11, 202, or the modified configuration presented to the Commission on December 13, 2012, are consistent with the character of the Fairview Historic District and either configuration is approved.

Sandi Clothier asked if we are voting on these before we can discuss them, Nancy replied by saying we do not discuss items on the Consent Agenda. The Consent Agenda is for modest changes that do not require a discussion, only approval or denial.

Motion #1:

Jeannine Butler made a motion to approve the Consent Agenda for COA-36-12 and COA-30-12, along with the Findings of fact for both COA's. Sandi Clothier seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

**CERTIFICATES OF APPROPRIATENESS**

- A. COA-37-12

529 North College Farmer House Museum  
Representative Emily Purcell  
Request for an exterior mural

Nancy gave her report and said the Museum did receive a BUEA facade Grant. Chris Sturbaum mentioned that he is on both boards, including the one that gave this property the grant. Nancy commented that there is no fiscal conflict here, but they should just disclose that he is on both boards. Nancy gave staff recommendation.

Commissioner Questions

Sandi Clothier asked if the drawing presented is going to be what they will do or is it just a suggestion, Emily Purcell commented that the drawing presented was their first draft and just showing scale without being a perfect rendering. She said they are going to use all the research and figure out how it should have looked. Sandi asked if they have decided on the artist to do the mural, Emily commented that they will be using Gary Anderson of Bloomington design and he will be the lead artist on the project.

Danielle Bachant-Bell asked if the intent for the BUEA grant for the art if that is to include signage. Emily said they have seen the same drawing, the first draft. Emily said they were not approved yet because they have not come before this commission yet.

Dave Harstad asked Nate Nickel if they will need a sign permit, Nate said the lettering is the sign part the mural is not and does meet their zoning requirements. Dave asked if a business wanted to do this such as Dominos Pizza would that qualify as the sign and the pizza be the art or signage. Nate replied by stating that businesses are allowed a certain amount of signage per linear foot of facade. Nate said generally it is the lettering or logos that are considered the signage.

Commissioner Comments

Chris Sturbaum said the new hotel has 5 panels that are yet to be decided on what they will be yet. Chris said there is opportunity to teach history with both building and old surface poster.

Jeannine Butler said personally she likes this and it takes a huge wall and breaks it up. She said this will be something great for people coming into Bloomington will see.

Danielle Bachant-Bell said from an educational stand point, she would like for somewhere on there for it to say what it is. She said for someone who isn't familiar with Bloomington's history would not know what that building is. Chris agreed with that and said they have thought about that. Emily said that they might produce a brochure explaining in details what the mural is.

Sandi Clothier said they shouldn't be afraid to make this "pop" a little bit more. This looks too busy and she thinks this should be more compelling, and thinks they should pay attention to the details.

Marjorie Hudgins said she likes this very much and echoed Danielle's comment that it should have a plate somewhere on there explaining what this mural is of. Chris commented as a courtesy they will bring a revised drawing back to the board for their comments.

Dave Harstad said he could not support this as it is presented. He said what Nancy presented would be in conflict with historic signage. Dave does not think this mural has the look of a truly historic sign. Dave said this is a modern piece of art, which he's not opposed to, but this is a sign. Dave said he would support a ground sign long before supporting a sign that is painted on a building.

Danielle Bachant-Bell said she admits that she had those same thoughts initially. She asked why a mural or sign on the wall was chosen opposed to a sign in the ground. Danielle asked if it's based off of the grant and their grant requirements. Chris replied that they use to have a taller sign and with new sign ordinance it wants something smaller and that would be blocked by parked cars and out of view of cars driving by. He said they could put another small sign but it would be too small and not visible and they wanted to do an educational sign that would be seen.

Chris said they then had an idea of the mural and that worked the sign and education all into the same. Danielle said when she drove past to try to visualize this she noticed the Big Red Liquors and other businesses with their big neon signs. This made her change her initial thought to realize that they must be able to compete.

Sandi Clothier said that we really need to start thinking about doing a retreat so we can discuss in depth these issues because they do deal with downtown and what we want to see. Sandi said this might be the first time we've seen this but this will definitely not be the last time.

Motion #2:

Jeannine Butler made a motion to approve COA-37-12 at 529 N. College. Danielle Bachant-Bell seconded the motion. Motion passed 4/1/1 (yes/no/abstain).

Nancy read the Findings of fact for COA-37-12 at 529 N. College (the following is what she read with Dave Harstad and Danielle Bachant-Bell's suggestions):

1. This Commission finds that painting a mural depicting the historic second courthouse on the north side of the Farmer House Museum located at 529 N. College AVE will not negatively impact the character of this historic structure.
2. The Commission finds that since the mural is removable it will not damage the actual historic fabric of the Farmer House Museum and will therefore not negatively impact this historic structure.
3. The Commission finds that since the propose mural is instructive about local history and will raise the profile of this historic structure, said mural is appropriate.
4. The Commission finds that the property is located in a unique commercial context where there is a lack of continuous historic fabric and therefore the change will minimally impact the character of the area and help identify the resource.
5. The Commission finds that the sign identifies and supports a historic resource, the Farmer

House and is not purely advertising.

Motion #3:

Jeannine Butler made a motion to approve the Findings of fact for COA-37-12 at 529 N. College AVE. Marjorie Hudgins seconded motion. Motion passed 5/0/1 (yes/no/abstain).

**V. DEMOLITION DELAY**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

A. Matlock Heights Information sessions

Nancy said this is coming along very quickly. She said Sandi joined her at the 2<sup>nd</sup> public meeting, one in November with 24 people attending. Nancy said only 7 people attended the meeting they had on December 11, 2012. Nancy said she is educating herself at the same time that she is doing the usual descriptive posters. So far she has done 3 posters and is appreciating this mid century district more and more.

Nancy said this district is different than our other districts. Their architectural and environmental values are different, for example they value open space more than other districts, and the lots are much larger with 1st floor lot coverage being more substantial than in other districts.. Nancy said the setbacks are all consistent and is almost the perfect neighborhood to be the first mid century district selected.

Nancy discussed the different ranches in the neighborhood and their characteristics. Nancy mentioned the last meeting will be January 15<sup>th</sup>, 2013.

**IV. CERTIFICATES OF APPROPRIATENESS**

B. COA-38-12

525 South Jordan – Owner Alan MacKay represented by Hal Weaver  
Rear dormer addition in the Elm Heights Historic District

Nancy gave her report and commented that this house is minimally contributing and has been modified. Nancy said this is the second proposal than what is in the packet. Nancy said she did work with them and got them to reduce the size of the dormer and they notched it back a foot on each side. She said they did receive a variance to build this and do have approval for the placement of the shed dormer from Planning for second floor space.

Nancy said her recommendations were to question the use of stucco on the dormer and the pattern of fenestration. She did receive the input of the Elm Heights Subcommittee and does recommend approval at this time.

Hal Weaver said there are a few different sidings from Rose and Walker they are currently looking at to best match the existing siding. Hal Weaver said what they are proposing to do now after speaking with Nancy and Planning is to make the dormer now the same size as the two on the second story so they all match. They will center it over the two windows on the first story.

Weaver discussed the two windows and perhaps centering them above the door, or could also change the sizes and have one larger than the other to let more light into the living room. They will be reducing the size of the upper windows from 4' x 5' to 3' ½" x 3'.

Chris Sturbaum asked what the siding is under the siding. Weaver replied that he assumes it's the original black Cellotex. He's not seen it but he believes it's the original soft black sheathing material. Chris wanted to suggest that cement siding be a good suggestion to use.

Dave Harstad asked Weaver to explain how he is going to trim everything out. Weaver said they are going to match the windows as closely as they could to the existing windows. There's only about ½" wide window trim, he might use a new product called Clear Trim.

#### Public Comment

Jenny Southern said all of their concerns are met and they do have an architect on their board so it all went the same. She said there are not any big trees that will need to be protected. She asked if it would increase the number of bedrooms. Weaver confirmed it will increase by 1, making it a 3 bedroom. Jenny commented about the black roof being fine and said everything is okay with them and is going along with their guidelines so it looks great to them.

#### Commissioner Comments

Chris Sturbaum said he encourages him to paint the aluminum and give that a new look. He said it's easy and looks great.

Jeannine Butler said that she feels they have answered the concerns of the neighborhood and of Nancy so the changes he has talked about here today look good to her.

Sandi Clothier echoed Chris and Jeannine and is an improvement to center the windows and in keeping with the size below. She mentioned this house being contributing and means we would need to discuss the materials but decided to say the cement board is a good idea.

Marjorie Hudgins also echoed her fellow commissioners and said she has painted aluminum siding and looks much better and she suggests they paint it and they will be more pleased with the overall look.

Dave Harstad is in support and any motion we make should include an updated sketch for staff approval.

Chris wanted to add a condition of approval for the siding.

#### Motion #4:

Chris Sturbaum made a motion to approve COA-38-12 at 525 S. Jordan with window changes as discussed contingent upon staff approval with voluntary acceptance of siding for cement board with staff approval. Sandi Clothier seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

Nancy read the Findings of fact for COA-38-12 525 S. Jordan

1. The Commission finds that the proposed rear second floor addition to the structure located at 525 South Jordan Avenue does not detract from the overall historic nature and character of the Elm Heights Historic District.
2. The Commission finds that the proposed rear second floor addition to the structure located at 525 South Jordan Avenue does not detract from the overall historic nature and character of the structure itself.
3. The Commission finds that as the proposed rear second floor addition to the structure located at 525 South Jordan Avenue will not be visible from the public street, and is only slightly visible from the public alley along the south side of the property lot, that said addition does not detract from either the historic nature of the structure itself and of the Elm Heights Historic District.
4. The Commission finds that in accordance with the Elm Heights Historic District Guidelines the addition to 525 South Jordan Avenue is located in such a manner so that it does not obstruct the primary façade of the original building.
5. The Commission finds that in accordance with the Elm Heights Historic District Guidelines the addition to 525 South Jordan Avenue does not visually overpower the original house.

Motion #5:

Dave Harstad made a motion to approve the Findings of fact for COA-38-12 at 525 S. Jordan AVE. Jeannine Butler seconded the motion. Motions passed 6/0/0 (yes/no/abstain).

Chris asked if the roof would be visible from the street. He said in the past he knows that they have used a rubber roof where the metal roof wouldn't work due to the slope.

Motion #6:

Chris Sturbaum made a motion to amend Motion #5 to allow for a rubber roof or a metal roof depending on the slope. Danielle Bachant-Bell seconded the motion. Motion passed 6/0/0 (yes/no/abstain).

**VIII. COMMISSIONERS' COMMENTS**

Jeannine Butler asked Nancy if she needed someone to attend the January 15, 2013 Matlock Heights meeting. Nancy said yes and it would be at 7:00 PM at the Church of Christ on the bypass. Jeannine volunteered to attend that meeting.

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XI. ADJOURNMENT**

Next meeting date is Thursday January 24, 2012 at 4:00 p.m. in the McCloskey Room

**Posted: January 3, 2012**

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday February 14, 2013**

**4:30 P.M.**

**Minutes**

**I. CALL TO ORDER**

The meeting was called to order at 4:30 p.m.

**II. ROLL CALL**

Commissioners

Danielle Bachant-Bell

Doug Bruce

Jeannine Butler

Sandi Clothier

Marjorie Hudgins

Marleen Newman

Chris Sturbaum

Doug Wissing

Staff

Nancy Hiestand – HAND

Amanda Cosby – HAND

Lisa Abbott - HAND

Nate Nickel – PLANNING

Patty Mulvihill – LEGAL

Danise Alano-Martin – Economic and Sustainable Development

Jason Carnes - Economic and Sustainable Development

Guests

Julia Carr

Amy Giambelluca

Craig Gossman MKSK

Mary Kupinski KDS Architects

Jackie Scanlan Monroe County Planning Department

Mark Myers

**III. APPROVAL OF MINUTES**

No minutes to approve at this time.

**CERTIFICATES OF APPROPRIATENESS**

**A. COA-1-13**

600 West Howe Street Owner Julia Carr

This is a request to build a shed in the Prospect Hill Conservation district.

Nancy gave her report and stated this was intended to be a writing studio, not intended for human habitation, and as such it has no zoning issues. She discussed the size, design and materials. It is designed to resemble a rural outbuilding, of which there are many examples in the neighborhood. She gave a staff recommendation for approval.

Commissioner Questions:

Chris Sturbaum asked if it was going to be stained or painted, Julia Carr replied by said it will be the same color scheme as the house.

Comments:

Jeannine Butler said this looks like it fits and she's a go for this.

Sandi Clothier said this will be perfect.

Chris Sturbaum commented about a gate might have access from Smith side.

Motion #1:

Danielle Bachant-Bell made a motion to approve COA-1-13 for a request to build a shed at 600 W. Howe ST. Jeannine Butler seconded motion. Motion passed 8/0/0 (yes/no/abstain).

Patty Mulvihill submitted Findings of Fact for COA-1-13:

1. The Commission finds that the proposed 8' x 12' shed structure at 600 West Howe Street will be visually compatible with similar accessory buildings and sheds within the Prospect Hill Historic District.
2. The Commission finds that the proposed material for the shed at 600 West Howe Street, wood board, batten siding, corrugated metal and salvaged windows, are of similar materials to other accessory buildings in the Prospect Hill Historic District, ensuring visual compatibility.
3. The Commission finds that the roof of the proposed shed at 600 West Howe Street is similar in design to other accessory buildings in the Prospect Hill Historic District, ensuring visual compatibility.
4. The Commission finds that the shape of the proposed and salvaged windows matches the windows on the north and west sides of the main house at 600 West Howe Street, which will ensure visual compatibility on the lot itself.
5. The Commission finds that the proposed shed at 600 West Howe Street reflects the directional orientation characteristics of the primary structure on the lot, and is therefore consistent with the Prospect Hill Design Guidelines.
6. The Commission finds that the proposed shed at 600 West Howe Street will be placed in subordinate position to the primary structure on the lot, and is therefore consistent with the Prospect Hill Design Guidelines.
7. The Commission finds that the proposed shed at 600 West Howe Street will be placed in a manner that is consistent with the setback standards established by the Prospect Hill Design Guidelines.

8. The Commission finds that a Certificate of Appropriateness shall be issued for the proposed shed at 600 West Howe Street on the condition that any and all approvals needed from the City of Bloomington's Board of Zoning Appeals, or the City of Bloomington Hearing Officer, or obtained prior to construction.

Motion #2:

Marjorie Hudgins made a motion to approve Findings of Fact for COA-1-13 for 600 West Howe Street as submitted. Jeannine Butler seconded motion. Motion passed 8/0/0 (yes/no/abstain).

**B. COA-2-13**

300 East Third Street Representative Jim Parrott  
Request for a sign on the east side of the building

Nancy gave her report stating this petition is for the College Town "Beer and Wine Lounge," and they have petitioned before for the business, "College Town Cutters." The oval signage will match existing signage that was previously approved, only will this will be an additional sign with different language. Nancy gave a staff recommendation for approval.

Sandi Clothier asked if they are putting two signs on this building, Nancy said stated they already have one on either side of the building for another business and are requesting another one for the rear elevation facing the parking. Nancy commented that this will be an oval sign approximately 30" x 60".

Motion #3:

Jeannine Butler made a motion to approve COA-2-13 for the sign at 300 E. 3<sup>rd</sup> Street. Danielle Bachant-Bell seconded the motion. Motion passed 9/0/0 (yes/no/abstain).  
Patty Mulvihill submitted Findings of Fact for COA-2-13:

1. The Commission finds that the proposed sign installation advertising the "Beer and Wine Lounge" is similar in size, coloration and shape as the existing College Town Cutters sign presently located on the building, as such, the Commission finds the proposed sign installation advertising the "Beer and Wine Lounge" is compatible with existing signage on the building and will not visibly detract from the historic characteristics of the overall building.
2. The Commission finds that the proposed materials – aluminum, four process print, and clear laminate- of the sign installation advertising the "Beer and Wine Lounge: are consistent with existing signage on the building and as such, will not visibly detract from the historic characteristics of the overall building.
3. The Commission finds that the proposed sign installation advertising the "Beer and Wine Lounge" will not detract from the goal of preserving and protecting the primary historic structure.

**IV. DEMOLITION DELAY**

**V. NEW BUSINESS**

A. Showers Technology Park-presentation CTP Consultants

Craig Gossman of MKSK gave the presentation with Danise Alano-Martin of the Economic Development and Sustainability Department. This will be a technology park with an urban context involving 64 acres. Craig said that it is only first 9 acres they are really looking at right now. Danise said they have a Facebook page "Bloomington Certified Technology Park" and are trying to get their information out there.

Nancy said there is one 'Outstanding' building and three 'Notable' buildings listed in the National Register and state registry in this tech park area. Chris Sturbaum asked if they have thought of historic plaques to help teach the history, Craig said yes. They have considered that and other items and will decide something like that. Craig said they are going to use surface water and water from rooftops to drop into cisterns and have an open air water storage area in this park as well. They will be using cisterns for watering.

Danise said she will be hosting a public open house in the next few weeks to get more ideas and the information out there to the public. Mary gave her part of the presentation.

#### B. Preservation Month lectures and events

Nancy introduced Jackie Scanlan, new staff to the Monroe County review board, she has been with them for 11 months now. Nancy Hiller is the current chair, Don Maxwell, Duncan Campbell are new voting members now. The City Commission is again collaborating with the Count commission to hold activities celebrating Preservation Month. Nancy said last year there were 4 different events during Preservation Month: A reception at the History Center, the Rosemary Miller Lecture, an IU Press Book Signing, and the Architectural Cake Contest and Old House Expo.. Nancy said this year we may have to have the Expo event on the 11<sup>th</sup> due to Mother's Day. We are not hosting the reception but will have refreshments at the LECTure.

Nancy said that only Danielle has volunteered for the steering subcommittee so far. Nancy said she would like to get a nationally known speaker this year. Danielle said they are looking at doing a dry stone wall workshop so that people can learn how to do repair work themselves or oversee someone doing the work. She said they will need at least 3 people to take the workshop, in order to make it work financially. Lisa Abbott suggested having the HAND Department Inspectors taking this so asked Danielle to get her the information.

Dave asked if we need volunteers, Nancy said yes we need volunteers for the steering committee. Jeannine asked what the commitment is exactly; Nancy said one or two meetings and the volunteer will need to schedule these events. Dave and Marleen volunteered, he asked who would volunteer for the cake expo, Danielle volunteered. Jeannine asked again what they specifically need from them. Nancy said in the next week, Sandi said she would be willing to if it fits her schedule and will let them know. Jeannine passed but said she would be willing to work on that day if they let her know what they need.

Nancy asked if they want to designate any funds for this since we spent \$400 on postage and posters and design last time. She did say they won't have to do design this year they have someone who will be doing that for them.

**VI. OLD BUSINESS**

**A. Matlock Heights Application : Conservation District**

Nancy said her first meeting with the Matlock Heights neighborhood association was in 2010. In 2012 they were selected in a competition between neighborhoods seeking designation. based on their capacity and the amount of work they had done. They submitted a petition for a Conservation District with over 51% of the homeowners over a year ago. Nancy said the delay was due to the Elm Heights process, but we are no prepared to go forward with this petition for a conservation district..

Nancy said we also had to complete a historic survey of the neighborhood and this was contracted out to Bloomington Restorations Inc. The survey was approved in October 2012. Nancy said there have been 3 public information sessions with 2 formal mailings to property owners regarding this. Nancy said we need to consider today if the application is right to hold a public hearing and when. She said to do that would be Feb 28<sup>th</sup>, 2013. Nancy said there are 80 properties with 1 outstanding, 7 notable, 68 contributing and 4 noncontributing. Nancy said this would be Indiana's first Mid-Century District.

Nancy said almost all the properties were developed within 11-12 year period and can be proven with aerial photos. Nancy mentioned Better Homes and Gardens published a design in the 1950s that was used in this neighborhood. Nancy discussed the 3 kinds of ranches that are found in this neighborhood.

Nancy recommended going forward with this and using our 2<sup>nd</sup> meeting of the month for this and other business.

Motion #5:

Chris Sturbaum made a motion to have a designation hearing on Feb 28<sup>th</sup>, 2013. Danielle Bachant-Bell seconded the motion. Motion passed 7/0/0 (yes/no/abstain).

**VII. COMMISSIONERS' COMMENTS**

**VIII. PUBLIC COMMENTS**

**IX. ANNOUNCEMENTS**

**X. ADJOURNMENT**

The meeting was adjourned at 6:30 p.m.

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday April 11, 2013**

**4:30 P.M.**

**MINUTES**

**I. CALL TO ORDER**

The meeting was called to order at 4:35 pm.

**II. ROLL CALL**

Commission Members

Doug Bruce

Jeannine Butler

Sandi Clothier

Dave Harstad

Marjorie Hudgins

Marleen Newman

Chris Sturbaum

Doug Wissing

Staff

Nancy Hiestand – HAND

Amanda Cosby – HAND

Nate Nickel – PLANNING

Guests

Matt Wyss

**III. APPROVAL OF MINUTES**

November 8, 2012; February 28, 2013; January 10, 2013; October 1, 2012.

Motion #1:

Jeannine Butler made a motion to approve all minutes: November 8, 2012; February 28, 2013; January 10, 2013; October 1, 2012. Sandi Clothier seconded the motion. Motion passed 5/0/0 (yes/no/abstain).

**IV. CERTIFICATE OF APPROPRIATENESS**

There were no certificates of appropriateness applications

**V. DEMO-DELAY**

B. Partial Demolition 1425 South Lincoln Owner Matt Wyss

Partial removal and reshaping of a roof to shelter the main entrance

Nancy gave her report stating this house was listed as “notable” but she thinks this is now no longer contributing and recommends approval. Matt Wyss said he would appreciate this being approved and that the entry roof would be very beneficial and functional for their use. Due to zoning issues he could not bring the roof out to the pillars like he wanted to but this option would work.

#### Commissioner Questions/Comments

Jeannine Butler said this is simple and clean and she likes this.

Sandi Clothier asked how long he’s lived here and Matt replied saying since 2004. He has done other remodeling work to this property since 2004. Sandi said he has done a very nice job on this home although the work was not appropriate for a historic property, that he did a good job.

#### Motion #2:

Jeannine Butler made a motion to approve partial demolition delay at 1425 South Lincoln with option #1 off the demo delay.

Today regarding the property located at 1425 South Lincoln, 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.

Marleen Newman seconded the motion. Motion passed 8/0/0 (yes/no/abstain).

- A. Partial Demolition 210 South Grant Owner Bruce Storm  
Widening of a window into a door on the second floor and construction of an exterior stair.

Nancy stated Doug Bruce has a conflict of interest and will be abstaining as a member, he will be the representative today for Bruce Storm, and has filled out the necessary documents. Nancy gave her report and stated the door being used will be a fiberglass ½ light door since it is exposed.

Doug Bruce said this house has been a rental and has a really small footprint. He said there is a Rule #13 that allows you to covert a residence into commercial use. Doug said they will be doing away with the interior staircase so they will need to put an exterior staircase up. He said they are wanting to uncover the front porch columns that are currently covered up with siding. Doug said they are unaware of exactly what is underneath the siding at this point, but want to uncover the columns. Doug Bruce said the staircase will be wood and painted.

#### Commissioner Questions

Sandi Clothier asked what he thinks could be underneath the sided columns. Doug said

he's not sure. He said it's too thin to be stone so he's thinking it may be wood studs but not sure.

Chris Sturbaum said they might have been shingled and asked if he's aware of any historic photos. Doug replied that he's not aware of any.

Marleen Newman asked what kind of restaurant it's going to be. Doug said that he has not heard yet, they are wanting to get this process even started and go through the many steps to get this approved before they finalize anything like that.

Dave Harstad asked Nancy if the stairs is what triggered this being a partial demo, Nancy said it was the widening of the windows and Nate Nickel confirmed.

Motion #3:

Sandi Clothier made a motion to approve partial demolition delay 210 South Grant with option #1 of the demo delay.

Today regarding the property located at 210 South Grant, 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. Marjorie Hudgins seconded the motion. Motion passed 7/0/1 (yes/no/abstain).

**VI. OLD BUSINESS**

**B. Preservation Month Activities**

Nancy talked about booth space being rentable for \$50 a table. She said there will be a cake contest as well. Nancy said the meeting will be in the Council Chambers on Friday April 17, 2013 at 7:00 pm. Nancy said she would like help setting up and would like the members to bring some sort of food like a desert or fruit. Sandi and Marleen both said they would not be able to attend.

Doug Wissing suggested a lady named Susanne Tiagan (spelling?), he said she knows everything and could possibly help with this and he would get Nancy the contact info.

Nancy then mentioned the gas station the city will soon acquire on West 2<sup>nd</sup> ST and Anna Lee LN. She thinks this is very fortunate and might be able to get it restored and moved to another location. It is a very, very small building, but might have utility as a concession along the B-line or downtown as a visitors kiosk.

Doug Bruce said this is in a flood plane, Doug Wissing said this could possible be converted into a garage bar or restaurant type building with take out.

**A. Title 8 Revisions**

Lisa Abbott wanted to discuss the changes with the Title 8 to get feedback and suggestions

from the board. She said there will be a public meeting to get ideas and thoughts from the public only, this will not be a debate. Marjorie asked Lisa if the legislation has passed Senate Bill 4, Lisa said they are having the 3<sup>rd</sup> reading today she thought.

Marjorie asked Lisa if there have been any amendments to the state bill and Lisa said she would check and let them know. In regards to the proposed Title 8 changes, Lisa said that the department has good contact with absentee landlords to encourage voting and could send out e-mails. She stressed that they will not influence just to see how they vote either way. Lisa said the vote they need is 51% of the total property owners.

Nancy said she is not sure she is comfortable with the wording for the demolition with a COA, there was a brief discussion where Lisa said she would check with Patty and get with Nancy on the wording to see if everyone is on the same page.

## **VII. COMMISSIONERS' COMMENTS**

Doug Wissing commented that having 2 meetings a month was problematic for his schedule but after a discussion with the other members where the statements were that we were only having 1 meeting a month and the other meeting would be cancelled if there would not be anything on the agenda. Doug agreed and just wanted to confirm that was the case that there would only be a 2<sup>nd</sup> meeting if there was something to discuss. Doug suggested relying more on staff approvals to keep the meetings down to 1 meeting per month.

## **VIII. PUBLIC COMMENTS**

## **IX. ANNOUNCEMENTS**

## **X. ADJOURNMENT**

The meeting was adjourned at 5:50 pm.

## CONSENT AGENDA

### Summary:

Creation of two brick patios in the northwest corner of the house and by the garage, Both areas are visible from Smith Street.

COA-07-13

346 South Rogers

Owners Jim and Karla Lewis

Prospect Hill Historic District

Zoning RC

105-055-660019

N

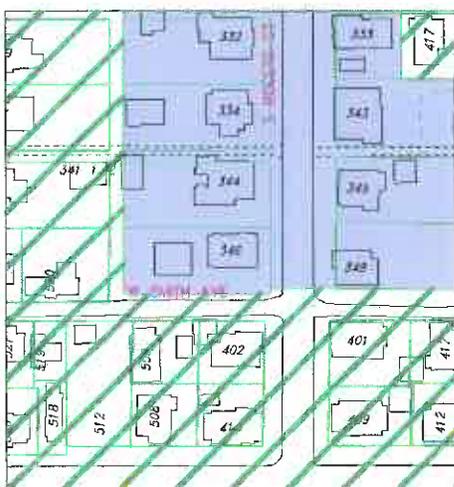
346

Roscoe Rogers House; Elizabethan Revival, 1906

NR, BHD



This notable Prospect Hill house is located on the corner of Smith and Rogers. It is the only example of Elizabethan Revival style architecture in Bloomington. The owners have accomplished several property improvements in recent months including COA-26-12 (remodel of a rear mudroom to become a part of the kitchen) and COA-17-12, (roof replacement with a change in color and shingling). The property is located at the edge of the Prospect Hill



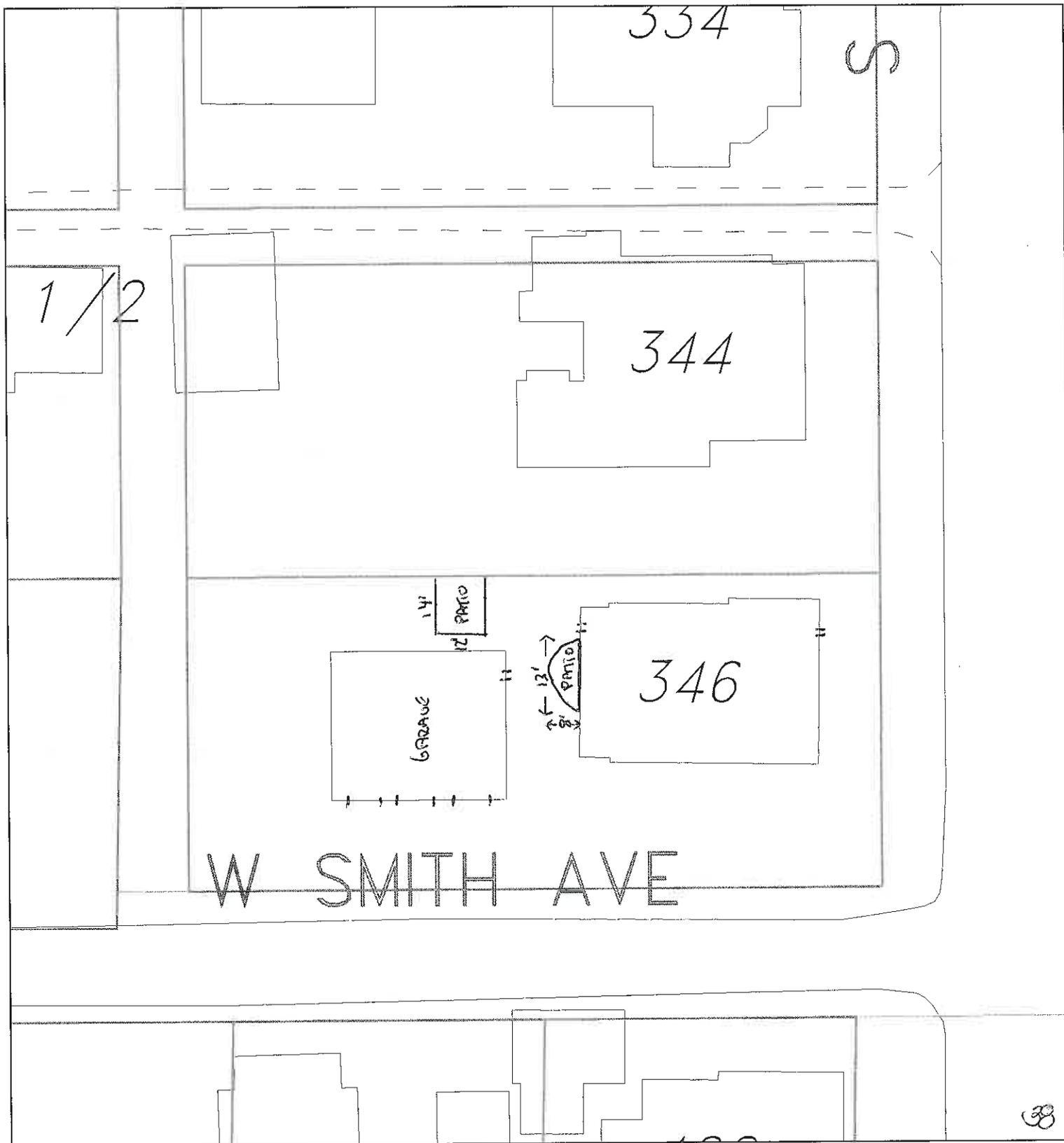
Local Historic District, adjacent to the Conservation District where lesser standards of review apply. The owners would like to place a brick or stone patio behind the house in a semi-circular pattern (13' x 8') and another behind the garage that will be 14' by 12.' This area will be masked by a large three car garage behind the house. The north south alley at this location is not open, although the platted alley bounds the lot on the west side. Photographs of the locations are included in the packet, The Prospect Hill Guidelines emphasize the importance of natural materials over modern deck systems.

### ENVIRONMENT

### PATIOS AND TERRACES

#### Appropriate

Patios and terraces should be constructed in the rear or side yard. Appropriate materials include limestone and brick.



334

S

1/2

344

14'  
12' PATIO  
GARAGE

13'  
8' PATIO

346

W SMITH AVE





### Summary

The owner is making exterior repairs to a house that was restored in the late 1980s. They have discovered extensive problems with the clapboard, some of which was repaired with wood filler at that time. This request includes only the change of floor color on the porch, all other proposals are considered repair and replacement in kind. The owner would like to initiate discussion of siding replacement with cement board, but has withdrawn the formal request.

COA-04-13

714 West 7th Street

Owner Eve Mansdorf

Fairview Historic District  
Zoning RC

105-055-74073 N 714 House; Queen Anne, c.1900 NR, BHD

Request for porch repair and a change of floor color



In 1999, this became one of ten properties located in the Fairview Historic District. It is also listed in as a notable resource in the Near West Side National Register District. The house was originally restored in the 1990 with a loan from BRI. At that time it was known as the Flanagan House. Since then it has had several owners and considerably more work done on it. The most recent application for a COA on this site was the repair of an existing embankment wall which changed its height and restored several feet of the toothed capstones. The photographs below show before an after. The owner is now restoring the wood porch, with wood decking. All other changes will not

require a COA because they fall within the



definition of repair and replacement in-kind. The only change to be reviewed is the



flooring which was painted green and now will be stained.

From the Fairview Historic District Design Guidelines

Staff recommends approval: the change is modest.

## Appropriate

Use period paint colors and color schemes appropriate to the building's architectural style. Consult the Bloomington Historic Preservation Commission for assistance in choosing colors related to the building's style yet consistent with personal preference.



## Inappropriate

*Avoid painting masonry surfaces such as limestone and most brick surfaces.*

This owner withdrew a request for the removal of wood siding and its replacement with cement board. The owner has documented extensive wood and paint damage and would like the Commission to consider a gradual or partial replacement of the existing siding with cement board. This would involve a change in the design guidelines that the Fairview Historic District owners would have to consider as well as the Historic Commission. The owner wants the Commission to consider changing its guidelines to something allowing more flexibility because of the widespread paint failure around town. Currently the Commission only allow than the balance of the house. cement board on additions. This owner built a powder room addition several years ago and staff is

including a photograph to show the difference in paint adherence. Staff is uncertain whether the addition was painted later.█



The regulations treating changes in design guidelines are found in the guidelines adopted by the district owners and later by the Commission. This process is documented in the Fairview Design Guidelines adopted in April of 2003. The discussion should also be pursued at the level of the Park Service standards, which have also been under review.(see included comments by Gary L. Cole.)

#### A. Procedures for Changing the Guidelines

1. If changes are desired in the Guidelines, they shall be drafted by the PHLHD.

2. The neighborhood organization shall report its findings to the Commission.

3. All property owners in the District shall be notified of the proposed changes in the Guidelines. They will be given copies of the proposed new Guidelines and notice of the time and place of the public hearing on the proposal.

4. The neighborhood organization shall provide a system whereby all property owners have the opportunity to cast a vote on the proposal.

5. If 2/3's of the property owners listed on deeds vote to approve the changes, the new guidelines are forwarded to the Commission for ratification.



Under current guidelines for Fairview District, synthetic siding is only considered when there is no feasible alternative to maintaining original surface material. It is considered detrimental to the original structure and character of the neighborhood. The Commission has considered cement siding only in exclusive situations: on new additions if it matches the reveal (many approvals), in areas of architecturally determined weakness, like

bellcast eaves, where rot is likely (South Rogers Street), or on walls that have proven impossible to retain paint, either because of incorrect weatherization or unique building related issues. This request would permit gradual replacement of clapboard with cement board through out the district, which would be a major change.

## SYNTHETIC SIDING

### Appropriate

Use metal or vinyl siding *only when it is the only feasible alternative* to maintaining or replacing the original surface material. If synthetic siding must be used over wood surfaces, it shall be the same size and style as the original wood. Retain original trim around windows, doors, cornices, gables, eaves and other architectural features. Provide ample ventilation to the structure in order to prevent increased deterioration of the structure due to moisture entrapment or insect infestation. (See also Synthetic Siding, pages 26-27.)

### *Inappropriate*

*Avoid any use of synthetic siding if at all possible; it is detrimental to the original structure and the historic character of the neighborhood.*

Staff sees a few issues pertinent to this discussion and will invite more

1. Widespread paint failure on wood siding  
Causes uncertain: paint failure with new chemistry, improper weatherization, reduced quality of replacement wood
2. Fairness in applying standards to owners with a diversity of incomes and resources.
3. Properties have different levels of significance, should there be one standard?
4. Artificial products are being embraced on some national landmarks, why hold owners to a higher standard?
5. Loss a district quality, loss of aura of age associated with real wood and original materials

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. FAIRVIEW LOT #15
2. A description of the nature of the proposed modifications or new construction:  
Repairs to the front porch to remove rotted wood but to retain the present structural appearance. Replace wood deck with new wood. Same size wood boards / tongue and groove. Different stain color. Remove rotted wood at bottom of porch posts (probably 2 to 3 inches). The rotted wood will be replaced with "Boral TruExterior", a rot resistant material -- to be painted and filled with the existing wood. The appearance will be the same.
3. A description of the materials used.  
Same size traditional wood boards (tongue and groove) will be used for the decking. This wood will be specially milled because the size of the boards is no longer available. The wood will be stained a new color. Remove rotted wood at bottom of porch posts (probably 2 to 3 inches). The rotted wood will be replaced with "Boral TruExterior", a rot resistant material -- to be painted and filled with the existing wood. The appearance will be the same.
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.







## Replacing the Secretary's Standards

By Gary L. Cole AIA, Esq.

“The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation’s irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.”

– Introduction to Standards and Guidelines, National Park Service

On January 25, 2013, U.S. Secretary of the Interior Ken Salazar asked the National Park Service (NPS) to conduct an internal review of the Federal Historic Preservation Tax Incentives Program (HTC) to “. . . make sure that we are doing everything we can to work in partnership with local communities, developers and other stakeholders to provide guidance and promote restoration efforts.”

This is welcome news, though as a former Illinois State Historic Preservation Office (SHPO) staff architect charged with interpreting the Secretary of the Interior’s Standards for Rehabilitation (Standards) for the HTC and other historic rehabilitation tax-incentive programs and now as a private practice attorney, I temper expectations. Governmental reform is rarely a swift or revolutionary process.

Many of historic preservation’s laws and programs are nearly old enough for their own historic designations and are in dire need of rehabilitation. The public would certainly benefit from a little regulatory tinkering with the HTC program, starting with eliminating application fees and the redundant SHPO and NPS review process.

However, meaningful reform includes reforming the way historic properties and communities are able to attract reinvestment capital for business growth, job creation and local economic stability. This should start by relegating the Standards to their intended role of simply providing philosophical consistency to historic rehabilitation efforts, and not as a de facto historic building code by historic preservation administrative entities.

Hardly changed since their inception in 1977, the Standards comprise a ten-point manifesto of historic preservation’s essential rehab doctrine as enforced by federal, state and local historic preservation regulatory entities. While philosophical guidance can inform the development of federal regulations with high social and legal aspirations, the vague language of the Standards bars the public from any objective, plain meaning understanding of their text. Published “Interpretations” of the Standards by the NPS have merely transformed doctrine into dogma.

Though most of the Standards have retained their relevance, some, such as the unloved Standard No. 9, is the product of an outdated 1970s Modernist architectural bias and should be eliminated. Communities seeking to redevelop their historic properties compete

with other communities for a limited pool of private reinvestment capital. When faced with choices, developers and investors will often chose the more predictable and less risky of those options. The ambiguous Standards and their unpredictable interpretations by administrative entities can decrease the former, increase the latter and discourage reinvestment in historic properties.

But the solution is simple: the Secretary of the Interior should support phasing out the Standards and replacing them with a Model Historic Building Code that conforms to the Federal Plain Language Guidelines, combines the ethics of the Standards with clear performance and prescriptive rehabilitation requirements; embraces 21st-century preservation technology and materials science; and, incentivizes reinvestment to create economic sustainability. A model code should be created as a deeply integrative collaboration between public regulatory and private development and investment interests with significant contribution from historic preservation, architectural, construction, community development, sustainable design, and accessibility, legal and financial interests.

A Model Historic Building Code should also be adopted and administered at the municipal level according to local conditions and community support in a way the Standards, as intractable federal regulations, cannot. Historic properties are a special type of real estate, but all real estate, as they say, is local. Decisions to adopt the model code should also be local.

Recent legislation may both mandate and foreshadow reforms to the Standards by the passage of the Plain Writing Act of 2010, already implemented by the National Park Service. It requires federal agencies to communicate clearly with the public. In addition, President Obama's Executive Order 13563, "Improving Regulation and Regulatory Review," dated January 18, 2011, states: "Our regulatory system must . . . promote predictability and reduce uncertainty . . . It must ensure that regulations are accessible, consistent, written in plain language, and easy to understand."

**Summary:**

**Removal of a mature elm tree in the Elm Heights Historic District  
COA-05-13**

**811 South Woodlawn**

**Owner Trinidad and Heerson**

**Elm Heights Historic District**

**Zoning RC**

**167. 261 C 811 House; Ranch, c.1940 (revised Elm Heights District 2012)**

**Request for removal of an American Elm tree that has an unstable root system.**

This limestone house was built in the 1940 and remodeled some years later. Its current style is slightly Tudoresque. It is located in the Elm Heights district on the corner of Wylie and Woodlawn. It was previously included in the survey district, because it is in an area of earlier homes. The request is for removal of large tree on the Wylie side of the



property which has grown close to the house foundation. The tree is an American Elm which has been under treatment by an arborist for several seasons. Photographs show that the bark is peeling from the base of the tree on the side of the tree facing the house. The arborist diagnosed a disease that atrophies the root system and weakens the base of the tree. Because of the proximity to both this house and its neighbor on Wylie, the owners are requesting removal, fearing that it may fall over in a storm. The tree looks very healthy, but will become more unstable as the tree canopy develops this spring.



The Elm Heights subcommittee has expresses concern with the loss but concurs that the tree should be removed. They requested that Lee Huss, the city Urban Forester also reviewed and commented on this proposal. After a site visit, he reported back that it would be difficult to determine the extent of the root damage. If the tree were in a less precarious location,

in a stand of other trees, then he might consider leaving it alone, but its location near two structures, makes it unlikely that the risk should be taken.

The Elm Heights guidelines directly address tree removal, because of it's of key importance to the historic streetscape and atmosphere of this neighborhood. Additionally this tree is a mature elm, a species of some importance. It is complicated by the fact that the tree looks healthy from its canopy



**From the Elm Heights Design Guidelines.**

### **3.1 Trees and Landscaping**

#### **Preservation Goals for Trees and Landscaping**

To maintain the mature canopy that is associated with the historic Elm Heights neighborhood by the care and planting of appropriate trees and gradual removal of invasive trees.

#### ***Guidelines for Trees and Landscaping***

A Certificate of Appropriateness (COA) is required for the following bolded, numbered item. The bullet points that follow the numbered item further assist applicants with the COA process.

#### **I. Removal of a mature tree that is visible from the public right-of-way.**

A mature tree is:

- a) a shade tree whose trunk is twelve inches in diameter or larger,
- b) an ornamental tree whose trunk is four inches in diameter or fifteen feet high, or

- c) an evergreen tree whose trunk is eight inches in diameter or fifteen feet high.
- A COA is not required to remove a dead tree. Consult with the City staff person to the Historic Preservation Commission regarding diseased, dying, or infested trees.
  - A COA is not required to remove an invasive tree as defined in the City of Bloomington Tree Care Manual.
  - When replanting, refer to the City of Bloomington Tree Care Manual for recommendations.
  - Retain historic landscape edging; do not introduce historically inappropriate edging materials and colors.
  - Selective removal of mature trees to allow solar installations may be considered on a case-by-case basis.



Staff had a consultation with Lee Huss, the city arborist. He said only that the tree was diseased but the extent of the damage was not knowable. He did not think the tree could recover, however, whether it would fail couldn't be ascertained from what was visible on the surface. From this discussion staff determined that it seemed to be a matter of time before there would be a property damage issue.

Based upon consultation with the Elm Heights Subcommittee, and several arborists, staff recommends approval of the tree removal.

**Summary:**

**Interior remodel of a garage space with addition of doors and windows.**

**COA-06-13**

**925 East University  
Owners Ready and Foster  
Representative Castenada**

**STAFF APPROVAL  
Elm Heights Historic District  
Zoning RC**

NC 925 House: Ranch, c. 1950



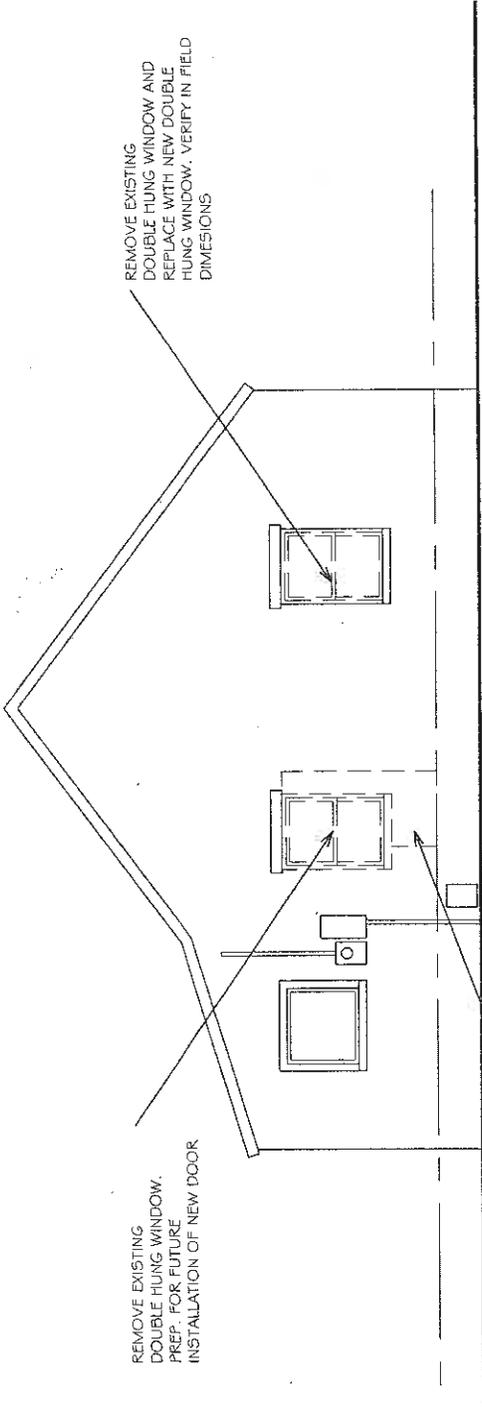
This house is a modified 1950s ranch with few original features. Many of the windows are replacements. The owner will remodel the interior of the house on the same footprint, adapting an attached garage as interior space. The exterior changes include: converting a garage door to a tripartite bay of windows and changing out the picture window to another ribbon window system. A door will be cut into the west side of the garage.

Because this house is non-contributing, changes to the exterior are assessed in a different way than on contributing resources. In this case the changes proposed will not harm or detract from the historic context of the neighborhood. In consultation with the neighborhood subcommittee, a staff approval was released for this project. Plans are included for your information.

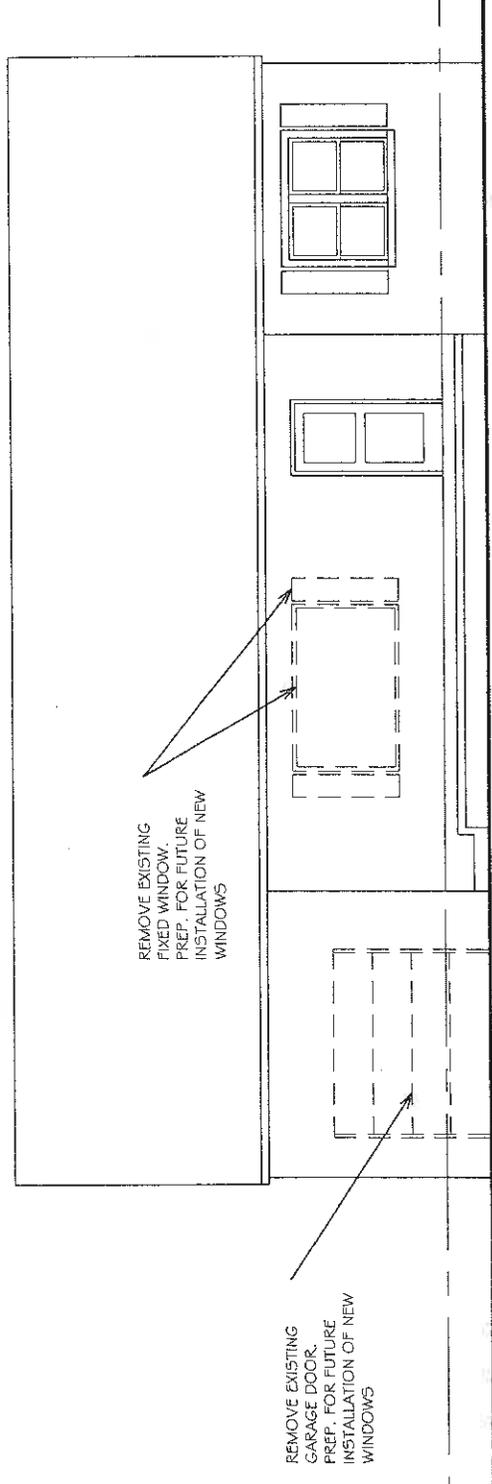
DECEMBER 15, 2012  
 APRIL 3, 2013  
 APRIL 7, 2013  
 APRIL 8, 2013

READY FOSTER RESIDENCE  
 925 EAST UNIVERSITY STREET - BLOOMINGTON, IND

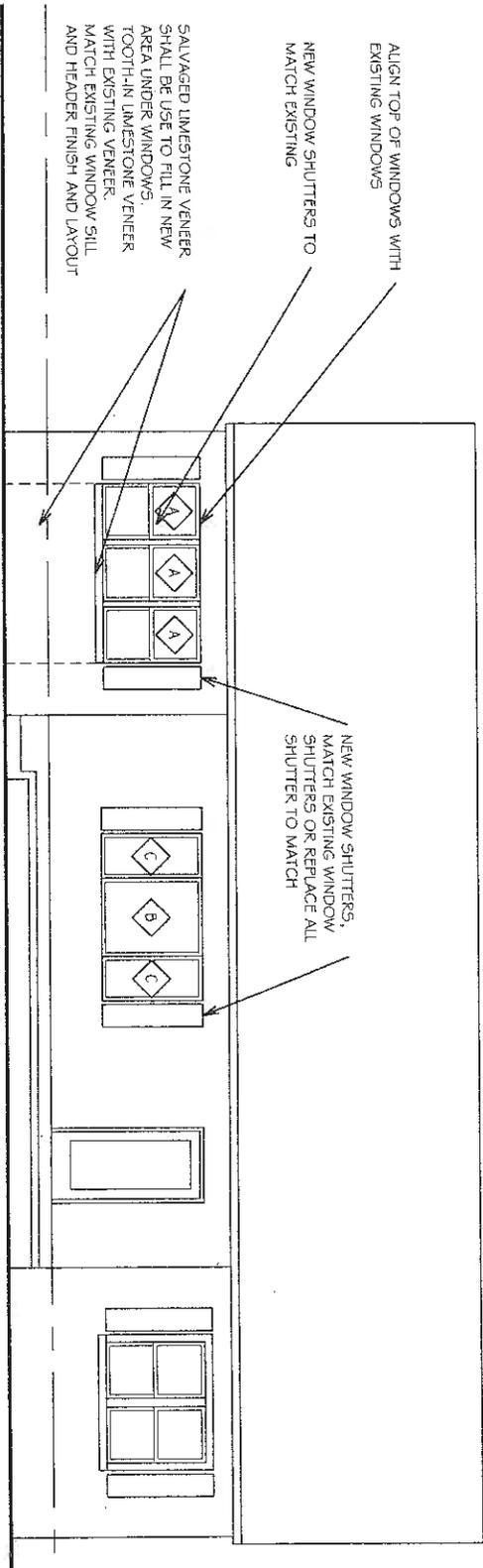
D2



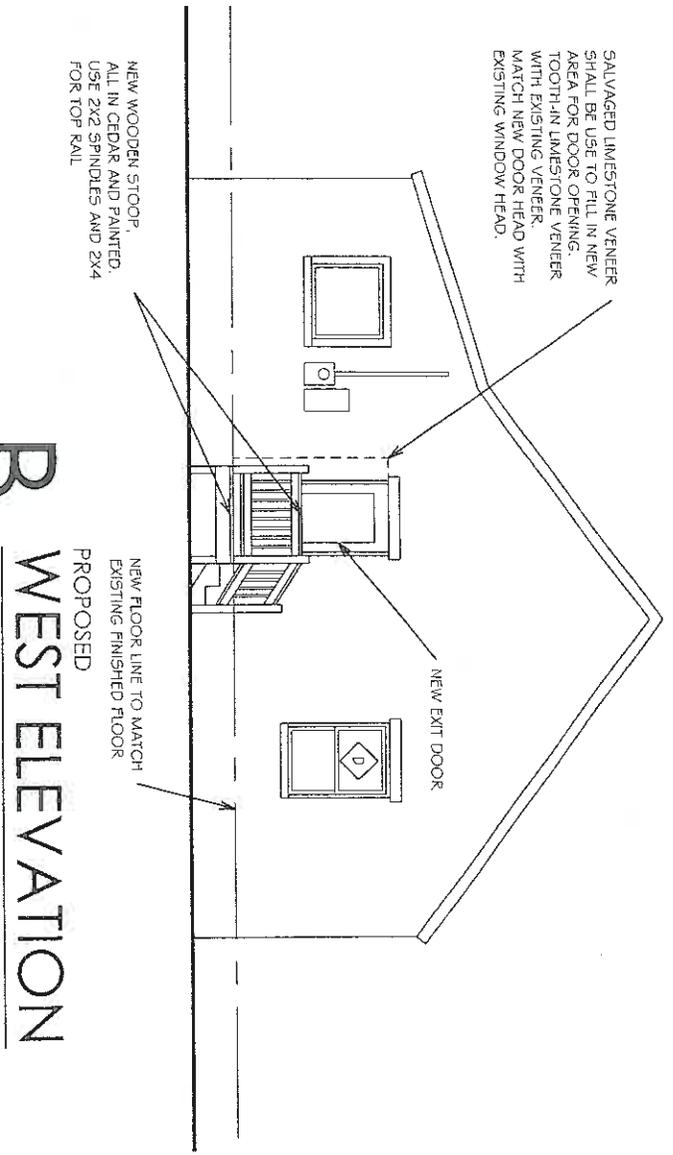
EXISTING  
**B WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



EXISTING/DEMOLITION  
**A SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**A**  
 PROPOSED  
**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**B**  
 PROPOSED  
**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

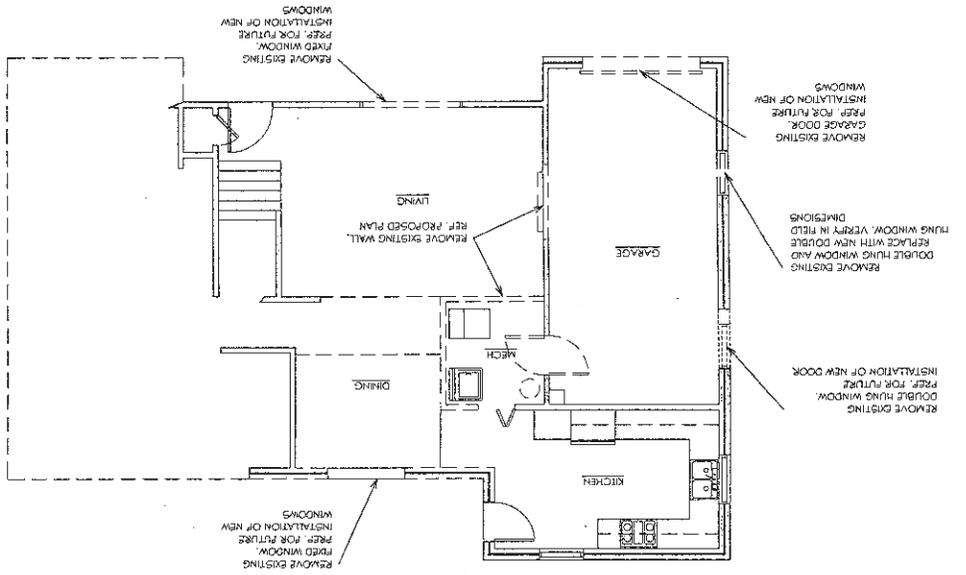
DECEMBER 15, 2012  
 APRIL 3, 2013  
 APRIL 7, 2013  
 APRIL 8, 2013

**B**

**READY FOSTER RESIDENCE**

925 EAST UNIVERSITY STREET - BLOOMINGTON, IND

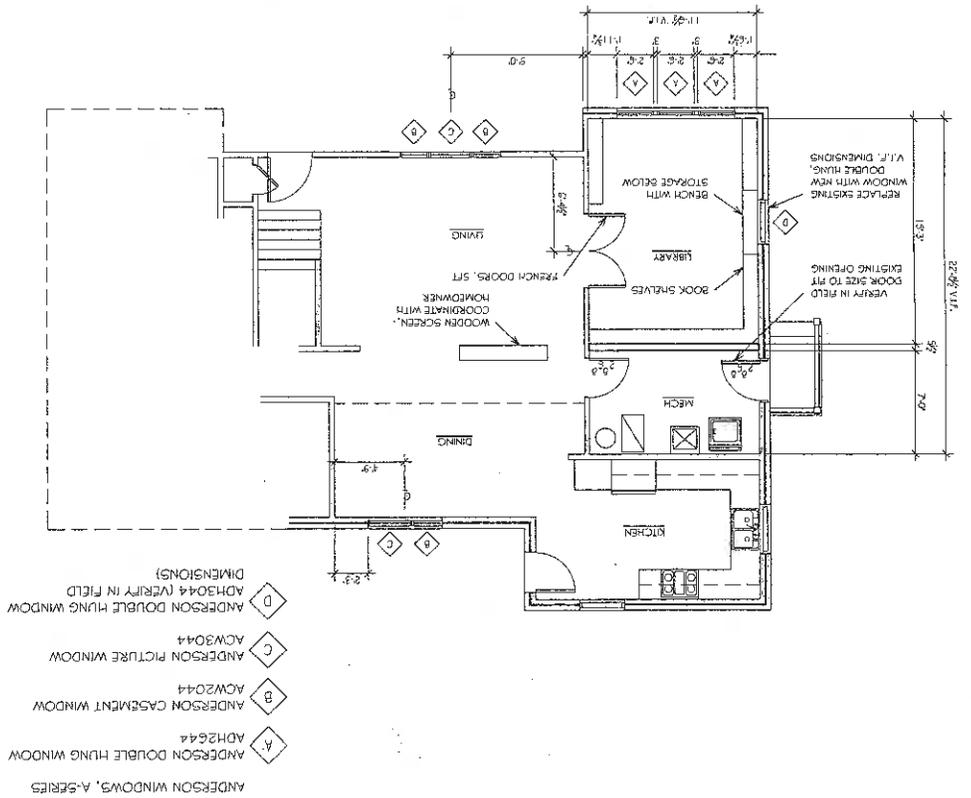
**A** MAIN FLOOR PLAN  
EXISTING/DEMOLITION  
SCALE: 1/8"=1'-0"



**D**  
READY FOSTER RESIDENCE  
925 EAST UNIVERSITY STREET - BLOOMINGTON, IND

DECEMBER 15, 2012  
APRIL 3, 2013  
APRIL 7, 2013  
APRIL 8, 2013

**A** MAIN FLOOR PLAN  
PROPOSED  
SCALE: 1/8"=1'-0"



**A**  
READY FOSTER RESIDENCE  
925 EAST UNIVERSITY STREET - BLOOMINGTON, IND

DECEMBER 15, 2012  
APRIL 3, 2013  
APRIL 7, 2013  
APRIL 8, 2013



The roof area will be reshaped by drawing out the principal gable along the existing ridgeline and creating a new intersecting gable to the south. The mudroom area (now a breakfast room extension of the kitchen according to the plan) will be reconfigured with salvaged door and windows to still resemble its original purpose.

The appearance of the house from Park Avenue should remain exactly the same. This house is set very close to its contiguous neighbors, as seen in the photographs.



In a consideration of demolition delay, the decision of the Commission is to decide whether or not the proposed removal damages the historic significance of the house so severely as to require designation in order to preserve it. The Commission may delay the permit up to 90 days in order to obtain sufficient information to decide whether designation is warranted. The Commission considers

both partial and total demolition according to the definitions set out in Title 20.]



KIRKWOOD  
ARCHITECTURE + PLANNING  
101 S. EAST ST.  
BLOOMINGTON, IN 47403  
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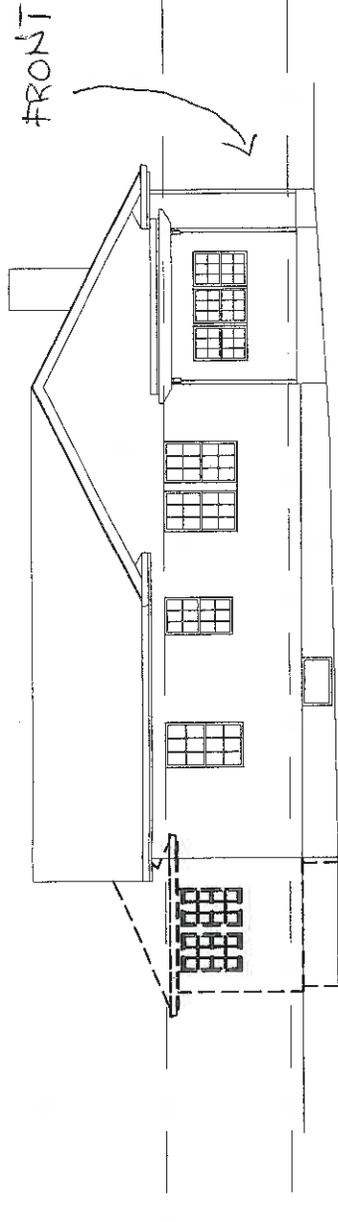
CENTRO

REVISIONS

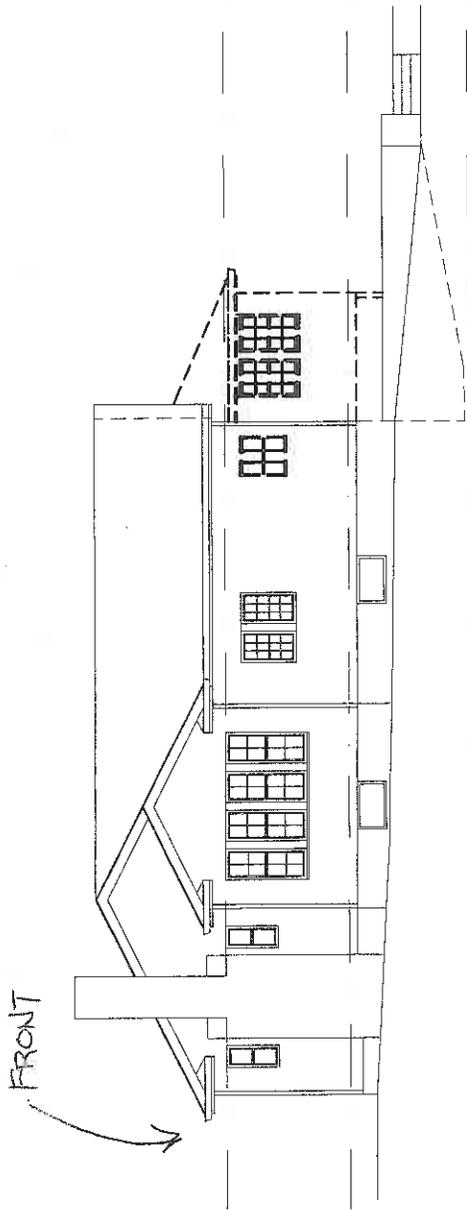
BELL RESIDENCE  
720 S. PARK AVE.  
BLOOMINGTON  
INDIANA

PROJECT NO: 2013-001  
DATE: 05/01/13  
DRAWN BY: JLD  
CHECKED BY: JLD

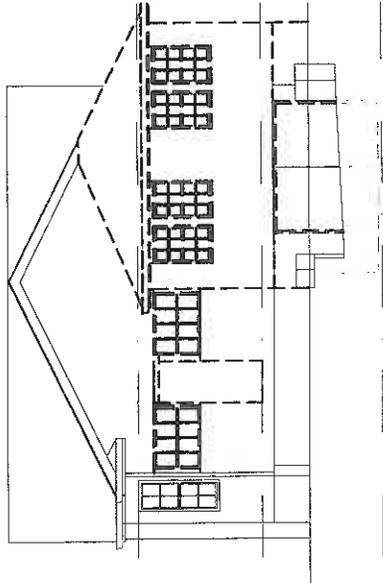
EXISTING DEMOLITION PLAN



DEMOLITION  
**C** SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



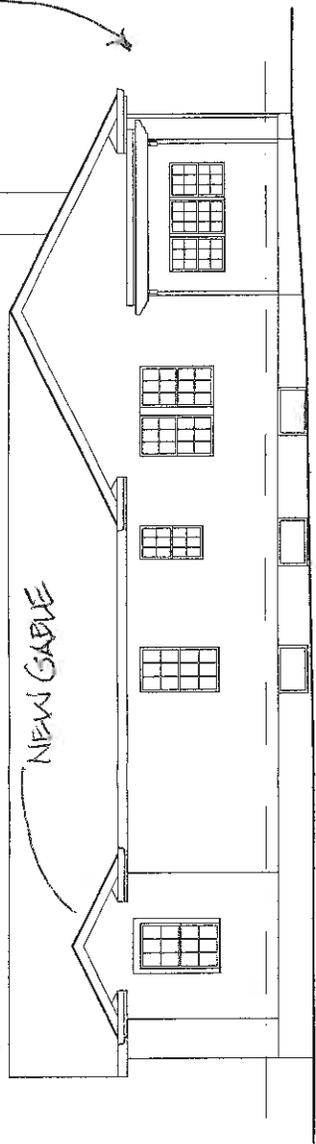
DEMOLITION  
**A** NORTH ELEVATION  
SCALE: 1/8"=1'-0"



DEMOLITION  
**B** WEST ELEVATION  
SCALE: 1/8"=1'-0"

EXISTING DEMOLITION PLAN

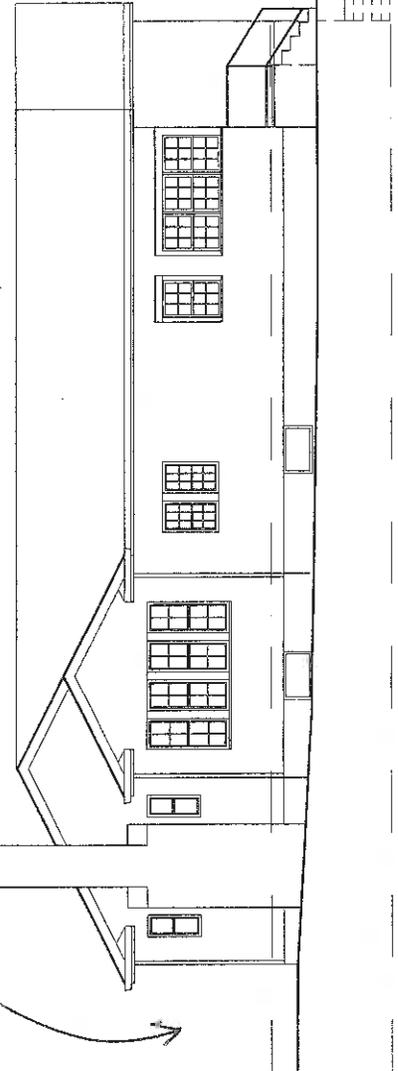
EXTENDED PRINC. GABLE  
 PROPOSED · EXISTING



**C SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"

EXISTING · PROPOSED

FRONT



**A NORTH ELEVATION**  
 SCALE: 1/8"=1'-0"

**B WEST ELEVATION**  
 SCALE: 1/8"=1'-0"

PROPOSED

KIRKWOOD  
 ARCHITECTS - PLANNING  
 design studio  
 p.c.  
 1125 ANTHONY  
 ROOMINGTON IN 47424  
 302.221.2222  
 302.221.2223  
 WWW.KIRKWOODARCHITECTS.COM

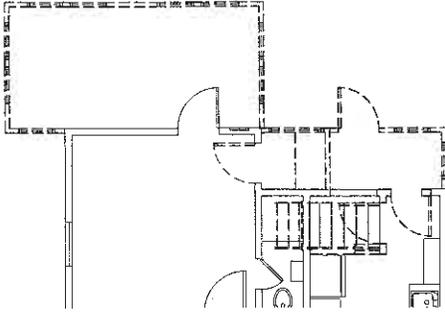
COURT

REVISION

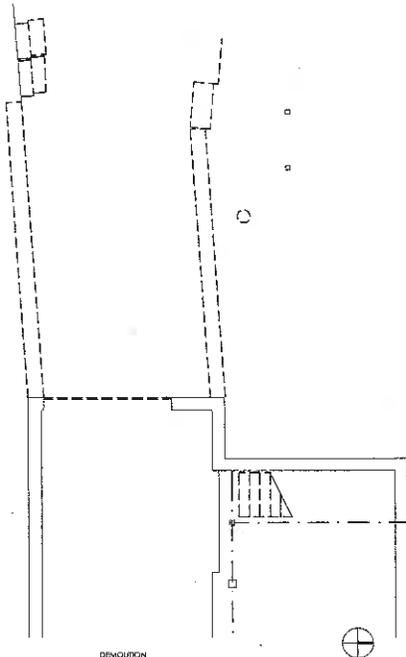
BELL RESIDENCE  
 INDIANA  
 720 S. PARK AVE.  
 ROOMINGTON

DATE: 7/10/13  
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 SHEET: 01  
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 DRAWN BY: [blank]

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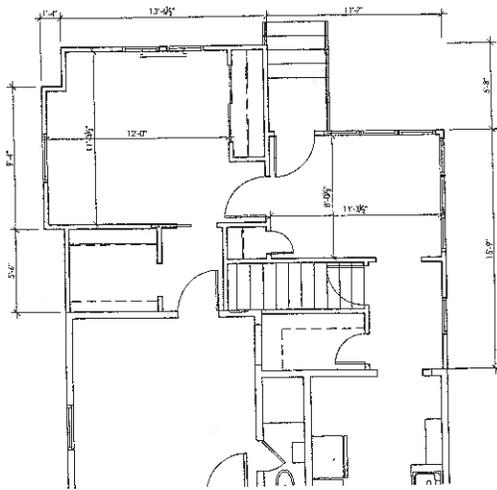
**B** DEMOLITION  
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



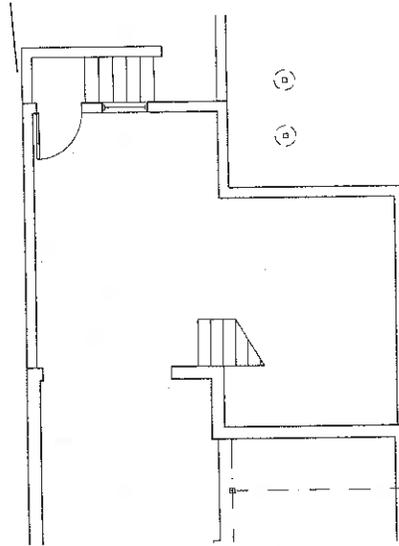
**A** DEMOLITION  
BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

EXISTING 6

KIRKWOOD ARCHITECTURAL SERVICES 1001 W. 10TH ST. DENVER, CO 80202 TEL: 303.733.1111 WWW.KIRKWOODARCH.COM	
OWNER	PROJECT
DATE	DESCRIPTION
<b>BELL RESIDENCE</b>	
731 1/2 PARK AVE DENVER, CO 80202	



**B** PROPOSED  
FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**A** PROPOSED  
BASEMENT FLOOR PLAN  
SCALE: 3/16" = 1'-0"

PROPOSED

KIRKWOOD ARCHITECTURAL SERVICES 1001 W. 10TH ST. DENVER, CO 80202 TEL: 303.733.1111 WWW.KIRKWOODARCH.COM	
OWNER	PROJECT
DATE	DESCRIPTION
<b>BELL RESIDENCE</b>	
731 1/2 PARK AVE DENVER, CO 80202	

10/15/10 10:00 AM 10/15/10 10:00 AM 10/15/10 10:00 AM 10/15/10 10:00 AM 10/15/10 10:00 AM

**The Bloomington Historic Preservation Commission  
and the Monroe County Historic Preservation Board of Review**

*present*

**The Art, Craft, and History of  
Building in Stone at Indiana University**

**Friday, May 17, 2013, 7:00 p.m**  
**Bloomington City Hall**  
**401 N. Morton Street**  
**City Council Chambers**

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**Terry Clapacs**

**Vice President Emeritus, Indiana University**

***“Indiana University and Limestone:  
The Tie That Binds”***

Terry Clapacs is the co-author of a soon to be  
published IU Press book titled:  
***Indiana University: America’s Legacy Campus***

*Also presenting:*

**Neil Ripplingale**

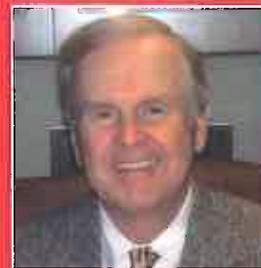
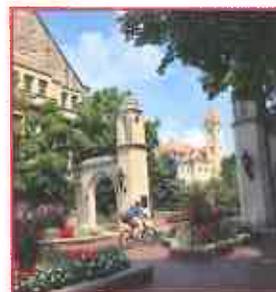
**Master Craftsman, Dry Stone Conservancy**  
***A 15 minute presentation about limestone walls***

The Dry Stone Conservancy is a Lexington, KY based non-profit dedicated  
to preserving historic drystone structures, such as those seen around IU’s  
Beck Chapel (and pictured below).

This portion of the presentation is funded by the Cornelius O’Brien Lecture  
Series concerning Historic Preservation administered by the National  
Council on Public History.

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**The Rosemary Miller Lecture Series**



**Terry Clapacs**

Terry Clapacs' career at Indiana University spanned forty-three years. He retired in 2009, after having served as vice president, chief administrative officer, head of facilities planning and management, and even athletic director. He was one of the longest serving vice presidents in IU history.

During his tenure, Terry supervised the development of over two-thirds of what is now Indiana University. Terry planned and implemented 661 major building projects, of more than half of all buildings, on the eight university campuses. In that process he worked diligently to preserve the natural beauty of the campuses, for which IU is nationally recognized.

His high standards of architectural integrity have yielded many award-winning facilities, including Simon Hall, the Arboretum, Student Recreational Sports Facility, North End Zone Facility, Cook Hall, Chemistry Addition, Neal Marshall Black Culture Center, Hutton Honors College, and Atwater Parking Garage.

2nd Annual  
**OLD-HOUSE EXPO & ARCHITECTURAL CAKE CONTEST**  
OF  
Bloomington AND Monroe County  
2013



**MAY 11th** **IN THE CITY HALL ATRIUM** **8:30 - 2:00**

<http://cakeconfest.wordpress.com>

Sponsored by the City of Bloomington Historic Preservation Commission and Monroe County Historic Preservation Board