



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday April 28, 2022

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/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

+13126266799,,95852185508# US (Chicago)

+19292056099,,95852185508# US (New York)

Dial by your location

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COA Staff Recommendations

A. **COA 22-31** 912 E University St / 910 E University St. (Elm Heights Historic District)..12



Bloomington Historic Preservation Commission Meeting

Hybrid Meeting

In person: The McCloskey Room #135, 401 N Morton ST Suite 135, Bloomington IN 47404

Zoom: <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508 **Passcode:** 082945

Thursday April 28, 2022, 5:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. April 14, 2022 Minutes
- IV. **CERTIFICATES OF APPROPRIATENESS**

Commission Review

- A. **COA 22-31**
 - 912 E University St / 910 E University St. (Elm Heights Historic District)
 - Petitioner: Russell Lyons / Joan Lauer
 - Installation of a backyard fence.*

- V. **NEW BUSINESS**
- VI. **OLD BUSINESS**
- VII. **COMMISSIONER COMMENTS**
- VIII. **PUBLIC COMMENTS**
- IX. **ANNOUNCEMENTS**
- XII. **ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice.

Please call 812-349-3429 or email, human.rights@bloomington.in.gov.

Next meeting date is May 14, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 4/21/2022



**Bloomington Historic Preservation Commission Meeting
Hybrid Meeting**

In person: The McCloskey Room #135, 401 N Morton ST STE 135, Bloomington IN
47404

Zoom:

<https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508 **Passcode:** 082945

Thursday April 14, 5:00 P.M.

MINUTES

I. CALL TO ORDER

Meeting was called to order by Chair **John Saunders @ 5:10 p.m.**

II. ROLL CALL

Commissioners Present:

Elizabeth Mitchell (Present)

Marlene Newman (Present)

Sam DeSollar (Present)

John Saunders (Present)

Doug Bruce (Electronic)

Reynard Cross (Present)

Allison Chopra (Present: Entered meeting @ 5:28 p.m.)

Daniel Schlegel (Electronic: Entered meeting @ 6:21 p.m.)

Advisory Members Present:

None Present

Staff Present:

Gloria Colom (Present), HAND

John Zody (Electronic), HAND

Brent Pierce (Electronic), HAND

Dee Wills (Electronic), HAND

Daniel Dixon (Present), City of Bloomington Legal Department

Guests Present:

CATS (Present)
Mary Ann Hart (Electronic)
Rebecca Ellison (Electronic)
Emily Okada (Electronic)
Teresa Miller (Electronic)
Chris Rall (Electronic)
Russ Lyons (Electronic)
Mark Webb (Electronic)
Tim Colver (Electronic)
Joan Lauer (Electronic)
Sam Dove (Electronic)
Chris Smith (Electronic)
Betsy Smith (Electronic)
Dawn Grey (Present)

III. APPROVAL OF MINUTES

A. March 24, 2022 Minutes

Sam DeSollar made a motion to approve **March 24, 2022 Minutes**.

Elizabeth Mitchell seconded.

Motion Carries: 6 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Cross), 0 No, 0 Abstain.

IV. NOMINATION TO LOCAL DISTRICT

Commission Review

200 E Kirkwood Ave. (Contributing)

Petitioner: Historic Preservation Commission

Gloria Colom gave presentation. See packet for details.

Tim Colver asked if being able to add on to the existing structure was still an option and if updating windows to something more energy efficient was something that they could do. **Gloria Colom** stated that there was information available with guidelines of how to add an extension to a historic structure. **Marleen Newman** asked if the **Petitioner** had looked into a tax credit. **Daniel Dixon** clarified. **Sam DeSollar** stated that the eastern façade was also something they want to protect. **Tim Colver** asked about the grant if they try to change out the windows. **Tim Colver** asked for clarification as to which side of the structure they could add on to. Discussion ensued. See packet for details. **Allison Chopra** commented that the changes that have already been made to the building since 1961, are significant enough to make this building less historic. **Gloria Colom** explained the changes to the building in more detail.

Sam DeSollar commented that he thought this was a tricky site for the

developer, and that he agrees with **Gloria Colom** that this building was largely intact, and one of the few remaining **International Style** buildings left in **Bloomington**. **Allison Chopra** commented that she understood the only thing that they should be considering is whether or not this building should be marked as historic, and that you cannot think about what is going there, or how it is going to change.

John Saunders made a motion to approve **HD-22-02**.

Sam DeSollar seconded.

Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Chopra, Cross), 0 No, 0 Yes.

John Saunders made a motion for interim protection for **HD-22-02**.

Sam DeSollar seconded.

Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Chopra, Cross), 0 No, 0 Yes.

V. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 22-26

516 S Highland Ave. (Elm Heights Historic District)

Petitioner: Elinor Okada

Solar Panel Installation

Gloria Colom gave presentation. See packet for details.

Emily Okada was in the meeting for her sister **Elinor Okada**. **Emily Okada** stated that you would not be able to see these solar panels at all from the street or ground level.

Sam DeSollar asked if there was any other equipment associated with the solar panels that will be mounted outdoors. **Emily Okada** stated that she knew there would be an inverter, but that she thought it would be inside. **Sam DeSollar** stated that if it is outdoors to hide it from the public. **Sam DeSollar** asked how old the roof was.

Allison Chopra made a motion to approve **COA 22-26**

Sam DeSollar seconded.

Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Chopra, Cross), 0 No, 0 Abstain.

B. COA 22-28

511 W 3rd St. (Prospect Hill Historic District)

Petitioners: Teresa Miller and Daniel Allen

Solar Panel Installation

Gloria Colom gave presentation. See packet for details.

Teresa Miller stated that she had nothing to add.

Sam DeSollar asked if there was any equipment being added in addition to the panels outside, and how old is the roof. **Teresa Miller** stated that the roof was 6 years old, and that they would make sure the inverter was at the back of the house.

Allison Chopra commented that she saw some solar panels today in front of the house in the yard, and thought if this is a Historic District and this got approved, then everything should be approved. But it is not.

Sam DeSollar made a motion to approve **COA 22-28**.

Elizabeth Mitchell seconded.

Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Chopra, Cross)

C. COA 22-29

2410 N Fritz Dr. (Matlock Heights Historic District)

Petitioner: Mary Ann Hart

Solar Panel Installation

Gloria Colom gave presentation. See packet for details.

Mary Ann Hart commented that she had nothing else to add.

Sam DeSollar asked if they had heard anything back from the neighborhood.

Elizabeth Mitchell made a motion to approve **COA 22-29**.

Allison Chopra seconded.

Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Chopra, Cross), 0 No, 0 Abstain.

D. COA 22-30

101 W Kirkwood Ave. (Courthouse Square Historic District)

Petitioner: Rebecca Ellison, CFC Properties

New signs

Gloria Colom gave presentation. See packet for details.

Rebecca Ellison commented that she had nothing else to add.

Sam DeSollar asked how the **Petitioner** intended on attaching the lighting on the corner sign. **Rebecca Ellison** stated that they had not been in touch with **Cassidy Electric** yet, but that is who they have worked with in the past for their lighting needs, and it would be up to them to determine how to actually make that happen. **Sam DeSollar** stated that they need to go through the mortar joint to attach and not through the masonry of the building. **Allison Chopra** asked about the difference in colors from the old sign to the new. **Rebecca Ellison** stated that it had to do with the new branding efforts for **Fountain Square**. More discussion ensued. See packet for details.

Marleen Newman commented that she like that the sign was dimensional. **Allison Chopra** commented that she liked the older signs better. **Sam DeSollar** commented that he thought the **Petitioner** did a nice job. **Doug Bruce** commented that he was glad that they were treating the sign as they have the building, with care.

Elizabeth Mitchell made a motion to approve **COA 22-30**.

Allison Chopra seconded.

Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Chopra, Cross)

E. COA 22-31

912/910 E University St. (Elm Heights Historic District)

Petitioners: Russel Lyons and Joan Lauer

Shared fencing around two properties

Gloria Colom gave presentation. See packet for details.

Russel Lyons stated that in the back, only at 910 will it look like that solid fence, 912 is the trellis fence.

Allison Chopra commented that she could not find a picture of the trellis fencing. **Sam DeSollar** read a part of the **Elm Heights Design Guidelines** for walls and fences and commented that it was very clear and important for the way the neighborhood looks, and if the neighborhood would like to revisit the guidelines and re-write them, he would be happy with that. But would be much happier with this Petition if the fence complied with the guidelines.

Russell Lyons commented that he understood the concern, but the model used was from a house a few houses down and thought that it would be very similar to what was already in the neighborhood. **Russell Lyons** commented that there was question of how to interpret that regulation, and explained in more detail. See packet for details. **Sam DeSollar** stated that the diagram that was submitted is not accurate. More discussion ensued. See packet for details. **Allison Chopra** commented that she was not comfortable with the project generally and don't know if it is fitting for

this neighborhood. **Allison Chopra** commented that she was also concerned as to what this might do to future owners of the house and could cause future legal battles. More discussion ensued. See packet for details. **Doug Bruce** commented that he would like to see other drawings. **Daniel Schlegel** commented that he also thought that updated drawings with more clarification would help.

Allison Chopra made a motion to **Table Petition COA 22-31 to the April 28, 2022 Meeting.**

Reynard Cross seconded.

Motion Carries: 8 Yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Chopra, Cross), 0 No, 0 Abstain.

F. COA 22-32

600 W Kirkwood Ave. (Near West Side Conservation District)

Petitioner: Dawn Grey, Springpoint Architects

Construction of a new building

Gloria Colom gave presentation. See packet for details.

Dawn Gray stated that she had nothing to add but was present to answer any questions.

Allison Chopra asked what the square footage of the home was. **Dawn Gray** stated that it was 2800 square feet, plus the garage of around 600 feet. **Allison Chopra** asked what types of projects **Springpoint Architects** did. **Sam DeSollar** asked about the sidewalk variance, and also if the ground face block or retaining walls were going to be capped. **Dawn Gray** stated that it would have a similar CMU cap. **Reynard Cross** asked about the scale of the house compared to the other houses in the neighborhood. **Dawn Gray** stated that they were trying to emulate the two story Victorian massing with the design which would be reflective of what is on the west side of this property. **Daniel Schlegel** asked if there had been another house on this property before or had it always been vacant. Dawn Gray stated that according to the 1898 Sanborn Maps, there was a home on that corner.

Sam DeSollar commented that he wanted to congratulate the **Petitioner** and that this is a nicely scaled, well-articulated, appropriately sited house and really like the project. **Reynard Cross** commented thumbs up.

Marlene Newman commented that she really liked the project. **Doug Bruce** commented that he thought it was scaled right, and was a fantastic project. **Daniel Schlegel** commented that it was great to put a house on a lot like this.

Allison Chopra made a motion to approve COA 22-32.

Sam DeSollar seconded.

Motion Carries: 8 Yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Chopra, Reynard Cross)

G. COA 22-33

112 W 6th St. (Courthouse Square Historic District)
Petitioner: Nate Trueblood, Everywhere Design
Signage

Gloria Colom gave presentation. See packet for details.

Chris Rall had nothing to add.

Sam DeSollar asked about the mounting of the aluminum frame and how the **Petitioner** was going to do the connections. **Chris Rall** stated that there was a wooden lip at the bottom of the limestone.

Elizabeth Mitchell made a motion to approve **COA 22-33**.
Reynard Cross seconded.

Motion Carries: 7 Yes (Newman, Burce, Schlegel, DeSollar, Saunders, Mitchell, Cross)

VI. DEMOLITION DELAY

Commission Review

A. DD 21-10

754 S Walnut St. (Contributing)
Petitioner: Kenneth Sciscoe
Full demolition of primary structure on the lot.

Gloria Colom gave presentation. See packet for details.

John Zody stated that the building has been compromised, the entrances and the windows, so we have an on-going order to seal. This is a concern for the **Bloomington Police Department**.

Sam DeSollar made a motion to release **DD 21-10**.
Reynard Cross seconded.

Motion Carries: 7 Yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Cross)

A. BHPC Grant Nomination

Commission Review

805 S Rogers St. (Contributing)
Petitioner: Felisa Spinelli, Btown Beauty Supply and Salon LLC

Get an estimate done for building renovation, and additional square footage; design of another building on the property.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar made a motion to approve **BHPC Grant Nomination 22-01 Elizabeth Mitchell** seconded.

Motion Carries: 7 Yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Cross), 0 No, 0 Abstain.

VII. NEW BUSINESS

Gloria Colom announced that the **HPC** will have a **Social Media** presence. See packet for details.

VIII. OLD BUSINESS

Gloria Colom updated the **Commissioners** about **605 S. Fess Avenue**, and **620 S. Ballantine**. See packet for details.

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 7:20 p.m.**

END OF MINUTES

Video record of meeting available upon request.

STAFF RECOMMENDATIONS	Address: 912/910 E University St.
COA 22-31	Petitioner: Russel Lyons and Joan Lauer
	Parcel: 910: 53-08-04-110-014.000-009, 912: 53-08-04-100-046.000-009
RATING: CONTRIBUTING / NON-CONTRIBUTING	Survey: 910: c. 1930, Dutch Colonial 912: c. 1960, Ranch



Background: Elm Heights Historic District

Request: Shared fencing around two properties

Subcommittee Comments:

- No objections to the fence proposal on the 900 block of University for Russ Lyons.

Guidelines: Elm Heights Historic District Guidelines

Installation or removal of walls or fences visible from the public right-of-way.

- For new fences, use historically appropriate materials for Elm Heights, which, depending on the type and style of architecture, may include iron, stone, brick, or wood.
- New retaining walls should be appropriate in height to the grade of the yard. Rear yard concrete block retaining walls may be considered depending on position, visibility, and design.
- Install new walls or fences so the total height does not obscure the primary facade of the building.
- Installation of rear yard fences should begin no further forward than a point midway between the front and rear facades of the house (pg 14).

Staff Recommends approval of COA 22-31

- The petitioners, Sam DeSollar, and staff have worked to insure that the fence complies with the guidelines, the plans are clear, and the petitioners are satisfied with the outcome.
- The neighborhood subcommittee continues to support the project.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 22-31 _____

Date Filed: _____ 3/29/2022 _____

Scheduled for Hearing: _____ 4/14/2022 _____

Address of Historic Property: 912 E University St/910 E University St

Petitioner's Name: Russell Lyons/Joan Lauer

Petitioner's Address: 912 E University St/910 E University St

Phone Number/e-mail: 812-671-0312/812-339-0591

Owner's Name: Russell Lyons/Joan Lauer

Owner's Address: 912 E University St/910 E University St

Phone Number/e-mail: 812-671-0312 lyons.russell@gmail.com/812-339-0591 jlauer@iupui.edu

Instructions to Petitioners

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

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

A “**Complete Application**” consists of the following:

1. A legal description of the lot. 015-23650-00 Seminary Pt L99/015-52710-00 Merkers L19

2. A description of the nature of the proposed modifications or new construction:
Trellis fence with post tops, walk gates, and part privacy fence

3. A description of the materials used.
Treated wood

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

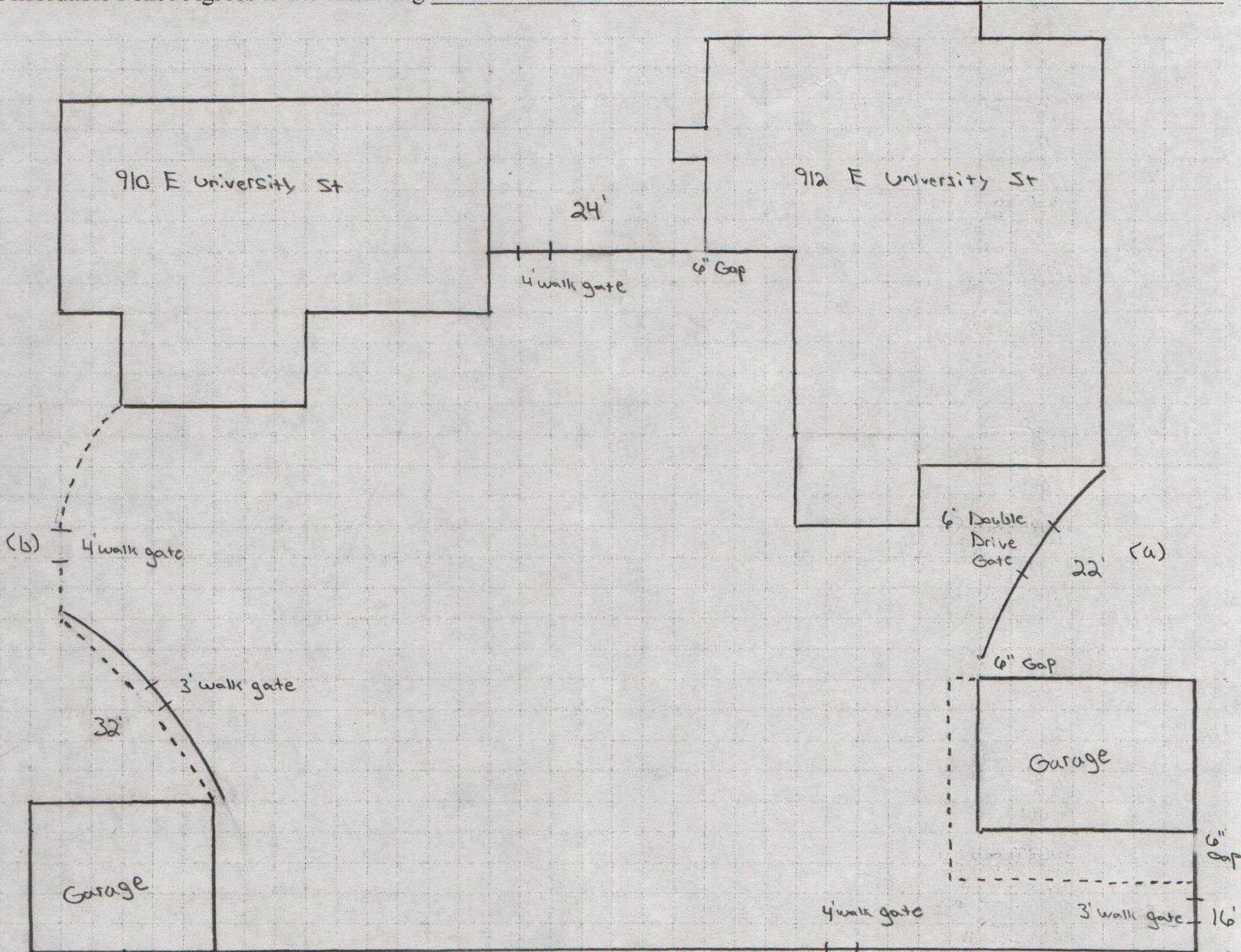
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

Name Russ Lyons Address _____
 City _____ State _____ Zip _____ County _____
 Twp. _____ Phone _____ Email _____
 Cross St. _____ Dig# _____ Dates _____ To _____

Affordable Fence Agrees to the following _____



- Top Rail _____
- Term Posts _____
- Gate Posts _____
- Line Posts _____
- Wire Gauge _____

Existing walls - - - - -

Core drill (a,b)

At the Above Address for the Price of _____ Due on Completion
 Any Independent line locates, Approvals from the City, State, or Homeowners Association are the responsibility
 of the owner.

Owners _____ Date _____ Affordable Fence _____ Date 15





**Trellis Fence Precedent
919 E University St.**

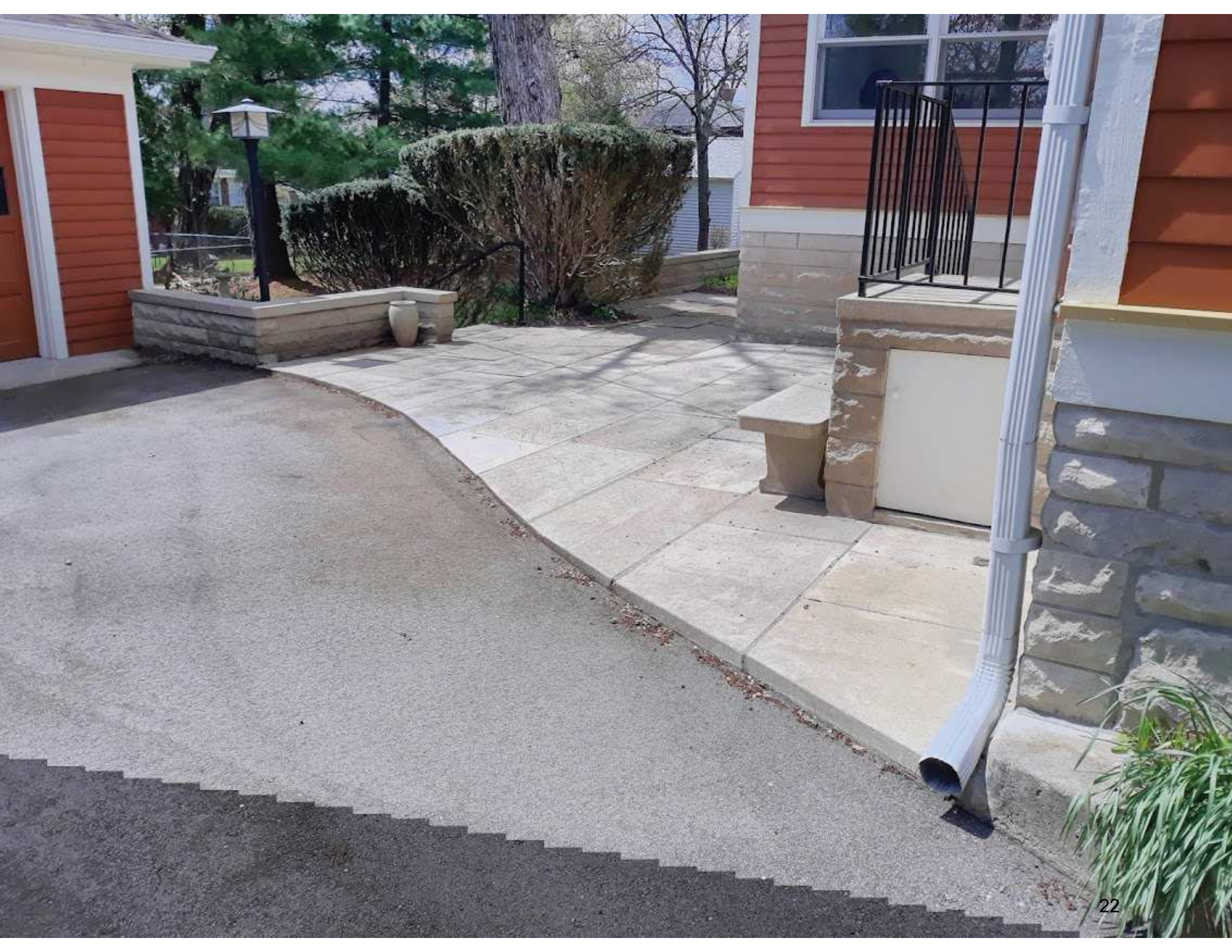
Security Fence Precedent

























CPE
OFF

