



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday November 14, 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/83806931877?pwd=bnwGvpS8o0AgjlmDOjxa4bNTSqR7BR.1>

[Meeting ID: 838 0693 1877](#)

[Passcode: 419287](#)

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Bloomington Historic Preservation Commission Meeting

Thursday November 14th, 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: Nov 14, 2024 05:00 PM Eastern Time \(US and Canada\)](#)

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AGENDA

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- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. Aug 22nd
 - B. September 26th
 - C. October 10th (to be added as addendum)
- IV. **CERTIFICATES OF APPROPRIATENESS**
 - Staff Review**
 - A. **COA 24-42**
401 E 4th St (Restaurant Row HD)
Petitioner Dave Harstad
Replacement of garage door
 - Commission Review**
 - B. **COA 24-43**
1104 N Grant St (Garden Hill HD)

Petitioner MX LLC
Demolition of non-contributing duplex

C. COA 24-44

701 W 4th St (Greater Prospect Hill HD)
Petitioner Heather Kogge
Porch addition, revised design

D. COA 24-45

1029 W 6th St (Near West Side HD)
Petitioner Suz Frederickson
Replacement of front doors on gabled ell

V. DEMOLITION DELAY

A. DD 24-21

800 E Grimes Ln
Petitioner Ernest Xi

B. DD 24-22

1200 N Woodburn Ave
Petitioner North College Partners

VI. NEW BUSINESS

A. Commission retreat

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ADJOURNMENT

Next meeting date is December 12th, 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 Moenkau 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 perview. 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

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>

Bloomington Historic Preservation Commission Meeting Minutes - September 26, 2024

CALL TO ORDER

The meeting was called to order by Commission Chair **John Saunders** at 5:01 p.m.

Parties in Attendance are listed below:

Commissioners:

Reynard Cross
Sam DeSollar
Bill Fulk
Elizabeth Mitchell
Marlene Newman
John Saunders

Advisory Members:

Duncan Campbell
Karen Duffy

Staff:

Noah Sandweiss, HPC Program Mgr
Margie Rice, Corporation Counsel
Anna Holms, Sr. Assistant City Attorney
Anna Killion-Hanson, HAND Director
Eric Greulich, Sr. Zoning Planner (via zoom)
Tonda Radewan, HAND staff

Guests:

David Parsch, Petitioner (via zoom)
Dennis Burch, Petitioner
Heather Kogge, for Petitioner
Mark Cornett, for Petitioner
Brandon Sturgis, Petitioner (via zoom)
Tom Wininger, for Petitioner
Greg Lauer, Atty Wininger Real Estate LLC

Public - In Person:

Chris Sturbaum
Phil Worthington
Kerry Slough
Lois Sabo-Skelton
Ann Kreilkamp
Jaylen Boone

Public - Virtual via Zoom:

Richard Lewis
John
Caylan Evans

APPROVAL OF MINUTES

Bill Fulk made a motion to approve the minutes from the **August 8, 2024** meeting,
Sam DeSollar seconded. **Motion carried 5-0-1** (Yes-No-Abstain)

Note: The minutes from the August 12, 2024 special meeting will be available for review and approval at the next HPC meeting scheduled for October 10, 2024.

CERTIFICATES OF APPROPRIATENESS (COA)

Staff Review (none)

Commission Review

COA 24-33

1202 N Lincoln St (Garden Hill HD)

Petitioner: David Parsch

Demolition of contributing 1930 Bungalow and accessory non-contributing trailer.

Noah Sandweiss gave his presentation on petitioners' request for demolition, stating that the contribution house was built in 1928 with 1950s alterations including side and rear additions and a partial porch enclosure. Sandweiss said that the house still retains some original features including windows and its recognizable bungalow form and that the lot is also home to a trailer with corrugated aluminum siding that is not included in the state or local Survey. *Please see Meeting Packet for details.*

Sandweiss referred to Garden Hill District guidelines noting the criteria that could be considered for demolition:

- If the building is in a significant state of deterioration, disrepair or compromised structural stability, however, the condition resulting from neglect shall not be considered grounds for demolition.
- The historic or architectural significance of the structure is such that, upon further consideration by the HPC, it does not contribute to the historic character of the district.
- The demolition is necessary to allow development which, in the HPC's opinion, is of greater significance to the preservation of the district than is retention of the structure or portion thereof, for which demolition is sought.
- The structure cannot be put to any reasonable economically beneficial use without approval for demolition.
- The structure has been accidentally damaged to such an extent that it may need to be rebuilt to its former configuration.

Noah Sandweiss said that **staff does not recommend approval of COA 24-33**

as he does not believe that the specific circumstances to allow demolition of a contributing building in a historic district have been met in this case. He added that the trailer located on the lot is a non-contributing accessory building in poor condition and a certificate of appropriateness is not required for its demolition in the Garden Hill District.

Petitioner David Parsch (via zoom) noted that he wasn't surprised by the decision and had a question regarding zoning, stating that the single family home nature of the district seems to be in conflict with UDO student housing and wanted to know the reason for that.

Commission Chair John Saunders informed the petitioner that Sr. Zoning Planner, Eric Gruelich would be joining the meeting shortly to answer his question.

Commissioner Questions:

- Sam DeSollar asked the petitioner his reason for the full demolition. Petitioner David Parsch responded that it was to rebuild another structure at some point and as of right now there is nothing particular in design.
- Bill Fulk asked if there were any major structural issues with the house. Petitioner David Parsch responded there are none that he is personally aware of.

Commissioner Comments:

- Sam DeSollar, Bill Fulk, Reynard Cross, Duncan Campbell (Advisory), Marleen Newman (Advisory) and John Saunders said that they agree with the staff recommendation.

Public Comments:

- Phil Worthington, in response to the Petitioner's zoning question, said that his neighborhood (Garden Hill) was granted Historic District status approximately six years ago and then the city upzoned for the purposes of economic, social and racial equality so they got hit hard again. He said that he thinks that maybe the City is at fault. Noah Sandweiss asked if the historic district status predated the change in zoning. Worthington responded Yes.

Commission Chair John Saunders informed the petitioner that a planner would be joining the meeting soon to answer his question and if he was unable to wait, he could go to the Planning Office in City Hall for that information.

Sam DeSollar made a motion to deny COA 24-33. **Bill Fulk** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

COA 24-34

701 W 4th St (Greater Prospect Hill HD)

Petitioner: Dennis Burch

Construction of front and side additions, open front porch, and new construction of garage with second-floor apartment on 1935 American Small House.

Noah Sandweiss gave his presentation of the petitioner's request for construction, noting that it is a small house built in 1935 that has had some alterations over the years including a small 1950s addition added to the southwest ell. Sandweiss said that the house is several decades younger than most of its neighbors on 4th Street and sits at the base of a hill ascending Fairview Street and provided photos of the current structure and plans received from the petitioner of the proposed additions. *Please see Meeting Packet for details.*

Sandweiss added that he has received two comments from the neighborhood design review committee, both of which are in support of the proposal, and that **staff recommends conditional approval of the side addition and garage for COA 24-34** as the proposed side addition is set well back from the street for 10ft from the current western elevation and would have a minimal impact on the street profile, mass of the house, using materials that match those on the historic structure, the accessory structure is of design and materials sympathetic to historic buildings in the neighborhood, the house next door on 4th Street is also two stories, the next house on Fairview to the South is located at the top a hill and would be significantly higher than the proposed garage whose square footage is comparable to the garage next door and is placed in a subordinate position on the lot to the primary structure.

Sandweiss continued that the proposed front addition would obscure the primary elevation and slightly alter the proportion of original openings, which is why he **does not recommend approval of the front addition**, however he does not believe that the proposed porch would have an excessive impact on the mass or primary façade, as it reflects a similar scale and sense of entry to those expressed by surrounding historic buildings.

Petitioner Dennis Burch added that he has talked to Eric Greulich (Sr. Zoning Planner) about the dining room portion in the northeast corner of the proposed front addition, as it is actually within the setback, and will require a variance approval either at staff level or through the BZA (Board of Zoning Appeals). Burch

said that everything else is compliant from the standpoint of zoning setbacks and other planning considerations, but that front little section would have to be investigated further.

Commissioner Questions:

- Sam DeSollar asked if there was any other input from the greater Prospect Hill neighborhood aside from what had been previously provided to staff and if so, could he hear from them. (responses further below)
- Sam DeSollar asked for clarification on the setback issue. Petitioner Dennis Burch responded that when the setback off of Fairview was re-adjusted to 25 ft it now bisects the house causing a large part of it to be not compliant. He added that the orientation (location of the kitchen, living area, etc.) has been pretty consistent with how the house is being used, the owners added on to the southern portion of the back of the house and are in a transitional downsizing stage so they're trying to rework the home to satisfy their current needs. Burch said that the dining room portion is an extension of the small kitchen space to make it functional. Regarding the windows, Burch said that they are similar to the existing proportion and number, other than the proposed addition (dashed area) where the windows translate out from the wall further north into the new construction. They are trying to manage not diminishing the number of windows by repositioning them.

- Bill Fulk asked if the HPC should decide to move forward with an approval, may the Commission do so with the setback issue or are there other steps that need to be taken. John Saunders referred the question to Zoning Planner, Eric Greulich (via zoom) who said that there was a zoning variance needed to allow the addition on the front, from the East property line, since the proposed addition for the breakfast nook component wouldn't meet the 15 ft setback requirement.
- Bill Fulk asked Noah Sandweiss if there were examples in the neighborhood similar to the proposed new porch structure going over the front facade. Sandweiss affirmed there are other porches in the neighborhood that are similar and that he doesn't think that the porch addition would go against neighborhood guidelines and if the proposed plan were to be approved without the front addition it may require reworking of the porch.
- Reynard Cross asked for clarification on staff's position. Noah Sandweiss explained that he is Ok with everything proposed other than the front addition obscuring the historic primary facade.
- Marleen Newman asked the petitioner if they would consider making an addition to the back of the house for the kitchen. Dennis Burch responded that the owners have already remodeled the existing kitchen and want to keep it as is. What they aren't satisfied with is the front of the house and would like to focus on the front to redefine what it looks like in relation to the character of the other homes in the neighborhood.
- 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. Shokow 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.
- Duncan Campbell asked to confirm if the garage is separate from the house and contains an apartment above the garage with a kitchen, which would be considered an ADU (accessory dwelling unit) and if so, are there any planning issues. Zoning planner Eric Greulich (via zoom) confirmed that there is an ADU proposed on the back that he

believes has met square footage and setback requirements, would be allowed with the building permit and there haven't been any issues or problems identified.

Public Comments:

- Chris Sturbaum (public) responded that he is conflicted, that a member of the design committee who is also a neighbor to the property does not oppose and that an additional neighbor is also supportive.
- Richard Lewis (public via zoom) said that he supports the petitioner's proposal and is speaking as an individual member of the greater Prospect Hill Historic District design review committee, not on behalf of the committee as a whole. Lewis said that this design is more tailored and less disruptive than a previous one and understands the concerns brought up by Noah Sandweiss regarding the front facade but they don't bother him as much because the setbacks for this house are already much deeper than the contiguous properties which are much closer to Fourth Street. Lewis added that he thinks the ADU and back of the garage and apartment roof lines work in harmony with the house immediately to the West at 705 West Forth Street and in response to the comment about an addition in the back, he thinks that the very tight 15 ft setback from Fairview would require a zoning variance similar to what is being required in the front of the house. He concluded by saying overall he thinks it's a thoughtful design, makes a good use of the space, has always been a fan of ADUs and thinks it's a good way to add density without being disruptive of most of the structure.

Commissioner Comments:

- Sam DeSollar thanked the petitioner for going through the process of talking to the neighborhood and presenting multiple designs, as many do not do that.
- Sam DeSollar said he also is a fan of ADUs and adding density to the neighborhood and referenced the Greater Prospect Hill Historic District guidelines regarding the public way facade whose intent is to encourage homeowner improvements and maintenance of properties that are compatible with the original character of the homes. DeSollar said that this is a modest house that works well within the scale of the neighborhood and has concerns about adding adornments to the front as proposed which will alter the character, especially since it is classified as contributing.
- Bill Fulk said that many of his comments go along with Sam DeSollar and in addition he thinks it's a good project and well thought through, that Mr. Lewis comments were spot on and the design does a really good job of modernizing a historic home as well as keeping it where it fits the neighborhood. Fulk continued that the porch and the covering of the front facade are obviously an issue but he thinks a good job was done in attempting to integrate the new facade into the neighborhood so he supports the proposal.
- Reynard Cross said he has nothing to add to what was said as his sentiments are in line with those expressed.
- Duncan Campbell (Advisory) said he is hesitant to approve as this is a mid-century problem where the houses were concrete block, simple and often had iron railing corrugated plastic roofs on them as a style choice which is probably the most defining characteristic. Campbell said that the front addition being proposed is a knockoff arts and crafts porch which doesn't fit the house nor preserve historic character, which he believes is the objective. Campbell added that he echoes the compliments to the petitioner and Mr. Lewis, that he has no problem coming out into the front yard and fully acknowledges that it needs the space expanded and how awkward it is to make additions and design changes to houses like this, but from a design standpoint doesn't think this is the right addition and is not fully supportive of the solution that has been chosen for the front.
- Noah Sandweiss asked Duncan Campbell for if he was referring to just the porch specifically or also the front addition. Campbell said that it is specifically the porch as the

rest is just bringing what you already see forward several feet, however the proposed porch completely redefines the way the house looks and, as nice of a design it is, that's not maintaining historic character.

- Karen Duffy (Advisory) said she doesn't remember a case like this before where the HPC likes the design work in many ways but needed to go back to the guidelines and make sure to maintain the character of the house, which is an important factor.
- Marleen Newman asked Duncan Campbell if he feels that the garage and ADU structure are a good fit. Campbell said responded that Richard Lewis addressed the compatibility with the neighboring properties, he doesn't think it will be visible from Fourth Street and an ADU meets other social needs. He added that it would be nice if it all tried to conform to mid-century models but knows how tricky that is to do and is not as concerned since it's at the back of the house.
- Duncan Campbell said he got a sense from Mr Lewis's and neighborhood input that they're happy to see a useful design for this house, but if you're trying to preserve historic character a little more work on the design is needed.

Public Comments:

- Chris Sturbaum (public) commented that he was speaking up for the neighborhood and the house would not be allowed to be built there because it is completely incompatible and the only house like it, the metal porch has another five or so years before the sticks rust away and the metal starts falling down. Sturbaum added that he is surprised it is contributing, it's set back 2-3 times farther than every other house and the proposed changes are going to make it more compatible to the neighborhood. Sturbaum said that he can see how we can technically get hung up on the importance of this period design in this one house, but in this case it's not going to be good for the owner, it's not going to be good for the neighborhood to to keep the old porch on the front, the proposal is to go to 4 inch siding and if it was a new house the proposed design would be accepted as far as infill. Sturbaum said that it is a very interesting question you have: How do you maintain historic integrity in your decision and also do the right thing for the neighborhood and for the owner, how do you justify this? He concluded by saying if it was a non-contributing house, which I think it probably should be, the answer would be easy.

Discussion took place with the HPC, petitioner and owner regarding conditional approval for portions of the project as there is support for the garage and side addition and there are issues that still need to be resolved regarding the front bump out and proposed porch.

Sam DeSollar made a **motion to conditionally approve COA 24-34** for the side addition and garage/ADU with the petitioner coming back before the HPC to present a proposal for the front addition and front porch. **Reynard Cross** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

COA 24-35

602 S Ballantine Rd (Elm Heights HD)

Petitioner: Brandon Sturgis

Reconstruction of damaged deck with addition of lattice roof pergola and alterations to railing on 1940 Colonial revival house.

Noah Sandweiss gave his presentation of the petitioner's request for reconstruction of a deck on a 1940 Colonial revival house built in two sections connected by a veranda. Sandweiss said that In 2021, this property received a Certificate of Appropriateness (COA 21-32) for a deck addition and that earlier this year that deck was severely damaged in a storm. The petitioner would like to reconstruct the deck with the addition of a lattice roof pergola with some screening that has a triangular footprint in the northeast corner of the deck and replace the former wooden railing with black aluminum. *Please see Meeting Packet for details.*

Sandweiss added that he received comment from Barre Klapper of the Elm Heights neighborhood design review committee that they had no issue with the proposal, no other comments have been received and that **staff recommends approval of COA 24-35.**

Commissioner Questions: (none)

Commissioner Comments:

- Sam DeSollar said that he has no issues with the proposal and the documentation is very legible, Bill Fulk commented that what has been put together as the replacement is beautiful, Elizabeth Mitchell said that she likes the proposed design and Karen Duffy (Adisory) said it looks nice to her.

Bill Fulk made a **motion to approve COA 24-35.** **Reynard Cross** seconded.

Motion carried 6-0-0 (Yes-No-Abstain)

COA 24-36

605 S Fess (Willow Terrace Apartment Building)

Petitioner: Wininger Real Estate LLC

Restoration of terra cotta tile parapet on notable 1920 Mission Apartments

Noah Sandweiss gave his presentation regarding the petitioner's removal of the terra cotta tile parapet in 2020 without a COA following repairs to the sub roofing, which was replaced with a standing seam metal parapet. Sandweiss reported that a notice of violation was issued in June 2020, a retroactive COA for the replacement parapet was denied and a deadline was established for the replacement of the tiles for June 2021 while the City searched for a new Historic Preservation Program Manager. Sandweiss said that although correspondence between the City and property owner continued through 2023, discussion of a resolution was initiated in March 2024 with members of the Commission insisting on replacement with a tile

matching the historic tile profile. Sandweiss said that the proposal is for restoration of tile parapet with straight Barrel Mission 16" Terra Cotta Tile from Ludowici and **staff recommends approval of COA 24-36.** *Please see Meeting Packet for details.*

Commissioner Questions:

- Sam DeSollar asked if we have any additional information from the owner.

Greg Lauer, attorney for petitioner Wininger Real Estate LLC, said he has stayed in communication with Margie Rice (Corporation Counsel) this summer, had clay tile material arranged for purchase at a 50% discount, communicated this to Noah Sandweiss and was informed that their selection was not acceptable due to the shape of the tile which resulted in the petitioner needing to source out different tile at full price at approximately \$75,000 total. Lauer said that we (he and the petitioner) recognize the HPC's position in wanting this work done and said that he has committed to do so.

Greg Lauer reported that they are at the point of almost having a financing partner and said that he wanted the HPC to have an opportunity to hear from who this is going to impact the most, the tenants in this particular building, and proceeded to read a letter from one of the tenants who was informed that her rent would increase approximately \$75 per month so that the project could be affordable to the building owner.

Greg Lauer, attorney for petitioner Wininger Real Estate LLC, then introduced a two year tenant of the building giving information about how he was negatively impacted by leaks in the roof and the financial hardship that the \$75/month rent increase by the building

owner will cause him. Lauer began to question the tenant that he brought to the HPC meeting, and ceased when Sam DeSollar redirected saying that he has questions to ask the petitioner and is not asking for an interview with your tenants.

- Sam DeSollar noted that tenant concerns could be brought up during the public comment period and asked the petitioner's attorney if he had anything further to say. Greg Lauer responded that he asks that the HPC respectfully reconsider requiring this parapet replacement based upon what they have heard from the tenants that are actually going to end up suffering as a result.
- Sam DeSollar asked if there is a sample of the tile and if the owner is proposing a particular color. Noah Sandweiss said that we have a profile provided by the company. Greg Lauer responded that they were informed that this was staff approved, based upon previous conversations and the color is going to be comparable to what was there to begin with and the material selection is a result of what was provided to us by your team.
- Bill Fulk noted that he saw the invoice for the work to be done and asked if there is an ETA on when the work will start and be completed. Greg Lauer responded that they made a commitment that if they got a chance to present their request for reconsideration and was denied, that the work would be done within 60 days from this date. Tom Winengar confirmed that this is an accurate statement.
- Reynard Cross asked for some clarification, as he was not a member of the HPC when the matter started, and wanted to have the facts correct. Cross asked if the roofing material was replaced without a COA meaning that it was incorrect on the part of the owners to remove the material without having approval from the HPC. Noah Sandweiss affirmed this as correct.
- Reynard Cross asked for some clarification, as he was not a member of the HPC when the matter started, and wanted to have the facts correct. Cross asked if the roofing material was replaced without a COA meaning that it was incorrect on the part of the owners to remove the material without having approval from the HPC. Noah Sandweiss affirmed this as correct.
- Reynard Cross asked for confirmation that the removal happened in 2020, that the correct material will be replaced in 2024, the owner is being required to correct the mistake which will cost \$75,000 and that the owner is choosing to transfer that cost to his tenants.
- John Saunders said that he recalls that the petitioner originally came to the HPC with a proposal for a pitched roof that the HPC had to turn down and that is when when the membrane rope was needed to be installed.
- Sam DeSollar said that is why the building was landmarked in the first place.

Commissioner Comments:

- Sam DeSollar commented that the HPC looks at everything through the lens of "how do you preserve the heritage of the building", that it is a beautiful building and it is painful to him to see it abused like this. DeSollar added that the owners have not been very communicative, have been ignoring their responsibilities and the laws surrounding ownership of a landmarked building and have generally not been maintaining the building or grounds.
- Sam DeSollar said that he thinks the proposed material is a great tile, however the petitioner is free to select something else that is less expensive as long as it matches the profile and color of the existing historic material, also that there is breakage on the remaining portion of the original roof and it should be restored in a way that matches what is left of the original tiles. He concluded by saying that maintenance will need to continue being done and he thinks the building will last another couple hundred years if it is properly taken care of.
- Reynard Cross asked if there were any sanctions imposed for the violations that happened in 2020. Margie Rice, Corporation Counsel, responded that this was handled

under the previous administration and when Sam DeSollar brought it to her attention she immediately contacted attorney Greg Lauer who has been responsive and helpful. Rice said that she has not levied any fines nor is inclined to do so when a petitioner is working with the HPC towards being in compliance.

- Reynard Cross clarified that based on the circumstances could fines have been imposed by the HPC if they had chosen to at that time. HAND Director Anna Killion-Hanson responded that there were significant gaps in time from the issuance of the original Notice of Violation, likely due to changes in staffing and being under a different administration.
- Reynard Cross clarified that based on the circumstances could fines have been imposed by the HPC if they had chosen to at that time. HAND Director Anna Killion-Hanson responded that there were significant gaps in time from the issuance of the original Notice of Violation, likely due to changes in staffing and being under a different administration.
- Reynard Cross said that he would like it noted in the record that this could have been more costly to the property owner had sanctions been imposed, that it is the responsibility of the property owner to maintain the property and follow the law and if there are costs for breaking the law it is solely on the property owner. How he chooses to pass those costs on are his business not that of this commission.

Margie Rice, Corporation Counsel, commented that one of the most destructive things to property is water damage so if the petitioners were trying to act nimbly that may have been a reason why they didn't originally go to the commission to try and get it replaced. Rice added that she is not saying that this was the case and doesn't know what the circumstances were.

Regarding the issue of enforcement, Rice said she wanted to make sure the Commission knows that HPC code says this section shall be enforced using personnel and policies designated by the Director of Housing and Neighborhood Development, so the fines are not levied by the Commission, they are levied by HAND. Margie Rice continued by saying there were gaps in time, the City was not consistent in the way that it dealt with this property and she doesn't know why the former HAND Director did not issue fines. Rice wanted to make clear that when fines are issued in any City Department they work with the legal department and one of the jobs that she has by statute as the Corporation Counsel is to manage the legal affairs of the City and to collect money that the legal department thinks is owed to the City so it isn't a prerogative of the HPC but a prerogative of HAND and the legal department to work on those issues.

John Saunders provided clarification regarding Anna Killion-Hanson's comment that the petitioner originally came to the HPC because they had water leaks and wanted to put a different style roof on the building. Saunders pointed out that the HPC turned that proposal down in which case the petitioner went back and installed the membrane roof at the same time tearing off the Terracotta tile and putting aluminum around the parapet. Saunders said that regarding the fines and timeline, the HPC had three different program managers come in and then a different Administration happened so that is why fines weren't imposed, because there was a lapse in what was taking place.

John Saunders said to the petitioner that in what was taking place now, Sam DeSollar brought the issue up multiple times at HPC meetings asking for updates on the status of the property and what is happening with fines and the onus was on your (the petitioner's) side with what took place and not getting moving forward and Margie Rice was not Corporation Counsel at the time when this all started and that bringing your tenants in to address the HPC is not right.

Commissioner Comments (continued):

- Marleen Newman commented that she lives in the neighborhood and goes past the building almost every day. She said that it is a really classy wonderful high character building and it is very noticeable that the building is not maintained, as boxes on the side of the building are without covers and there is garbage all over the place all the time and things are patched in precarious ways.. Per Newman, she has lived in the neighborhood for 28 years and this building has constantly been under maintained and she thinks there

must be some sort of backlog of expense that should have been attributed to this building by the corporation to maintain it. She concluded by saying she agrees with what was previously said by Sam DeSollar, Renard Cross and John Saunders. and I hope that um and and also with

Sam DeSollar made a **motion to approve COA 24-36** with staff approving the color selection. **Reynard Cross** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

NEW BUSINESS - None

OLD BUSINESS

- Chris Sturbaum (public) asked about the status of the Green Acres Conservation District proposal pending to be heard by City Council.
- Green Acres petitioner, Lois Sabo-Skelton responded that their proposal will be presented to City Council on Tuesday October 1st at 6:30pm. She added that people are still walking the neighborhood signing petitions and, though the timeframe has been short, there is a lot of positive support from property owners and renters. Sabo-Skelton said that she thinks they will have a very interesting representation at the meeting.
- Commission Chair John Saunders said that he would like to have HPC members attend the meeting if available. to that meeting next week
- Chris Sturbaum (public) asked if there would be a quorum minimum issue related to HPC members attending the City Council meeting and if the October 1st Council Meeting will be exclusively about this item.
- Noah Sandweiss responded that he sent out a public meeting notice just in case a quorum of HPC members does show up and that the City Council has not yet released their agenda so he can't answer the other question about exclusivity.

Further discussion continued about quorum and Indiana Open Door law requirements

COMMISSIONER COMMENTS

Commission Chair John Saunders announced that he will be resigning at the end of October and is planning to move out of the country. Saunders said he really enjoyed being on this Commission since 2015, every member that has been very special to him and he has learned so much being with this group of people. Saunders said that he thanks you all very much for being a part of this organization.

PUBLIC COMMENTS

Chris Sturbaum encouraged everyone to attend the City Council meeting on Tuesday October 1st at 6:30pm to support Green Acres as they're going to need all the help they can get. Sturbaum said that it's a tough proposal and uphill climb and he thinks that they are brave to go forward knowing votes are tough and not everybody understands the historic issues of an era of this recent. Sturbaum added that it's only 70 years on most of these houses but there's a deeper history and support of the historic part of this issue would be really beneficial to them. Sturbaum concluded by saying that sometimes people are mobilized around wins and losses, however putting these issues out there can be very important whether they're going to get the votes or not.

ADJOURNMENT

John Saunders adjourned the meeting at **6:20pm**

A video record of this meeting is available on the City of Bloomington YouTube Channel

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 October 10, 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>

STAFF REVIEW	Address: 401 E 4th St (Restaurant Row HD)
COA 24-42	Petitioner: Dave Harstad
Start Date: 10/25/2024	Parcel: 53-05-33-310-178.000-005
RATING: NON-CONTRIBUTING	2006 Imitation Queen Anne



Background: The current building on this site, a large Queen Anne style house was built in 2006. The current owner is petitioning to replace the garage door.

Request: Replacement of garage door on Grant St with a similar model with two rows of windows.

Guidelines: Restaurant Row Historic District.

2.5 DOORS

Historic doors were constructed of wood, however in Restaurant Row most of the original front doors have been replaced. Those remaining are inset with one or more panes of glass and do not feature a transom or sidelights. The majority of doors are single entrance and are oriented to the street although a few of the building entrances have been altered to accommodate the commercial double entry door. In other cases an additional single entry door has been installed to facilitate the flow of traffic from the restaurant to outdoor seating areas.



Compatible

Compatible

- ☑ Replacement doors reflect the character and style of the building and are paintable or stainable so that the finished door has a similar appearance as doors of wood construction.
- ☑ If an alteration to a front- or side-façade door opening must be made, it should be done with as little effect on the historic character of the house as possible.

Incompatible

- ☒ Full-glass doors, those with stained/leaded glass, and front entry doors with a period appropriate design.
- ☒ Enclosing original entrances.
- ☒ Obscuring original entrances with additions such as porches or pergolas.



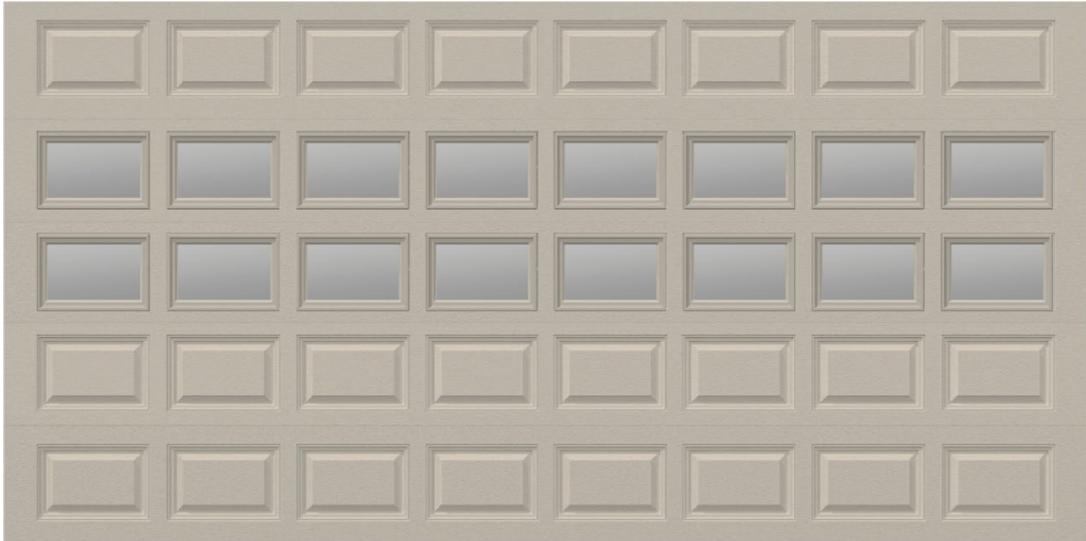
Incompatible

Staff approves COA 24-42.

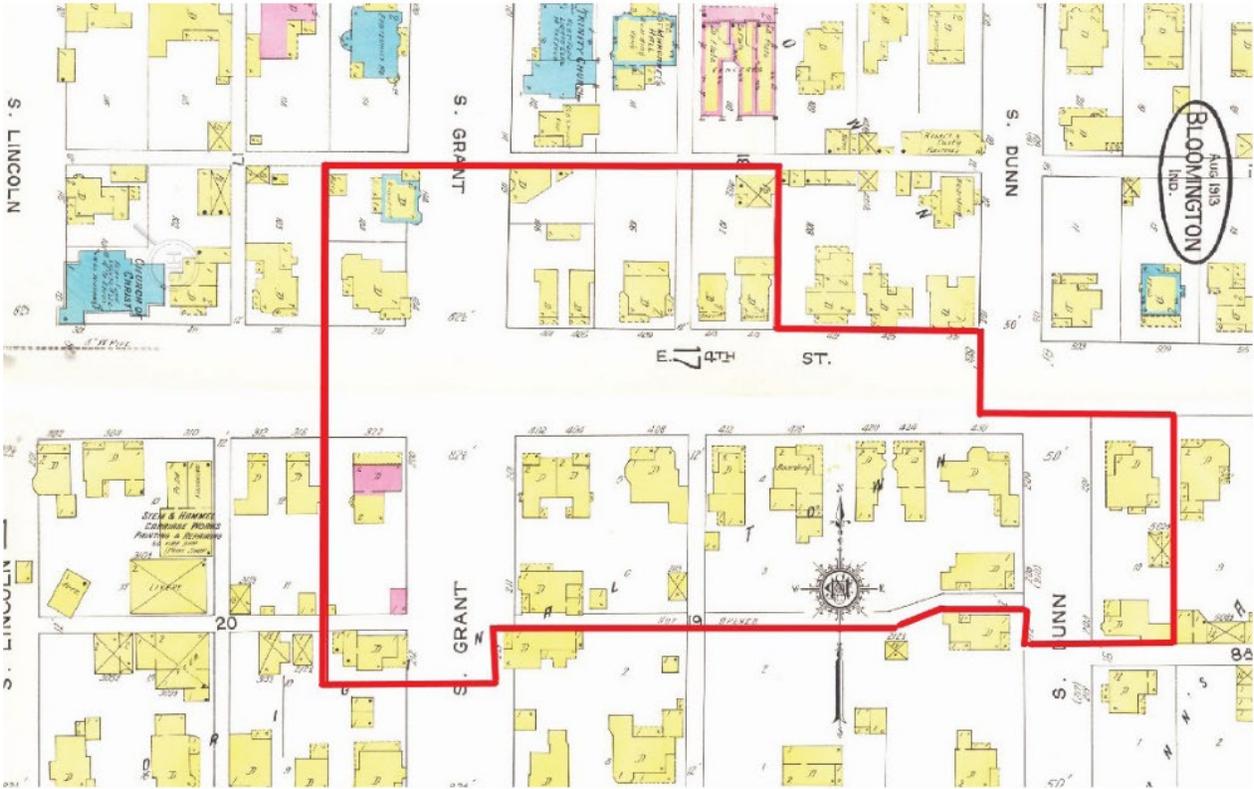
This alteration constitutes a minor change to a non-contributing building and will not have a significant impact on the district's historic streetscape. The proposed door differs from the existing door only in the addition of two rows of windows fitting the shape of existing panels.



Current garage door on Grant St



Proposed garage door model



1913 Sanborn Map. See NE corner of Grant and 4th St.

STAFF RECOMMENDATIONS	Address: 1104 N Grant St (Garden Hill HD)
COA 24-43	Petitioner: MX LLC
Start Date: 10/31/2024	Parcel: 53-05-33-203-007.000-005
RATING: NON-CONTRIBUTING	Significantly altered 1940 duplex



Background: Built in 1940 as a small gable-front house, 1104 N Grant St has been significantly altered with the addition of a large side addition and the removal of original materials. The house has been converted into a duplex, and there is also a small non-contributing accessory dwelling unit on the lot, built in 1946 but significantly altered. During an interior renovation significant structural deficiencies were discovered in the foundation and rafters in addition to more minor problems throughout the house. The petitioner is now considering demolishing the structure and building a new house.

Request: Full demolition

Guidelines: Garden Hill

Criteria for demolition

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The HPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter of deterioration, disrepair, and structural stability of the structure. The

condition of the building resulting from neglect shall not be considered grounds for demolition.

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

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

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

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

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

Staff recommends approval of COA 24-43

The house at 1104 N Grant is rated as a non-contributing property in the Garden Hill Historic District, and none of the original character defining features are apparent. Although new construction plans have not yet been proposed, a replacement structure would need to meet district guidelines.

PHOTOS – 1104 North Grant Street, Bloomington, IN



Missing vinyl siding on west side- "Insulbrick" siding below – PHOTO (1)



Old outdated windows on west side – PHOTO (2)



Deteriorated landing and steps on south side – PHOTO (3)



Grade sloping toward rear wall – PHOTO (4)



Damaged fascia and soffit on east wall – PHOTO (5)



Soffit and fascia damage on east side- No roof gutter – PHOTO (6)



Old outdated window on east side – PHOTO (7)



Roof sag over west living room area – PHOTO (8)



2 x 6 floor joists at 20 inch spacing in north unit – PHOTO (9)



2 x 6 floor joists at 20 inch spacing along west side of north unit – PHOTO (10)



Spliced 2 x 4 ceiling joists over west living room in north unit – PHOTO (11)



Wall sheathing and 2 x 4 studs – PHOTO (12)



Single top plate for north wall in north unit – PHOTO (13)



2 x 8 joists at 24 inch spacing in south unit looking east – PHOTO (14)



Floor framing in south unit looking north – PHOTO (15)



2 x 4 ceiling joists in south unit with 2 x 4 rafters above – PHOTO (16)

STAFF RECOMMENDATIONS	Address: 701 W 4th St (Greater Prospect Hill HD)
COA 24-44	Petitioner: Heather Kogge
Start Date: 10/31/2024	Parcel: 53-05-32-420-005.000-005
RATING: CONTRIBUTING	American Small House 1935



Background: 701 W 4th Street is a slightly altered minimal-traditional 1935 house with a small 1950s addition added to the southwest ell. The house is several decades younger than most its neighbors on 4th Street, and sits on a lot at the base of a hill ascending Fairview Street. COA 24-34 came to the HPC on September 26th, 2024, and received conditional approval for a side addition and garage/ADU. Further conversation following the vote demonstrated general support for the proposed front addition and mixed support for the proposed front porch. When the proposed porch was reconsidered on October 10th 2024, the craftsman inspired design was rejected by the Commission. The petitioners have returned with a modified design inspired by the house's minimal-traditional aesthetic.

Request: Construction of a front porch with a modified design.

Guidelines: Greater Prospect Hill Historic District

V. GUIDELINES FOR ADDITIONS

The following Additions exceptions are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guideline exceptions are necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.

Additions Guidelines follow the **New Construction Guidelines** with the following exceptions:

1. **Materials Exception:** Use of materials currently on the existing structure can be continued on the Addition.
2. **Building Outline and Mass Exception:** Excessive impact to the public way façade should be discouraged.
3. **Fenestration* Exception:** Increased design flexibility for additions on non-public way façades may be considered.

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

B. CHANGES TO THE PUBLIC WAY FAÇADE

The following Public Way Façade guidelines are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guidelines is necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.

Changes to the public way façade shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.

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

Definition: The **public way façade** refers to the side of the house that faces the street to which the house has a public postal address. In the case of corner lots, both the postal street as well as the cross street are considered public way façades.

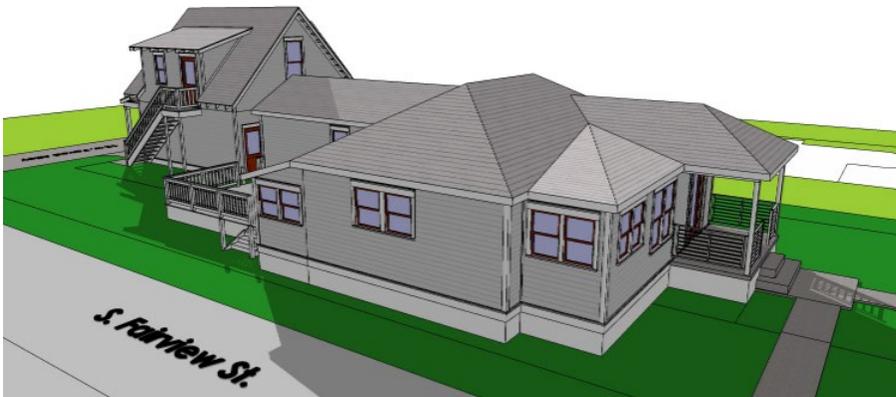
The intent of the GPHHD (Greater Prospect Hill Historic District) is to encourage homeowner improvements and maintenance of properties that are compatible with the original character of the homes.

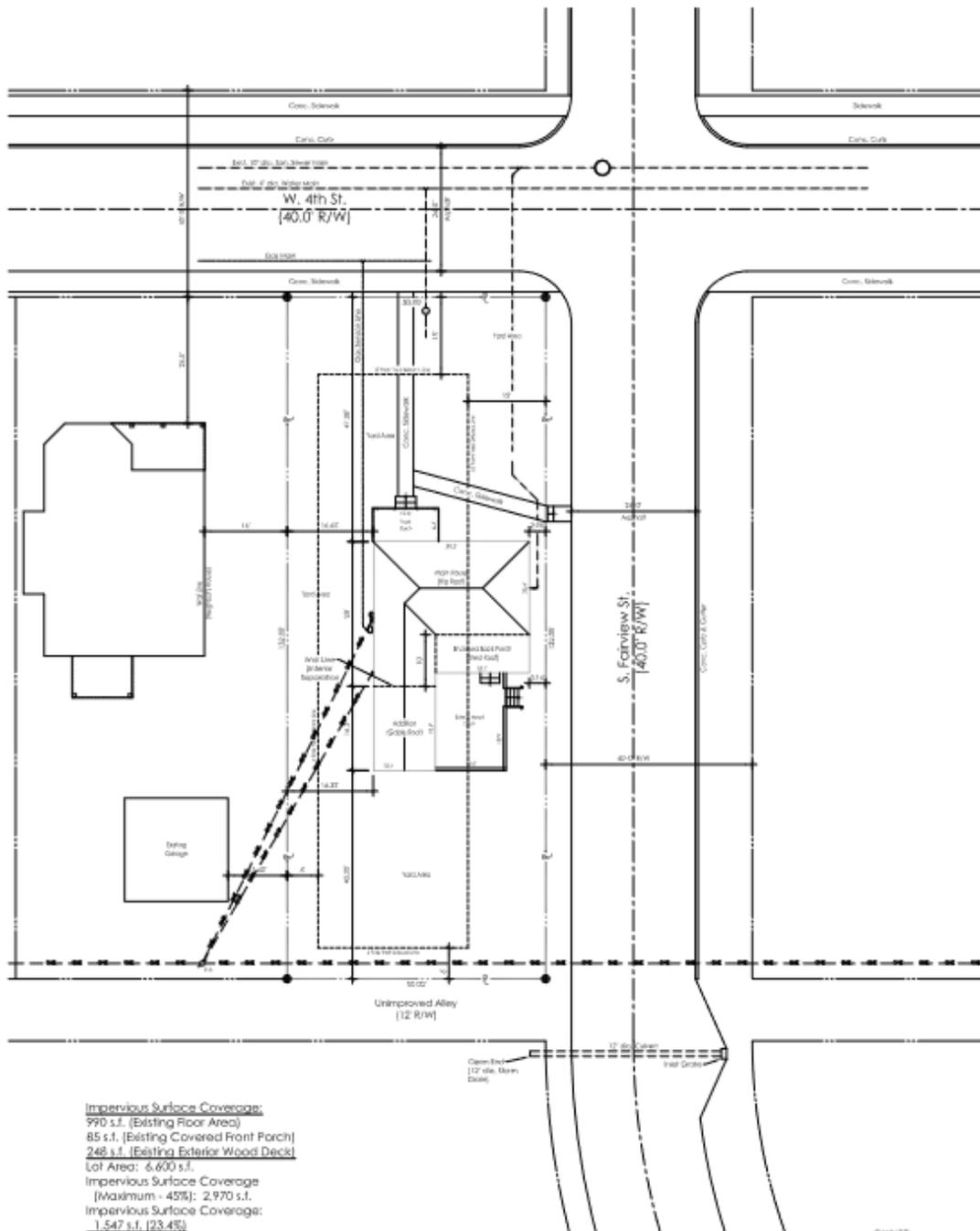
Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.

1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house. (For issues regarding accessibility, see Section VII, Safety and Access, found on page 27.)
2. Retain siding determined to be original. If using alternative materials as siding, the homeowner should use material that is compatible with the original material's character. For example, horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used. Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended materials.
3. Vinyl and aluminum siding may be used, although care should be taken during installation to retain original materials where they exist (e.g., door and window trim and underlying siding if it is original).

Staff recommends approval of COA 24-44

The revised porch design's narrow square corner posts and pent roof that matches the pitch of the roof on the original structure are characteristic of minimal traditional porches which are often offset to the side with rooflines that appear to be extensions of the house. This design does not obfuscate the building's character defining features.





Impervious Surface Coverage:
 990 s.f. (Existing Floor Area)
 85 s.f. (Existing Covered Front Porch)
 248 s.f. (Existing Exterior Wood Deck)
 Lot Area: 4,600 s.f.
 Impervious Surface Coverage
 (Maximum - 45%): 2,970 s.f.
 Impervious Surface Coverage:
 1,547 s.f. (23.4%)
Pervious Surface Area: 5,053 s.f.

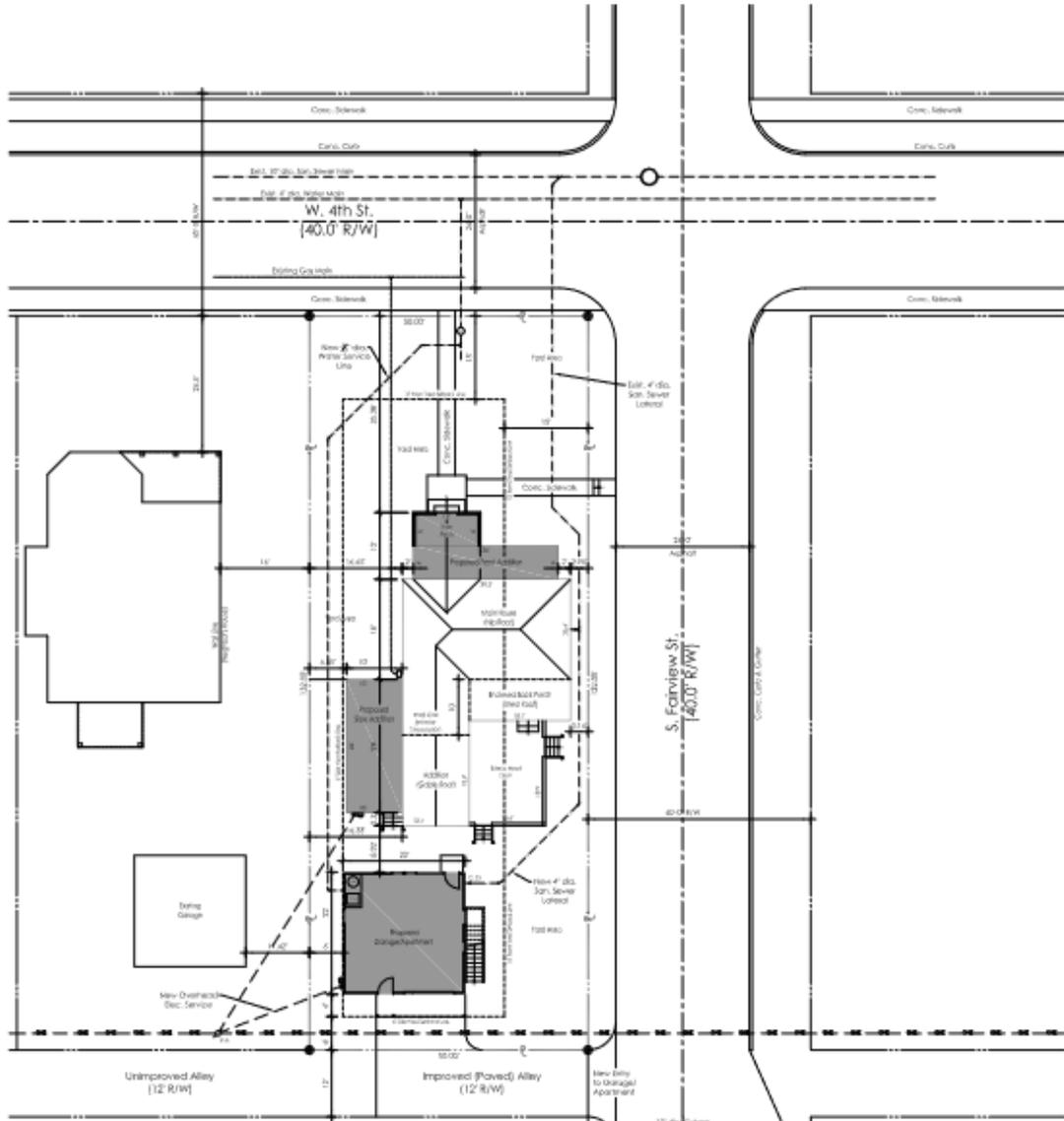
OWNED:
Heather and John Kogge
 701 W. 4th St.
 BLOOMINGTON, INDIANA 47404
 Ph. 513-255-0572

LAND SURVEYOR:
KVIN B. POTER, L.S.
 369 E. CUNNINGHAM STREET
 MARTINSVILLE, INDIANA 46151
 Ph. 812-325-8583

A Existing Site Plan

Scale: 1" = 20'





Impervious Surface Coverage:
 990 s.f. (Existing Floor Area)
 156 s.f. (Proposed Front Addition)
 240 s.f. (Proposed Side Addition)
 72 s.f. (Proposed Covered Front Porch)
 248 s.f. (Existing Exterior Wood Deck)
 484 s.f. (Proposed Apartment/Garage)
 Lot Area: 4,600 s.f.
 Impervious Surface Coverage
 (Maximum - 45%): 2,970 s.f.
 Impervious Surface Coverage:
 2,652 s.f. (39.8%)
Permeable Surface Area: 3,948 s.f.

A Proposed Site Plan

Scale: 1" = 20'



OWNER:
Heather and John Kogge
 701 W. 4th St.
 BUCHANINGTON, INDIANA 47404
 Ph. 317-255-0572

LAND SURVEYOR:
KEVIN B. POTTER, L.S.
 307 E. CUNNINGHAM STREET
 MARTINSVILLE, INDIANA 46151
 Ph. 812-325-8083

October 09, 2014

STAFF RECOMMENDATIONS	Address: 1029 W 6th St (Near West Side HD)
COA 24-45	Petitioner: Suz Frederickson
Start Date: 10/31/2024	Parcel: 53-05-32-410-029.000-005
RATING: CONTRIBUTING	c. 1895 L-plan cottage



Background: 1029 W 6th St is a slightly altered Victorian era gabled ell. In May 2024, the petitioner received approval for the replacement of the unoriginal metal porch posts with wood posts and railings, and the installation of a prefabricated garage in the rear of the lot. The current front doors appear original. The primary entrance is a wood door with a 1/3 window covering the top half of the door and three panels set in the bottom half. The door to the ell features classically inspired paneling and a large window with a shallow arch. The secondary door is currently inoperable presumably because of repeated repainting and disuse.

Request: "Please consider this request for replacement of the front doors at 1029 W 6th Street in the Near Westside Neighborhood. Current doors do not match one another and one is inoperable and has been since I've been familiar with the house for almost twenty years.

REPLACEMENT DOORS:

FIRST CHOICE OPTION:

30" replacement doors with 15 windows to enhance light into the rooms

SECOND CHOICE OPTION:

30" replacement doors – wood slab doors"

Guidelines: Near West Side Historic District

Architectural significance:

"The most distinctive architectural style of these workers' homes is the gabled ell, although pyramidal roof, foursquare, bungalow, and Victorian house forms are also common. Many of these homes have had few modifications over the years so original details abound such as decorative rafter tails and attic vents, limestone foundations and retaining walls, and late nineteenth century windows, doors, and porches. The neighborhood has remained relatively intact for the past century and still conveys the distinct architectural character from their period of construction."

Principal structure guidelines:

"Construction or alterations should be appropriately scaled to be compatible with the historic fabric of the district. Construction may incorporate traditional materials and features found on historic homes.

Construction or alterations should be somehow identifiable as being from their own period of construction, but should not be so different from the other buildings in the district that they detract or visually compete with them. Compatibility is more important than differentiation."

Fenestration

1. Creative ornamentation with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions and distribution of glass to solid found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Staff does not recommend approval of COA 24-45

The proposed replacement doors are similar to replacement doors that can be found on other contributing buildings in the district and are not unsympathetic to the appearance of the house or neighborhood.

The existing doors at 1029 W 6th St are most likely original and one of the few remaining original materials visible on the home's exterior. The property owner should not be denied the use of an entryway that currently has a non-functional door, but because of the door's contribution to the building's architectural integrity staff believes that repair should be considered over replacement.





MMI Door
**36 in. x 80 in. Classic Left-Hand Inswing 15-Lite Clear Glass
Primed Steel Prehung Front Door on 4-9/16 in. Frame**

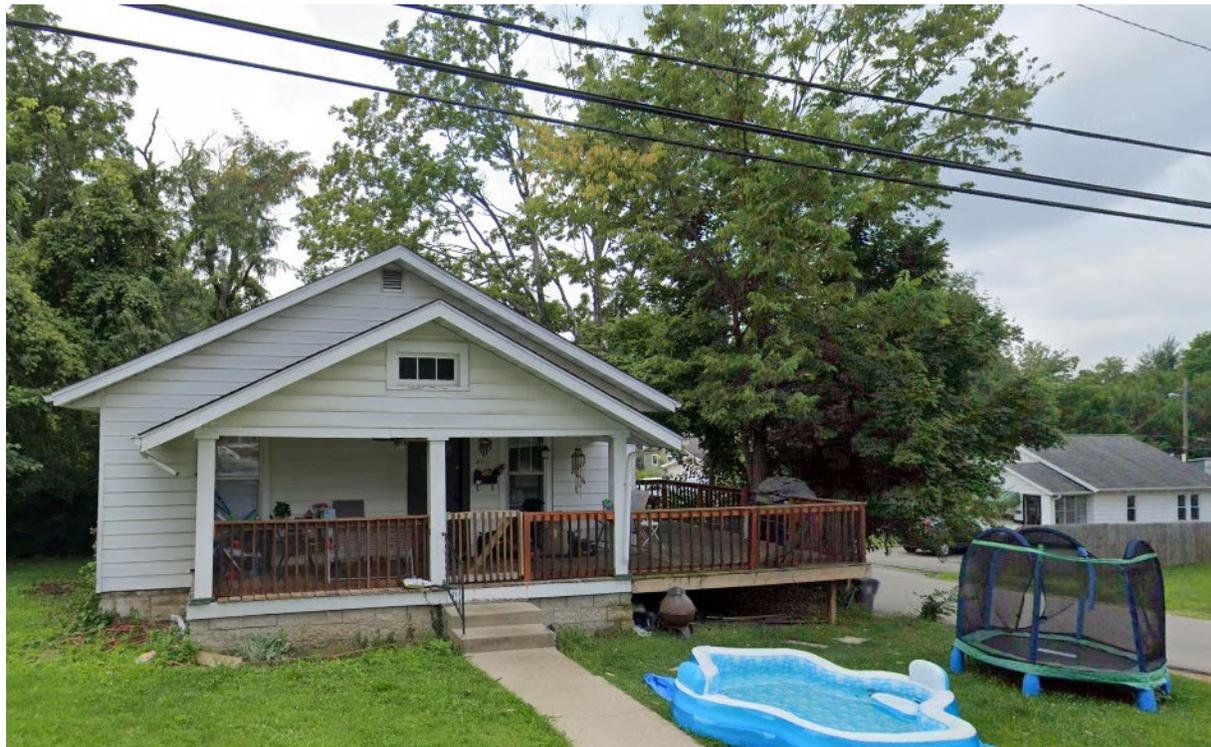
★★★★★ (14) Questions & Answers (19)



Hover Image to Zoom

Proposed replacement door

STAFF RECOMMENDATIONS	Address: 800 E Grimes Ln
DD 24-21	Petitioner: Ernest Xi
Start Date: 10/14/2024	Parcel: 53-08-04-403-084.000-009
RATING: Contributing	Survey: Bungalow c. 1930



Background: Built between 1933 and 1936, this small California bungalow passed through a quick succession of occupants from 1936 through 1962. For the next thirty years, the house was owned and occupied by Helen Pershing, who moved to Bloomington from Madison, IN following a divorce. During this time Pershing held jobs with Sarkes Tarzian and Bloomington Hospital.

Request: Full demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommendation: Staff Recommends release of DD 24-21.

STAFF RECOMMENDATIONS	Address: 1200 N Woodburn Ave
DD 24-22	Petitioner: North College Partners
Start Date: 10/30/2024	Parcel: 53-05-33-204-136.000-005
RATING: Contributing	Survey: Bungalow c. 1930



Background: This minimal California bungalow was built in the early 1930s. Its first two owners Warren Sparks, and Everett Cross who bought the building in 1950 were both quarry workers. In the early 1960s, the house was bought by Robert and Naomi Beam. Robert had worked since childhood for the Showers Furniture Company as a boilermaker, but after its closure shifted to the limestone industry and eventually to work in an IU laboratory. Naomi had two years of college education and worked the assembly line at Bloomington’s RCA plant. Naomi passed in 1993.

Request: Full demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommendation: Staff Recommends release of DD 24-22.