

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, June 22, 2017

5:00 P.M.

Minutes

I. CALL TO ORDER

John Saunders called the meeting to order at 5:00pm.

II. ROLL CALL

Commissioners

Leslie Abshier

Flavia Burrell

Jeannine Butler

Jeff Goldin

Lee Sandweiss

John Saunders

Chris Sturbaum

Advisory

Deb Hutton

Staff

Bethany Emenhiser – HAND

Alison Kimmel – HAND

Eric Sader – HAND

Guests

Franc Perrelle

Richard Darling

Nicholas Carder

Brian Chelius

Jim Lynch

Anna Lynch

Barre Klapper

Cynthia Brubaker

III. APPROVAL OF MINUTES

A. June 8, 2017

Jeff Goldin made a motion to approve amended minutes. **Jeannine Butler** seconded. **Motion carried (6/0/0) Yes/No/Abstain.**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-17-41

1108 S. Rogers St.: McDoel Gardens

Petitioner: Isabel Piedmont-Smith

Installation of 27 flush mounted black-framed solar panels to the south facing roof.

Bethany Emehiser gave presentation. See packet for details.

B. COA-17-42

917 W. Howe St.: Greater Prospect Hill

Petitioner: Grey Larsen

Installation of 18 flush mounted solar panels on the south and west facing roof.

Bethany Emehiser gave presentation. See packet for details.

C. COA-17-43

800 S. Sheridan Dr.: Elm Heights

Petitioner: Cindy Drury

Replacement of non-original stamped concrete and replace with stone pavers.

Bethany Emehiser gave presentation. See packet for details.

D. COA-17-44

409 E. 4th St.: Greater Restaurant Row

Petitioner: Jung Hwa Lee

Retrofit existing sign with updated design and downlight.

Bethany Emehiser gave presentation. See packet for details.

E. COA-17-45

615 W. Kirkwood Ave.: Greater Prospect Hill

Petitioner: Christian Frederickson

Installation of a 4'x3' wood ground sign in northeast corner of lot.

Bethany Emehiser gave presentation. See packet for details.

Commission Review

A. COA-17-46

701 W. Wylie St.

Petitioner: Barre Klapper

Request for rear addition with basement due to grading changes. Also, request to demolish non-contributing historic detached garage.

Bethany Emehiser gave presentation. See packet for details.

Barre Klapper introduced herself. She stated the residents have lived at the property for over 20 years and would like more room to live in their home. They have been very active in their neighborhood and look forward to reinvesting in their home. She clarified 3 of the 5 windows being moved or installed are not original.

Jeff Goldin asked how the siding would be matched. **Barre Klapper** stated it would be fiber-cement board with a 4 inch exposure.

Jeannine Butler asked what the doors would be replaced with. **Barre Klapper** stated it would be an insulated fiberglass door with a half-light window.

Deb Hutton asked if they were planning on color matching the siding. **Barre Klapper** stated they are.

The commission had supportive comments about this addition.

Chris Sturbaum asked if the windows would be installed so the siding could be pulled off to the original siding. **Barre Klapper** stated the intention would be to match the profile of the existing house.

Jeannine Butler made a motion to approve **COA-17-46**. **Jeff Goldin** seconded. **Motion carried 7/0/0 (Yes/No/Abstain)**

B. COA-17-47

110 N. Walnut St.: Courthouse Square Historic District

Petitioner: Cynthia Brubaker

Request to replace non-original storefront window opening with a glass and aluminum overhead garage door. This is also a request to install a ground mounted railing for outdoor seating.

Bethany Emenhiser gave presentation. See packet for details.

Cynthia Brubaker commented the transom above the glass will naturally darken the glass, making it not look as cluttered as one might think. The patio railing will also blend in to the glass.

Jeff Goldin asked how permanent the change would be. **Cynthia Brubaker** stated if someone wanted to change it back to a window, it wouldn't be a problem.

Jeannine Butler asked if the door to the left was going to stay recessed as-is. **Bethany Emenhiser** stated yes, that side will not change. **Jeannine Butler** asked if the garage door was operable. **Cynthia Brubaker** stated it will be.

Deb Hutton asked if the outdoor seating would slope down with the sidewalk, or would a platform be built. **Cynthia Brubaker** stated building a platform is preferred, but they will need to be approved by Public Works since it will be in the right-of-way. She also stated, restaurants that do not have platforms deal with the slope of the sidewalk.

Flavia Burrell asked if the platform was not an option, what another option would be. **Cynthia Brubaker** commented a concrete pad would be another option.

Lee Sandweiss asked how the garage door would work and it would be opened up every day during nice weather. **Cynthia Brubaker** stated that is the plan.

Chris Sturbaum commented the garage door, in his opinion, would look better 3 panels wide, rather than two larger panels. **Cynthia Brubaker** stated the door started as 3 panels, but was changed to 2 panels based on staff recommendation.

John Saunders asked if all frames would be black. **Cynthia Brubaker** stated yes, it will be black aluminum framing.

The commission was in consensus they would support this, without agreement on specification of panels.

Jeff Goldin made a motion to approve **COA-17-47** with the option of 2 or 3 panels wide. **Chris Sturbaum** seconded. **Motion carried 7/0/0 (Yes/No/Abstain)**

V. DEMOLITION DELAY

Staff Review

NONE

Commission Review

Demo Delay 17-11

1205 S. Washington St. (Monon Survey Area)

Petitioner: Chris Sturbaum

Partial demolition.

Chris Sturbaum left meeting.

Bethany Emehiser gave presentation. See packet for details.

Jeannine Butler asked where the demolition would be. **Bethany Emehiser** stated the demolition would be the back wall, where the addition would happen.

Jeff Goldin waived demolition delay. **Jeannine Butler** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

VI. NEW BUSINESS

A. Findings of Fact

Jeannine Butler made a motion to approve FOF. **Leslie Abshier** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

B. Matlock Heights Historic District Guidelines

Bethany Emehiser reviewed the process of creating the guidelines and who was involved. She highlighted some of the revisions.

Lee Sandweiss made a motion to adopt the guidelines to make Matlock Heights a Historic District. **Jeannine Butler** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

Deb Hutton commended Bethany on taking lead and contributing great ideas on the Matlock Heights Guidelines.

VII. NEW BUSINESS

Bethany Emenhiser stated Charles Marohn will be coming to the BCT on August 3rd. He will be doing a book-signing, along with a curb-side chat with elected officials from the city and county.

VII. OLD BUSINESS

Bethany Emenhiser stated the board retreat will be on Friday, August 23rd at the Wylie House. This will count as continuing education.

Bethany Emenhiser stated BRI will be doing their 6 month update at a regular up-coming meeting.

VIII. COMMISSIONERS' COMMENTS

John Saunders commented on a recent trip he took to Garfield Park. He encouraged the commissioners to go visit.

Jeff Goldin commented he is reading a book on historic structures and story sites, and he thinks it would be an area of opportunity for the commission to learn more about story sites. He also went to French Lick and commented on how unique the building's history is.

Lee Sandweiss commented French Lick/West Baden would be a great place for conference.

IX. PUBLIC COMMENTS

NONE

X. ANNOUNCEMENTS

NONE

XI. ADJOURNMENT

Meeting was adjourned at 6:15pm.