



CITY OF  
**BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday October 24, 2024**

**5:00 p.m. EST**

**Prepared by HAND Staff**

**In Person:** The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

**Zoom:**

<https://bloomington.zoom.us/j/89344003796?pwd=UfFv3W7WzJrWTEbdMFJuy2E9td5aDZ.1>

[Meeting ID: 893 4400 3796](#)

[Passcode: 931865](#)

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# Bloomington Historic Preservation Commission Meeting

**Thursday October 24th, 2024, 5:00 P.M.**

## **In Person:**

The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

**Zoom:** [Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.](#)

[Topic: Historic Preservation Commission Meeting](#)

[Time: Oct 24, 2024 05:00 PM Eastern Time \(US and Canada\)](#)

<https://bloomington.zoom.us/j/89344003796?pwd=UfFv3W7WzJrWTEbdMFJuy2E9td5aDZ.1>

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## **AGENDA**

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
  - A. Aug 22<sup>nd</sup>**
- IV. CERTIFICATES OF APPROPRIATENESS**

### **Staff Review**

#### **A. COA 24-39**

1205 S Rogers St (McDoel HD)

Petitioner Everywhere Signs

*New signage on commercial building facing S Rogers*

### **Commission Review**

#### **B. COA 24-40**

1205 S Madison St (McDoel HD)

Petitioner Juan Carrasquel

*Demolition of pyramidal roof cottage*

**C. COA 24-41**

1019 E Wylie St (Elm Heights HD)

Petitioner Gretchen Knapp

*Replacement of unoriginal windows and railing*

**V. NEW BUSINESS**

**A. Commission retreat**

**VI. OLD BUSINESS**

**VII. COMMISSIONER COMMENTS**

**VIII. PUBLIC COMMENTS**

**IX. ADJOURNMENT**

Next meeting date is November 14<sup>th</sup>, 2024 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

# **Bloomington Historic Preservation Commission Meeting Minutes - August 22, 2024**

## **CALL TO ORDER**

The meeting was called to order by Commission Chair **John Saunders** at 5:00 p.m.

**Parties in Attendance** are listed below:

### **Commissioners:**

Reynard Cross  
Sam DeSollar  
Bill Fulk  
Elizabeth Mitchell  
Marlene Newman (via zoom)  
John Saunders  
Daniel Schlegel

### **Advisory Members:**

Jack Baker  
Duncan Campbell  
Karen Duffy  
Jeremy Hackerd (via zoom)

### **Staff:**

Noah Sandweiss, HPC Program Mgr  
Anna Killion-Hanson, HAND Director  
Margie Rice, Corporation Counsel  
Anna Holms, Sr. Assistant City Attorney  
Taylor Brown, Office of the Mayor  
Tonda Radewan, HAND staff

### **Guests:**

John Simpson, for Petitioner  
Leah Shopkow, Petitioner  
Alex Intermill, Graduate Hotel  
Pablo David, Graduate Hotel (via zoom)

### **Public - In Person:**

John Summerlot  
Teresa Swift  
Kim Simpson  
Linda Thompson

### **Public - Virtual via Zoom:**

Apinsker  
John  
Wish-TV

## **APPROVAL OF MINUTES**

**Reynard Cross** made a motion to approve the minutes from the **July 25, 2024** meeting, **Bill Fulk** seconded. **Motion carried 6-0-1** (Yes-No-Abstain)

## CERTIFICATES OF APPROPRIATENESS (COA)

### COA 24-30

1300 E 1st St (W.J. and Sarah Moenkaus House, Elm Heights HD)

Petitioner: Lyndsi Thompson

*Replacement of original front door, installation of metal front step railing and replacement of concrete steps with limestone.*

Noah Sandweiss gave his presentation on petitioners' request to replace the front door with a custom built solid wood four panel colonial style door with either two or four windows, based on designs present in the neighborhood, the replacement of front steps from concrete to limestone and installation of a metal step railing. *Please see Meeting Packet for details.*

Sandweiss noted that the petitioner's prior application for a retroactive COA for the replacement of a six panel solid wood front door with a new door with 3/2 window panes was denied by the Commission at their June 13, 2024 meeting. The removal of the iron railings and replacement of existing concrete steps with limestone, without going through the COA process, was also discussed at the June 13, 2024 HPC meeting.

Sandweiss read guidelines from the Elm Heights Historic District stating that:

- One of the key goals of the Elm Heights district is to preserve the local limestone heritage through careful stewardship of irreplaceable historic features, therefore removal of masonry or stone features or structures that contribute to the historic character of the property is not recommended.
- Another goal is to retain masonry features and statuary that contribute to the historic character of a site.
- For architectural metals, the recommendation in the guidelines is to replace missing elements based on accurate documentation of the original or use a compatible new design.
- Regarding doors: If original windows, doors and hardware can be restored and reused, they should not be replaced. When restoration, replacement or installation of new windows or doors is necessary the guidelines suggest replacement of missing features based on accurate documentation of the original.

Noah Sandweiss stated that **staff recommends approval of the limestone steps and metal railings and suggests that the replacement door match the original** as the Elm Heights neighborhood guidelines place great emphasis on the retention and repair of limestone features but have little to say on concrete, other than that its replacement in kind does not require a COA.

Sandweiss said the replacement of concrete steps with limestone should require a COA, but this alteration complements the neighborhood's Limestone Heritage which is one of the stated goals of the Historic District guidelines. Sandweiss added that the previous iron railings were of minimal design and the proposed substitutes are also modest in design. Per Sandweiss, since neighborhood guidelines state that if original windows, doors and hardware can be restored and

reused, they should not be replaced and because the original door was removed without a COA, replacement in kind would be the most appropriate treatment.

### **Commissioner Questions:**

- Jack Baker (Advisory Member) asked if the original door is a six panel, noting that one of the proposed doors has windows for two of the panels, and during their survey of other period houses in the neighborhood if they found doors that matched the original door. John Simpson, speaking for the Petitioner, replied that 5% were solid and the rest had either two or four windows so they definitely were not a colonial door on colonial house.
- Jack Baker asked for confirmation that one of the reasons for replacing the doors was for an additional sight line for those inside to look out when someone approached. John Simpson responded that was correct and “really we had to do it because it was it was shot (deteriorated?)... and had no idea in the world for a second that I had do anything to change that door. I was busy working on the house it never dawned on me. I just want to let you guys know that.”
- Sam DeSollar inquired if the HPC has heard from the Neighborhood Design Review Committee. Noah Sandweiss responded that they basically asked questions about the need for windows and the door.
- Sam DeSollar asked if the two guard rails that were removed are proposed to be replaced. Noah Sandweiss responded yes and presented the images indicating the type of railing that's been proposed. *Please see Meeting Packet for more information.*
- Elizabeth Mitchell asked if the proposed railings would be appropriate. Noah Sandweiss made reference to the guidelines and said he thinks the design is compatible to the style of the house and the appearance of the original railings.
- Elizabeth Mitchell asked for confirmation that the front doors of comparable houses were similar to the proposed design.  
John Simpson replied that other than a couple solid doors, the majority of those in the two block area on both the north side of town and the south side in the historical district had some windows. He said that this was likely for safety (to be able to look out) and for additional natural light. Simpson added that if he were to install a custom colonial wooden door made out of wood he would prefer to have two or four small windows at the top.
- Reynard Cross asked Noah Sandweiss if a replacement door with windows, in the style compatible with the period as proposed by the petitioner, would be in keeping with the criteria. Sandweiss responded that the one criterion for replacement window and doors is under “Inappropriate treatments D - addition of cosmetic detailing that creates a style or appearance of the original never exhibited” and he doesn’t believe it constitutes a stylist change, but could be argued that it’s a change in appearance.
- Reynard Cross asked if it is impossible to get a replacement door similar to the one that was removed. Sandweiss responded that if a custom door is installed it can be done with or without windows.  
John Simpson, for the petitioner, added that the door that was rotten and removed may not be the original since the house is 125 years old. He concluded that most of the colonial style houses have windows in the doors of the front entryway that match the windows in the front of the house.



### **Commissioner Comments:**

- Jack Baker (Advisory Member) commented that the original door was a six panel solid door and what's being proposed is something that looks like a six panel door with two windows at the top and if the HPC were to allow the door to have windows he disagrees that the reason would be for security as they're too high in the door to see out. Baker added that the original proposed design had a lower set of windows that you could see through. In response to the petitioner saying there is a very dark entrance inside and the windows in the door would add to the lightness of the interior of the house, Baker said he agrees with that to some extent. Jack Baker concluded that his recommendation for a solid hardwood door with two upper lights would be reasonable.
- Sam DeSollar commented that he tends to agree with my fellow Commissioner and if there is a concern about security a peephole could be installed and that he would not object to a couple of upper lights in the door as long as the style was kept Colonial. DeSollar also said that he is disappointed in the proposed rail as although it matches the material guidelines, it is a prefabricated thinner rail with a lighter gauge and is a downgrade from the rail that was there.
- Daniel Schlegel commented that he likes the idea of the windows on the top of the door to keep with the colonial style and Noah's summary of the minor change in reference to the guidelines makes sense to him.
- Reynard Cross said he tends to agree with staff's recommendation that the door be replaced in kind and doesn't see the benefit of additional daylight coming through offsetting the fact that this door was removed and replaced in the way it was. Cross continued that additional light bulbs inside, motion sensors, peepholes and other devices could be possible remedies for the security issues brought up.
- Margie Rice (Corporation Council) asked a clarifying question to Noah Sandweiss if considerations for security or interior lights are within the HPC guidelines to make sure that the Commission is staging within their framework. Sandweiss confirmed that this information was not in his staff report because it is not part of the guidelines.
- Bill Fulk thanked John Simpson for researching other doors in the neighborhood and said that he has no problem with the proposed two glass panes above since there seems to be significant precedent in the neighborhood and the petitioner is willing to go to the expense of installing a custom door. Fulk said that although the railing is manufactured, it seems it will present a better appearance than what likely was originally there and the limestone steps are an improvement to the property, something that would have happened during this time period and probably a better material than what was there previously.
- John Saunders said he has a problem with the proposed railing and that the petitioner should have this duplicated with what was there, noting that the original was wrought iron, hand forged in somebody's shop, and what is being proposed is manufactured.
- John Simpson, for the petitioner, asked if forged iron or a substantial metal railing to match what's already there at the house would be OK. Noah Sandweiss responded that he thinks that sounds fine, he recommended approval for the proposed railings and doesn't mind doing either. Saunders reiterated that he would like to see the wrought iron put back in place, said he likes the limestone steps and is in agreement with the door change, though isn't sure it will create as much additional light coming compared to sidelights.
- Marlene Newman (via zoom) said she agreed that the railing should be wrought iron and because of the quality and strength of material it can be finer (thinner gauge) and would look better with the delicate columns. Newman suggested that the door be solid, noting that there wouldn't be any more light going into the hallway since the facade faces due

north and has an overhang, and that the frame around the original door is elegant and special and adding another grid line, shown in the examples of colonial style doors provided, will take away from that. Newman added that for security concerns, sidelights would be much more efficient because they're actually at eye level and a peephole would be fine instead of an additional window at the top of the door, and probably better since the windows are going to be approx six ft high

- Lyndsi Thompson, petitioner, pointed out that security was the reason for doing the three over three, but it is not their argument for the new door.
- Marlene Newman reiterated that she recommends a solid door and wrought iron railing.

**Sam DeSollar** made a motion to approve COA 24-30 with the steps and entry floor as installed, to approve a six panel custom door, with or without lights at the top, and to approve a staff-approved wrought iron rail and guardrail. **Daniel Schlegel** seconded. **Motion carried 5-2-0** (Yes-No-Abstain)

Reynard Cross wanted it mentioned for the record that his disagreement with the Motion is the door should be as the original, without lights in it, and that he agreed with everything else. Marlene Newman also voted no, citing the same reason.

### **COA 24-31**

317 S Jackson St (Prospect Hill HD)

Petitioner: Leah Shopkow

*Add three storm doors to existing street-facing exterior doors*

Noah Sandweiss gave his presentation of the petitioner's application in the Prospect Hill Historic District, noting that house is one of the few second empire houses we have in Bloomington built around 1880 by tinsmith Al Hayes and the application is to add storm doors to the three street facing doorways. He read the following from the petitioner's request:

"There are three doors facing the street in the house, on the south side at the end of the wraparound porch, at the north side... also at the end of the wraparound porch, and at the front of the house (west) facing the street. The west door has substantial cracks, but I do not propose to replace it. None of the doors have screen doors or storm doors, although they clearly had such doors at one time. I propose to have installed simple high-quality aluminum white storm doors. The glass in the doors would show nearly all of the wooden doors and would be able to be swapped out for a screen in the summer. The doors I propose to have installed are Larson doors, Platinum collection, Platinum IFG in "White Linen."

Sandweiss continued that the images in the meeting packet and powerpoint show that many houses in the neighborhood already have these sorts of storm doors and. Per Sandweiss, according to the Prospect Hill Guidelines, wood frame storm windows and doors painted to match the accent or trim are historically preferable to metal units. When metal storm windows and full view storm doors are determined to be appropriate they should be painted, anodized or coated in a color that complements the building design and color scheme.

**Staff recommends approval of COA 24-31** as the proposed aluminum doors are in a color that complements the building's design and color scheme, they reveal the historic wooden doors behind and are similar to storm doors found throughout the neighborhood. Sandweiss added that he heard back from the neighborhood association and they give their support to this proposal. (*see BHPC meeting packet for additional details*).

Petitioner Leah Shopkow, referring to the pictures of the exterior doors, said that the one with all of the panes is a replacement door but thinks she has the original door in her shed so she may come back to the HPC at some point to get approval to replace the one in the picture with the original which looks exactly like the others with top half glass and bottom half with decorative wood features.

#### **Questions:**

- Jack Baker (Advisory Member) asked if the purpose of these doors is for additional insulation. Leah Shokow responded “absolutely” as in 1880 there was no insulation in the houses built so the windows have storm windows, some are the old fashioned wooden ones that you hang and some are more recent aluminum ones all of which predated when they moved into the house in 1991.
- Sam DeSollar asked the petitioner if she was doing the surface mount option or the recessed mount option. Leah Shokow responded that at one point there were either screen doors or storm doors on all of the doors and you can see where the hinges were. Since these are all recessed, she is assuming that it will be the recessed mount option.
- John Saunders asked if the doors are standard height or extra tall. Shopkow responded that they're not extra tall and she thinks they are standard height.
- Marlene Newman asked if there was a back door that isn't facing the street as recessed screen doors could reduce the size of the opening slightly which could be challenging if she ever has to move anything (large in/out of the house). Leah Shokow responded that the size of the opening may be reduced slightly because with this homeowner installable door there is a frame that goes inside the existing doorway and the door is hung on that. Shopkow said there is a non-street facing back door on the south side of the house that already has a heavy metal storm door with a window.
- Jack Baker asked if security was any factor in adding the doors. Leah Shopkow said the reason was primarily insulation, she has lived in the house for 33 years, have not had any problems and this is a nice safe little town so she is not particularly scared about that (security). Shopkow added that there has been some plexiglass mounted on the inside of the multi-panel to prevent the dog from leaping up and breaking the glass windows. She agreed there will be added security with the storm doors, but they want them because one of the doors has a hole in it (not insulated) and they're all aging.

#### **Comments:**

- Jack Baker (Advisory Member) commented that he is familiar with the proposed door, he has had it for years and it is a medium quality big box store door that comes in a kit and easily applied. If security were an issue, he would warn against as it is not made to be a really secure door, but as a storm door he thinks they are decent quality and with the coloration and fit to the house he thinks that the petitioner is meeting the guidelines so supports the staff decision.

- Sam DeSollar commented that he is a fan of storm doors and screen doors and pointed out that the one at 332 South Rogers is custom wood which is nice, but not cheap. DeSollar said he has a couple on his house, can make a big difference in the way the house looks, offered to provide contact info for the carpenter he used and concluded that he has no issues with the screen doors as they're easily removable and are not going to detract from the historical nature of the house so he support the petitioner's application.
- Daniel Schlegel said that he agrees with the staff recommendation to approve.
- Elizabeth Mitchell asked if there was any input from the neighborhood association. Noah Sandweiss responded that he received an email from a member of the Prospect Hill Neighborhood Hood Association stating there was a brief meeting at their neighborhood picnic where Leah Shopkow's application for storm doors on her historic house in the Prospect Hill local historic district was being considered for HPC approval and they were fully supportive of her application.
- Bill Fulk commented that it's a cool house. Leah Shopkow agreed and said that the house hasn't always had the upkeep it needed so the roof above the mansard is actually a constant issue. She said it's not visible from the street but there was once a classic standing seam metal roof but people did not take care of it.
- Jeremy Hackerd (Advisory Member) said that he agrees with the staff recommendation.

**Sam DeSollar made a motion to approve COA 24-31 as proposed.**

**Elizabeth Mitchell** seconded. **Motion carried 7-0-0** (Yes-No-Abstain)

#### **GRADUATE HOTEL HISTORIC DISTRICT VOTE**

Commission Chair John Saunders introduced representatives from the Graduate Hotel, Alex Intermill and Pablo Davis (via zoom), who gave their presentation at the June 13, 2024 HPC meeting. *At that time, after an approximate hour of questions and comments, the Commissioners did not vote, but agreed that the item could be put on a future meeting agenda for additional discussion.*

Alex C. Intermill, attorney Bose McKinney & Evans LLP, said that he would be happy to provide a summary of their prior presentation and answer questions, also that Margie Rice (Corporation Counsel) may have some comments as well.

Intermill acknowledged that Graduate Bloomington understands the building is not 50 years old however their position is that this is not a requirement under local code and believes that their petition in extending the historic Kirkwood Corridor district to include the Graduate fulfills the purpose of the local ordinance and state code. Intermill explained that the Graduate Hotel itself is five to six years old however it is right in the middle of an iconic historic streetscape which the Bloomington code addresses and says it is appropriate to protect. He added that placement of the hotel in a historic district would also bring it into the jurisdiction of the HPC for any future renovations and upkeep. Intermill concluded by saying that Graduate Bloomington thinks that it would be a win for the City that extends the protections along Kirkwood Corridor and would appreciate a favorable vote.

Margie Rice, Corporation Counsel, asked if she could address the HPC as she was not present at the June 13th meeting when Graduate Bloomington gave their presentation.

Rice said since then she has talked to their counsel and received a reach out from a State Representative encouraging us (the HPC) to allow this to go before the City Council for their review and wanted to share her conversations with Anna Holmes, Sr. Assistant City Attorney, as legal counsel, so the HPC understands their interpretation of the code.

Rice referenced the petitioners' mention of the code and read an excerpt from the Bloomington Municipal Code (*note that Rice's additional comments are in italics*)

#### **8.02.010 Purpose of historic preservation and protection**

In order to promote the educational, cultural and general welfare of the citizens of Bloomington and to insure the harmonious and orderly growth and development of the municipality; to maintain established residential neighborhoods in danger of having their distinctiveness destroyed; (*per Rice this is related to the HPC's jurisdiction over historic areas, historic corridors and the like*) to enhance property values and attract new residents; to ensure the viability of the traditional downtown area and to enhance tourism within the city; (*Rice added that this is something that this HPC doesn't talk much about, but it is within the purpose of the code to enhance tourism*); it is deemed essential by the city that qualities relating to its history and a harmonious outward appearance of its structures be preserve. This purpose is advanced through the restoration and preservation of historic areas and buildings, the construction of compatible new buildings where appropriate, and the maintenance and insurance of compatibility in regards to style, form, proportion, texture, and material between historic buildings and those of contemporary design. (*Rice added we obviously have in our hands here a contemporary design, not a historic building*).

It is the intention of the city through this title to preserve and protect historic and architecturally worthy buildings, structures, sites, monuments, streetscapes and neighborhoods which impart a distinct aesthetic quality to the city and serve as visible reminders of its historic heritage. (Ord. 95-20 § 1 (part), 1995).

Margie Rice said that in this particular situation she thinks the HPC's interest would be the streetscape and neighborhoods and wants to make sure that any findings made within the context of the code by looking at the criteria "historic and architecturally worthy". Rice read criteria that she and Anna Holmes thought were most compatible to the request:

#### **8.08.010 Establishment of historic districts and conservation districts**

##### **(e) Historic District Criteria**

An historic district shall include a building, groups of buildings, structure(s), monument(s), streetscape(s), or neighborhood(s) which meet at least one of these following criteria:

##### **1. Historic**

- A. Has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state or national history: or
- B. Is the site of a historic event; or

C. Exemplifies the cultural, political, economic, social, or historic heritage of the community.

**2. Architecturally worthy:**

A. Embodies distinguishing characteristics of an architectural or engineering type; or

B. Is the work of a designer whose individual work has significantly influenced the development of the community; or

C. Is the work of a designer of such prominence that such work gains its value from the designee's reputation; or

D. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or

E. Contains any architectural style, detail, or other element in danger of being lost; or

F. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or

G. Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

Margie Rice said that, should the HPC be looking for their legal opinion and given the fact that that the building is part of the Kirkwood Cultural District, an argument could be made that that 1C applies. In terms of architecturally worthy, 2F may apply as obviously this is a unique location being on Kirkwood which is quintessential Bloomington. Rice reiterated that she wanted to frame the record in terms of the criteria and said to the Commissioners that obviously how you vote is up to you and your expert opinions, you could vote either way and have the authority to make a recommendation to the City Council if that is something you choose to do, and if you choose not to that's certainly within your purview as well.

Rice added that she has also talked with Noah Sandweiss and she feels strongly that he is the expert in terms of historic preservation, that the lawyers don't necessarily have to be in lockstep with staffs recommendation, that her job, as counsel to the HPC, is to inform if there a legal way to get to a particular decision.

Noah Sandweiss stated that his recommendation is the same as when the petitioners first approached the HPC, a meeting had been scheduled for discussion however was canceled for lack of quorum and that the petitioners selected criteria 1A and 1C as their arguments for eligibility. Sandweiss said that while the applicants certainly mention the building's architecture, the argument was not for architectural significance.

Noah Sandweiss explained that part of his disagreement-is that most of the consideration for these two historic criteria (1A & 1C) has to do with the internal collections, which are not within HPC purview. Sandweiss said that although it isn't implicitly stated in the local guidelines, they do suggest that when a map is drawn up, contributing and non-contributing resources within that area have to be identified and he can't think of any historic districts that contain one building that is a non-contributing resource. Per Sandweiss, that would be somewhat irregular.

**Questions:**

- Jack Baker asked for clarification if what is being proposed, the building itself becoming historic or if it would be part of a district along the length of Kirkwood.

Alex Intermill explained that one of their initial proposals was to amend the established Historic District (bank building) immediately adjacent to the north to include the Graduate Bloomington, however this was not recommended by former HPC staff noting that their petition would need to stand on its own. Intermill continued by saying that their hope would be that other adjacent property owners would choose to file their own petitions so that the entire Kirkwood streetscape, or a majority of it, would be included.

- Reynard Cross asked for confirmation that Kirkwood Ave is not a historic district, however there are individual buildings on Kirkwood that are designated historic districts of their own because at some point persons believed that these buildings, on their own merit, warranted historic protections. Duncan Campbell confirmed that is correct.

Margie Rice, Corporation Council, added that one of the purposes of the code is to think about the relationship between historic buildings and those of contemporary design and said that in this situation there is a petitioner requesting to be under historic jurisdiction so that any future changes have to be approved by the HPC and advised that the decision is to determine if the HPC should have jurisdiction over this building and if there can be a finding made within the code to further recommend to City Council for consideration.

Per Rice, when the City Council passed its code, which she said was essentially adopting the state code, there was no requirement of a certain age of any building. She brought this up in reference to prior discussion about the Graduate Bloomington being relatively new construction and not an old building. Rice referred to and read from the code, noting that it is broad, talks about growth, development and maintaining neighborhoods and the harmonious interplay between historic buildings and those of contemporary design. Rice pointed out that the code does not say if the building old and you have to protect that old building, though these considerations are certainly a factor within this code. Rice reiterated that she is not trying to influence the vote but trying to make sure (in her capacity as an attorney and legal advisor) that the HPC understands the code and the Commissioners role which, based on the code says that you can do it yourself (historic designation can be granted by the HPC) or "an owner of property in fee simple wishing to establish a historic district, which includes their property, may petition the commission to consider drawing and submitting a map of such a district to the Common Council for its approval.

Noah Sandweiss offered to read through the two criteria that are being considered and the language of the application.

Reynard Cross, commenting that he still had the floor and had been in the process of asking questions, referred to the criteria and said that he is looking at them in the broader purpose of historic preservation, the aim is to protect the building within this broader context, the protection of the building furthers these

aims and the building itself must meet at least the very basic definition of historic. Cross continued by saying that these criteria aren't in isolation, they are part of the historic preservation code - not planning code or education code - so when you look at cultural characteristics, it must be cultural with a historic perspective or certainly with a historic leaning and there is nothing about this building that is historic at all.

Margie Rice responded that interpreting the code is not just about if a building is old and historic and the last line of the purpose says it is the intention of the City through this title to preserve and protect historic and architecturally worthy buildings, structures, sites, monuments, streetscapes and neighborhoods which impart a distinct aesthetic quality to the City and serve as visible reminders of its historic heritage. Per Rice, the petitioners position is that they are a new building downtown on Kirkwood Ave next door to a historic building and in an area that is quintessential Bloomington with other historic buildings dotted through, and the Bloomington city code for historic preservation and protection is broader than "is it a 50 year old building".

Reynard Cross responded that nothing in his argument spoke to the building being 50 years old, his point was that nothing historic has happened there. It wasn't designed by somebody of note who is a historic or culturally architecturally significant individual and if the building were to disappear, would Bloomington and the streetscape of Kirkwood Ave have lost anything.

Margie Rice placed emphasis on the streetscape in the neighborhood and said if the HPC should want to have jurisdiction if there were to be a proposed change to the outside of the building then they should give their recommendation to City Council for discussion and a decision on historic designation.

- Bill Fulk asked Noah Sandweiss if the HPC chose to recommend the designation to Council and it was approved, being a single property could the historic status be undesignated in the future. Noah Sandweiss responded that yes, but he believes that request has to come from the property owner.
- Bill Fulk asked if ( in this this scenario) once the HPC had jurisdiction and after the Graduate Bloomington had their liquor license could they at any point in time decide to not be a historic property anymore and HPC lose authority over that property. Noah Sandweiss responded that they could (decide to no longer have historic designation) though he I doesn't know what impact that would have on their liquor license and that's not one of his considerations.

Alex Intermill, for the petitioner, answered that if there's no historic district designation then they would not be able to hold the alcohol permit. He added that Pablo David made it clear in the original presentation that Graduate Bloomington



would commit to keep the area a historic district and there is no intent to obtain an alcohol permit though acknowledged it would be a collateral benefit. Intermill added that all their references to the interior aspects of the hotel demonstrate the company's commitment to the local history and culture in every community that they choose to develop in, not because they believed that those fell under the HPC's jurisdiction. Intermill said that this can also be noted on the exterior with the nods to Wylie Hall, red brick and some limestone accents. Intermill concluded by saying that a historic designation of this parcel would protect historic Kirkwood Avenue which on Bloomington's tourist site is called iconic.

- Bill Fulk asked petitioner Pablo David about anticipated gross sales would be just from the liquor license and about the size of the banquet room. He explained that with one of the primary goals for the historic district designation to get a liquor license, and the code referencing promoting tourism and economic growth, he is trying to understand the impact on the community. Fulk said that from a purely historic preservation point of view, he agrees with several of the other Commissioners, but is trying to quantify some of the other aspects of the code noting that banquet space has a certain value to the City of Bloomington from tax revenue. He added that it (tax revenue) may be material depending on how large the figure is.
- Margie Rice agreed that Fulk's questions are fairly within the purpose described in the code: affecting and ensuring the viability of the downtown area, to enhance tourism within the city, enhancing property values and attracting new residents, etc. and requested that Pablo David respond.
- Pablo David said that he unfortunately doesn't know those figures "off the top of his head" but that Graduate Bloomington is arguably the top, if not one of the top, event spaces in Bloomington in terms of size and they turn away weddings, banquets and meetings for the University and organizations weekly because of the desire to be downtown somewhere with a liquor license. David said that in terms of revenue he didn't want to be hyperbolic or exaggerate, but on a yearly basis he thinks a conservative estimate is hundreds of thousands of dollars worth of events every single year.
- Bill Fulk asked Pablo David for confirmation if the churches on the front across the street and behind the Graduate had difficulty coming to consensus about them having a liquor license. Pablo David responded that there were direct and productive conversations however the Church Council was not able to come to a consensus so the Graduate was essentially tasked with coming up with our own creative solution. David also said that it is his understanding that due to state law they were out of that threshold in terms of how far away they were (proximity of an establishment selling alcohol to a church, school, etc.) so it became a moot point.

- Bill Fulk asked Pablo David if the Graduate is a brand of itself or a sub brand of another larger hotel chain. Pablo David responded that they closed on selling the IP to Hilton in late May, but his firm AJ Capital, who started the Graduate, has retained ownership of every building and hotel currently in existence and that is currently being developed. David affirmed that while Graduate may be a Hilton brand, the ownership and people who are running it day to day are from the firm that he is part of.
- John Saunders asked how easy the process is for removing historic designation, should the Graduate receive approval and wanted to make a change later. Margie Rice referenced **8.08.070 - Removing the designation of a historic district**, and said that the owners of a building or site designated as a single site historic district may sign and file a petition with the Common Council requesting removal of the designation of a historic district, then the Common Council would submit a petition to the HPC who would then conduct a public hearing, not later than 60 days after receiving the petition. Rice continued by saying that the HPC would publish notice of the hearing which obviously means that the public can attend, you (the HPC) are trying to welcome them to come, you (the HPC) have to make certain findings, one of which is if removal of the designation would have an adverse economic impact (on the owners of real estate abutting the historic district) and then 10 days after that public hearing you have to submit your findings (with a recommendation) to the Common Council and then the council has 45 days after receipt of the HPC's findings to either deny or grant the petition.
- Jeremy Hackerd (Advisory Member) asked Noah Sandweiss, given his background working for the state in historic preservation, if he has seen a lot of six-year-old buildings designated solely as their own historic preservation district. Sandweiss replied that he does not know about local designations in other cities, this is something that could not be designated at the state level based on their criteria used.
- Jeremy Hackerd asked Noah Sandweiss, based on his background in history and education, if he ever read about or seen a lot of single building districts with one building that was 6 years old. Sandweiss replied that he couldn't think of any.
- Marlene Newman said that in her opinion a six-year-old building is not a historic building. She could see it if there were an entire historic district that ran the length of Kirkwood and this building happened to be in it as it would then be included by virtue of its neighbors. Newman added that one of the problems is focusing solely on the local code when the overarching umbrella of how historic preservation is set up and funded comes from the federal government, Secretary of the Interior, whose standards that everybody has to ascribe to may preclude some of the arguments you are making.
- Margie Rice said that Bloomington's Historic Preservation Commission was created in 1995 by ordinance of the Common Council and told the

Commissioners that she wants to make sure that they are making their decision, and any facts in their findings, to be squarely within state and local code, not federal. Rice reiterated that she wants to make sure that the HPC is getting clear legal guidance about their fact finding.

**Comments:**

- Jack Baker (Advisory Member) commented that he likes the hotel, thinks it adds to the streetscape and community and voted for it when he was on the Plan Commission. Baker referred to the local code, noting in criteria 1A the word significant “has significant character, interest or value” and in 1C exemplifies “exemplifies the cultural, political, economic, social or historic heritage of the community”, and concluded that he does not think the building is significant nor exemplifies beyond the other businesses along Kirkwood Ave. Regarding if it is architecturally worthy under 2A-G, Baker said he thinks it is a good building but not beyond many others in town built with standard construction by a non-prominent designer nor does it contain any architectural style, detail or other element in danger of being lost. Baker said in summary it just does not meet the criteria for becoming a historic district.
- Sam DeSollar said that he has an understanding of the municipal code, state code, the Secretary of Interior's standards and the responsibilities of the Historic Preservation Commission. DeSollar said that he has read the petitioners' application, listened to their presentations, spoken to church leaders to see what kind of neighbor the Graduate has been and what they thought of this application, has done his homework and is a registered architect with over 30 years of professional experience in architecture, urban planning and historic preservation. DeSollar continued that he strongly opposes the petitioner's position and strongly supports staff's recommendation that this petition be denied.
- Daniel Schlegel said that he agrees with much of what Jack Baker had previously commented on and is in support of staff's recommendation to deny.
- Duncan Campbell (Advisory Member) commented that he and another person wrote the historic preservation code using historic preservation lawyers as advisors. During this process they read over 30 state codes, used generally accepted reference materials and spent much of their time and focus developing the purpose statement because research and case studies were showing that having too shallow of a purpose allowed preservation groups across the country to be beaten in court. Campbell said that he has a Master's Degree from Columbia University in historic preservation, has been practicing it for most of his life and also taught preservation law so he, his colleague and their consultants were guided toward making sure that the purpose in the ordinance was written in the context of protecting historic buildings. Campbell said that, when they wrote this purpose, the primary assumption is that they were talking about historic buildings, not any building and not non-historic buildings. Duncan said that it took weeks to develop and explained that they looked at statements of purpose from the best codes in the country, used terms that come out of the federal code and have been referenced in court cases across the country and when writing they were trying to convince the City Council, legislators and its citizens that historic buildings and broad historic preservations influence and contribute to a community in all these different ways that you mentioned.

- Duncan Campbell (Advisory Member) reiterated that structure has a very specific definition under historic preservation, it's not all structures it's historic structures, and that he can't agree with the way that the purpose is being used in a much more open-ended way. Campbell said that the purpose is to expand the public understanding of all the ways that historic preservation can contribute to and benefit communities and the rest of it is almost exactly developed out of federal and state code because it has to comply to those codes. Campbell added that he thinks this is one of the best codes in the country and certainly the best in the state of Indiana, it's extremely thorough, it's very defensible in court and is based in precedent of court cases, he has always felt confident in the City's ability to enforce it and doesn't think there is at risk of being sued in any meaningful way.
- Duncan Campbell said, in reference to the petitioner's application, said that it's not a historic building given any common or professional understanding of the word so it doesn't qualify to be a historic district. He added that each historic district is certified because of its own individual criteria and the fact that you're next to another historic building doesn't qualify you as a neighbor to be historic and if you look at those designations of the several buildings on Kirkwood you'll see that they're all designated by different criteria. The modernist church next to your building is there because it's a mid-century modern church. Not all things are equal in historic districts; they're specifically not equal and the reason they're individual designations is because Kirkwood is such a jumble of architecture and time that it doesn't really qualify as a unified district. Campbell concluded by saying folks please do not pass this and certainly don't recommend it to Council and embarrass yourselves.
- Reynard Cross commented that no law, policy or set of regulations can predict all of the nuances that will present themselves in situations like this. It is usually enacted in a context where wise people will sit in bodies like this to deliberate using these rules and laws to guide them to come to a decision that benefits the community. Cross said to allow ourselves to put aside common sense and to be held strictly to the legal definition of words I believe to be absurd. He continued that the idea that the Graduate hotel is a historic building by any definition of the word historic is ludicrous and the fact that we're being asked for a second time to deliberate on this matter when nothing new has been brought to the table and when I think this body had (already) expressed the opinion that this is not worthy of historic protection is an absolute waste of our time. Cross concluded by saying that this building is not historic, it does not deserve historic protection, I have not seen or heard any argument that would make me change my mind and I will be voting no.
- Bill Fulk commented that he worked in a highly regulated industry for 34 years, 26 years as a senior executive, where he got examined by federal regulators and state regulators once a year and one thing that he learned very quickly was that federal law always rules. Fulk continued that the state and even a local municipality can come up with whatever it wants but there are federal guidelines that you have to follow. Fulk added that within our document (historic preservation code) there was a statement where it says it has to be historic, period. That period leads me to believe that the author said it has to be historic

and what I find really valuable is that we have the author sitting here telling us exactly what the scope and intent of the rules that we have to follow, both how they were written and how they were meant. Fulk concluded by saying the final piece is when I look at the property itself which is one of the most beautiful properties in Bloomington, it's only 6 years old which means it's not historic so I will also be voting no on this.

- Karen Duffy (Advisory Member) said that as an advisory member she also would affirm that this is not a historic building and can't even imagine how they'd begin to write guidelines for themselves and it makes no sense to her in terms of the purpose of historic preservation.
- Jeremy Hackerd (Advisory Member) commented that everybody has done a really good job of capturing his thoughts on this and said that it is difficult to tell if the structure is significant or exemplifies anything about cultural politics if there have only been six years to value in history, as you need time to really be able to see how the narrative evolves. Hackers concluded by saying he does not think that we can legitimately approve this.
- Marlene Newman commented that she is a licensed architect, has been in practice for over 30 years, taught historic preservation for more than 10 years at IU and I was also the architect designer for 555 Morton Street, the building just north of City Hall, which was an adaptive reuse building with an addition. Newman said that she had to write all the documentation to support a modern addition to an existing building that was historic, or at least contributing, and it was interesting to see how carefully she was held to the line of the federal law by the state, city and the federal government, as the proposal and grants had to be approved federal government and then come down to the state architect. Newman reiterated that the federal law is an umbrella over all of these particular subsets and that the idea that this building could be considered historic is an impossibility from the perspective of those documents and laws.
- Marlene Newman added that she did not agree with the argument that the interior pieces of memorabilia are making it historic and that the building does not have architectural magnitude, a recognized architect nor a magnitude of the history attributed to the building. Newman concluded that there isn't really much there to support this so she can't vote for it.
- John Saunders commented that he thinks his fellow Commissioners have made the point and we all got a good education this evening about what historic preservation is and what qualifies.

**Reynard Cross** made a motion to deny a recommendation to City Council on the historic designation of Graduate Bloomington. **Elizabeth Mitchell** seconded. **Motion carried 7-0-0** (Yes-No-Abstain)

**NEW BUSINESS** - None

**OLD BUSINESS** - None

**COMMISSIONER COMMENTS**

Sam DeSollar requested an update on the status of the building on 2nd & Fess. (Willow Trace Apartment Building located at 605 S Fess)

There was discussion about coordinating a date for the educational work session with City Council to review the Commissioner Manual and Code of Conduct.

There was discussion about potential topics and scheduling for the Commission's annual retreat that has typically taken place for a half day in November.

**PUBLIC COMMENTS** - None

**ANNOUNCEMENTS** - None

**ADJOURNMENT**

**John Saunders** adjourned the meeting at **7:12pm**

**A video record of this meeting is available on the City of Bloomington  
YouTube Channel  
[https://www.youtube.com/@city\\_bloomington](https://www.youtube.com/@city_bloomington)**

**For a transcript click on "videos" select more and then "show transcript"**

The next regular meeting date of the HPC is Thursday September 12, 2024 at 5:00 P.M.  
and will be held in a hybrid manner, both in person and via Zoom.

More information about the Historic Preservation Commission can be found here:  
<https://bloomington.in.gov/boards/historic-preservation>

<b>STAFF REVIEW</b>	Address: 1205 S Rogers (McDoel HD)
<b>COA 24-39</b>	Petitioner: Everywhere Signs
<b>Start Date: 10/4/2024</b>	Parcel: 53-08-05-406-018.000-009
<b>RATING: NON-CONTRIBUTING</b>	Altered 1940 commercial building



**Background:** 1205 S Rogers St is a non-contributing commercial building located on a commercial corridor. Built in 1940, the building has undergone a series of alterations and additions, including the construction of an adjoining residential building.

**Request:** Installation of a 3' x 8' metal sign on 1205 S Rogers St facing Rogers.

**Guidelines:** McDoel Historic District

The staff shall not be authorized to grant or deny a certificate of appropriateness for the following:

1. Demolition of any building, structure, or site
2. The moving of any building
3. The construction of a new addition

4. The construction of a new building or structure.

In these guidelines, all other requests are decided at staff level.

**Staff approves COA 24-39.**

Rules for signage are not included in the McDoel District guidelines, because the district is mostly residential. 1205 S Rogers St is a non-contributing commercial building, and the proposed signage faces a commercial corridor. Furthermore, the neighborhood design review committee has not expressed any objection to the proposed signage.



## CREAM & CRIMSON MANAGEMENT



36" x 96" single-sided panel sign

<b>STAFF RECOMMENDATIONS</b>	Address: 930 W 6th St (Near West Side HD)
<b>COA 24-40</b>	Petitioner: Juan Carrasquel
<b>Start Date: 10/8/2024</b>	Parcel: 53-08-05-406-044.000-009
<b>RATING: CONTRIBUTING</b>	1925 pyramidal roof cottage with enclosed porch



**Background:** When 930 W 6<sup>th</sup> St was acquired by its current owner in 2017, a structural engineer's report was conducted which identified sixteen recommended repairs, mostly stemming from damage caused by a sagging foundation and holes in the roof. Formerly a rental property, the house has been vacant since 2015. The house was acquired for \$45,000 and rated at a D-1 quality grade by the Monroe County assessor's office—signifying a 30% deduction in the assessed value of the structure. From 2021 through 2024, the department of Housing and Neighborhood Development (HAND) has issued a series of orders to seal and repair.

In November 2021, petitioner Juan Carlos Carrasquel, representing his sister who owns the property and lives abroad, applied for a COA for demolition. The COA was denied on the grounds that the Commission did not know how costs for repair would have compared to cost for replacement and would not consider subsequent damage from lack of maintenance.

In August 2024, following damage from a falling tree, a HAND Neighborhood Compliance Officer visited the site and recommended that the building be demolished pending HPC review.

**Request:** Full demolition

**Guidelines:** McDoel

Demolition of existing principal structures

In general, all houses within the neighborhood should be kept and maintained

If a structure is contributing and is in good or repairable condition (that is if restoration would cost less than replacement) then a certificate of appropriateness for demolition of the structure will not generally be given. Exceptions may be made if demolition of this structure contributes to the public good of the neighborhood.

Bloomington Code of Ordinances

8.12.010 – Demolition and Public Safety.

(a) Purpose. The purpose of this section is to preserve historic buildings and structures that are important to the education, culture, traditions, and economic value of the community by affording the city, preservation organizations, and interested persons the opportunity to acquire or arrange for the preservation of these buildings.

(b) Certificate of Appropriateness Required. A certificate of appropriateness must be issued by the commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building or structure in any area of an historic district or conservation district. Pursuant to Section [8.02.020](#) of this title, demolition of a building or structure in a conservation district excludes partial demolition as defined herein.

(c) Criteria for the commission to consider in the case of a proposed demolition include the following:

(1) Effect of the demolition on the character of the historic district;

(2) State of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition;

(3) Balance of the public interest in preserving the structure or the integrity of the district with the interest of the owner of the building or structure in the use and utilization of the property; and

(4) Possible alternatives to demolition.

(d) Factors for Allowing Demolition without Certificate of Appropriateness. If the commission denies the issuance of a certificate of appropriateness for the demolition of a building or structure, a demolition permit may be issued by other agencies and a building may be demolished, but only after the property owner has established all of the following:

(1) The property owner must demonstrate to the commission that an historic building or structure is incapable of earning a reasonable return on its value.

(2) The property owner shall file with the administrator documented evidence that an appraisal of the property's fair market value by a licensed real estate appraiser has occurred.

(3) Notice of the proposed demolition must be given for a period fixed by the commission, based on the commission classification on the approved map, but not less than sixty days nor more than one year. Notice must be posted on the premises of the building or structure proposed for demolition in a location clearly visible from the street. In addition, notice must be published in a newspaper of general local circulation at least three times before demolition, with the first publication not more than fifteen days after the application for a permit to demolish is filed, and the final publication at least fifteen days before the date of the permit issuance.

(A) The period of time that notice of the proposed demolition must be given is herein fixed by the commission and subsequently codified as follows, i.e.:

Contributing: 6 months

(B) The commission may approve a certificate of appropriateness at any time during the notice period described in the preceding paragraph. If the certificate is approved, a demolition permit shall be issued without further delay, and demolition may proceed.

**Staff does not recommend approval of COA 24-40**

Because further deterioration from neglect is not considered when determining whether to issue a Certificate of Appropriateness for demolition, our consideration must be based on the condition of the building when it was acquired in 2017. At this time the building was in need of substantial repairs as demonstrated by the structural engineer's report. I do not have enough information to say whether at the time the report was conducted that restoration would cost less than replacement of the house—which is the basis laid out in district guidelines for the demolition of a contributing building.

If the owner can demonstrate that they are incapable of earning a reasonable return on the value of a property, there is a process for appealing for a demolition permit once a COA has been denied. At this time I do not believe that the Commission has enough information about the cost of repairs to make the determination to permit demolition of the building.



POTTER ENGINEERING  
Structural Engineering  
P.O. Box 5563  
Bloomington, IN 47407  
Phone (812) 331-7981  
EMAIL- kevinbpotter@gmail.com

March 6, 2017

Juan Carlos Carrasquel  
243 East Winslow Road  
Bloomington, IN 47401

Re: 1205 South Madison Street

Per your request, we recently performed a structural and drainage inspection for a house located at 1205 South Madison Street, Bloomington, IN. The results of this inspection are summarized as follows:

1. A 12 foot by 18 foot wood framed addition with a shed type low sloped roof is attached to the rear (east) wall of the original home. The foundation wall under the East, South, and North sides of the addition is in poor condition with large openings in the foundation walls. (see photos 2, 3, and 6) The roof has leaked badly resulting in collapse of two large sections of the ceiling. (see photos 13 and 14) The roof leaking has also damaged the floor sheathing and floor framing. (see photo 6 showing deteriorated band joist along South wall)
2. The roof over the original house has wood shingles covered with asphalt shingles. The roof surface is very wavy. The roof soffits and fascia boards are in poor condition. (see photos 5, 7, and 8) Substantial roof leaking has occurred in the Northeast room with a large section of ceiling failure. (see photo 15). No roof gutter exists along the South side. (see photo 5)
3. Substantial foundation settlement has occurred along the South wall as measured with a laser level. The South wall of the kitchen was found to be 2 ½" lower than the North wall of the home. This has resulted in sloped floors and large separations in the foundation walls at the Southwest corner and near the middle of the south wall. (see photos 11 and 12) The settlement has also resulted in some of the interior walls being out of plumb. Foundation settlement has occurred at the Northeast corner resulting in step cracks in the block foundation walls. (see photos 9 and 10) In our opinion, the foundation problems have been made worse by poor surface grading, lack of roof gutters, and gutter overflow. The front yard slopes down from the sidewalk directly to the front wall of the home. Photo 1 shows a hole eroded under the East foundation wall. Photo 4 shows a large depression at the Northwest porch corner due to gutter overflow. Photo 12 shows a line in the crushed stone due to lack of roof gutter on the South side of the roof.

4. The brick chimney has several bricks missing above the roof line. (see photo 7)
5. The floor structure and access steps for the entrance stoop on the South side are missing. Only the perimeter foundation walls remain. Someone has placed a wood pallet on top of the stoop, but there are still no steps. (see photo 16)
6. The exterior siding is aluminum siding and was probably installed in the 50's or 60's. The siding is in fair condition.
7. The windows have aluminum storm windows over older wood framed windows. The windows are in poor condition.
8. A remodel had been started on the bathroom with new drywall installed on the walls. The drywall joints had not yet been spackled. All of the other wall, ceiling, and floor finishes in the home were very dated. The ceilings appeared to be original plaster covered with acoustical tile and then covered with drywall. (see photo 15) The kitchen cabinets were very old and dated.
9. The floor framing consists of 2 x 8 floor joists bearing on the North and South foundation walls and also bearing on a center beam running East/ West under the interior East/ West wall above. The center beam is supported on a series of limestone support piers.
10. A small cellar exists under the Northeast room. Stairs are on the East side.

In our opinion, the following work would be required to correct structural deficiencies and to make the home marketable and habitable.

- a. Remove and replace the South foundation wall due to significant foundation settlement that has occurred along this wall.
- b. Underpin the foundation wall footings at the Northeast corner with steel pier underpinning to prevent further settlement. Repair the mortar cracks as required.
- c. Install a French drain with a 4" or 6" perforated pipe covered with crushed stone along the entire front foundation wall to intercept water from the front yard. Extend the pipe to daylight.

- d. Remove and replace the entire wood framing for the rear addition including the roof structure, walls, and floor structure.
- e. The gaps in the foundation walls on the East and North sides of the east addition need to be filled in with new concrete block and poured concrete footings as required.
- f. The wood deck on the North side of the rear addition is beyond repair and needs to be removed.
- g. All layers of roofing need to be removed from the roof. Install new roof sheathing and roof shingles. Fascia board and soffit repair are also required.
- h. All new interior wall, ceiling, and floor finishes are required. All ceiling materials need to be removed down to the framing before installing new drywall.
- i. The chimney needs to be removed.
- j. New kitchen cabinets should be installed.
- k. The bathroom remodel needs to be finished.
- l. The aluminum siding should be repaired and the window trim boards should be covered with aluminum.
- m. A new floor structure and steps are required for the rear entrance stoop.
- n. New roof gutters and downspouts are required.
- o. A new porch entrance door is required and a new basement entrance door is required.
- p. Additional support piers are required under the center beam in the crawl space with the new piers to be placed half way between the existing limestone support piers.

An inspection of the existing HVAC system, electrical system, and plumbing should also be performed. Upgrades and repairs for these systems will probably be required based on the age of these components.

We recommend comparing costs for the above listed repairs versus the cost of demolition and full rebuild. It may be more feasible to rebuild based on the scope of required repairs and the fact that additional repairs may be required based on hidden conditions discovered during the remodel that cannot be determined until finished materials are removed.

Please contact us if there are questions.



Kevin B. Potter  
Structural Engineer/ Inspector





① EAST FOUNDATION WALL



② EAST SIDE - REAR ADDITION



NORTH SIDE- REAR ADDITION ③



NORTHWEST CORNER ④



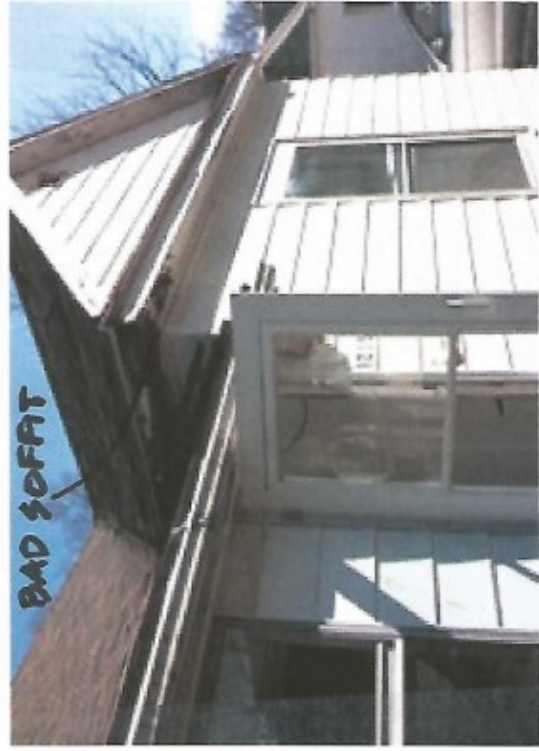
5 SOUTH WALL



6 SOUTH WALL - EAST ADDITION



7 WEST SIDE



8 WEST SIDE





NORTH END - EAST WALL (9)



NORTH WALL - EAST END (10)



SOUTH WEST CORNER (11)



SOUTH WALL (12)

SEPARATION

SEPARATION



EAST ROOM CEILING (13)



EAST ROOM CEILING (14)



NORTHEAST ROOM CEILING (15)



SOUTH PORCH FOUNDATION (16)



<b>STAFF RECOMMENDATIONS</b>	Address: 1019 E Wylie (Elm Heights HD)
<b>COA 24-41</b>	Petitioner: Gretchen Knapp
<b>Start Date: 10/10/2024</b>	Parcel: 53-08-04-117-006.000-009
<b>RATING: CONTRIBUTING</b>	1925 Slightly altered English Cottage



**Background:** 1019 E Wylie St is a brick English Cottage featuring a prominent front chimney stack, original door, and decorative brickwork. The house retains most of its historic integrity, except for replacement vinyl frame windows.

**Request:** “Two changes are proposed, both of which are replacing non-historic elements with new non-historic elements of higher quality.

1. Replacement Windows

The house already has vinyl replacement windows throughout, most of which were installed many years before we, the current owners, purchased the house in 2001. Some upstairs replacement windows were replaced again in 2004. All of the current windows are double hung and double pane with no mullions. The seals between the

glass have broken on almost all, leading to cloudy glass, along with failure of other mechanical parts. The old windows are grey/beige vinyl on the inside with a dark brown metal surround outside.

The proposed new windows are wood replacement windows with Low-E glass from the Andersen E-Series. They are also double hung with no mullions. They will be painted off-white inside and will have new aluminum exterior frames, likely in the same dark brown as the existing windows.

Old materials: Vinyl, glass, and aluminum.

New materials: Wood (pine), glass, and aluminum.

## 2. Replacement Railing

At the time the Elm Heights Historic District was created, the house had 3 non-historic railings along the limestone stairs leading up to the front door. There are currently only 2 railings—the one closest to the street is missing because the bolt holding it to the stairs snapped off. The missing railing is a safety hazard in winter, so we want to replace it and upgrade the design of all three in the process.

The new railings will be constructed by Clutch Fabrication.

Old materials: Wrought iron.

New materials: Wrought iron.”

## **Guidelines: Elm Heights**

### Windows and Doors

II. Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.

- Replace missing elements based on accurate documentation of the original.
- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
- Inappropriate treatments of windows and doors, particularly in the primary facades, include:

a) creation of new window or door openings

b) changes in the scale or proportion of existing openings

c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors

d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited

#### Architectural metals

I. Removal, replacement, or restoration of existing architectural metal elements including roofing and gutter applications, steel windows, casement windows and industrial sash, storm doors, vents, grates, railings, fencing, and all decorative features of architectural metal elements that are integral components of the building or site and visible from the right-of-way.

- Replace missing elements based on accurate documentation of the original or use a compatible new design. Consider compatible substitute materials only if using the original material is not technically feasible.

#### **Staff recommends approval of COA 24-41**

The windows currently installed at 1019 E Wylie St. are 21<sup>st</sup> century replacements, so district guidelines do not necessarily recommend that they be repaired and retained. The proposed windows do not change the scale or proportion of openings and resemble the design of the windows in place when the district was locally designated.

The style of railing proposed is based on designs found in the district by homes roughly contemporaneous with 1019 E Wylie. The use of wrought iron also compliments the home and surrounding neighborhood.



Existing windows

E-SERIES DOUBLE-HUNG WINDOW



Interior



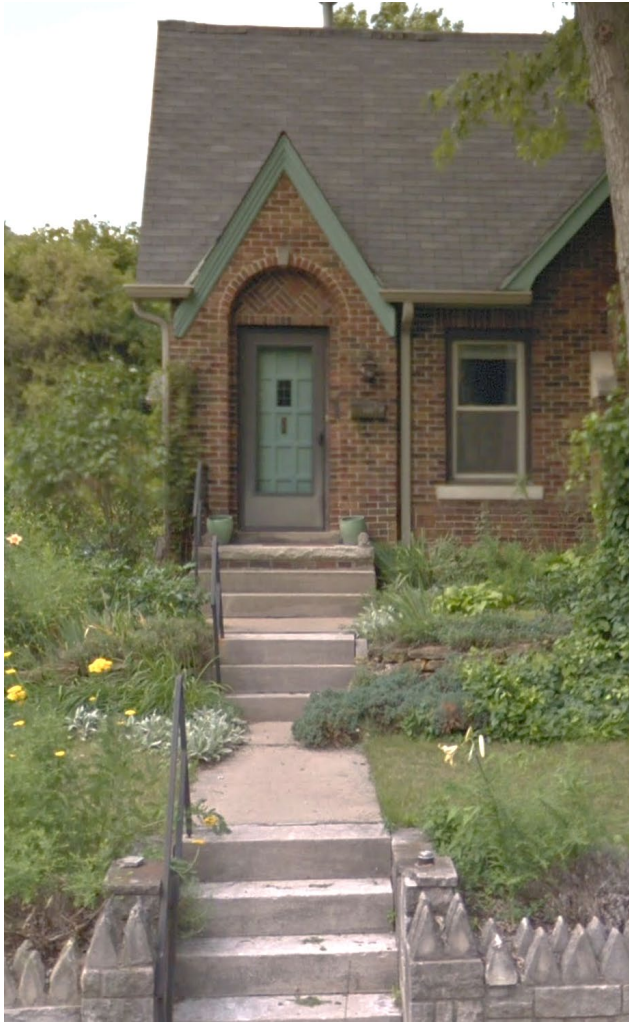
Exterior

Summary

Product ID#	DHG2434
Unit Width	28"
Unit Height	40"
Interior Color	Birch Bark
Glass	Low-E4® Glass with HeatLock® Coating
Hardware	Lock and Keeper, Satin Chrome

Proposed replacement





Existing railing



Existing railing profile

New design will follow this style (but there will only be one railing, on the left side of the stairs)



Placement renderings

