

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday January 11, 2018
5:00 PM
Minutes**

I. CALL TO ORDER

Meeting was called to order at 5:00 pm by Chairman, John Saunders.

II. ROLL CALL

Commissioners

Leslie Abshier
Flavia Burrell
Sam DeSollar
Jeff Goldin – arrived at 5:05 pm
Lee Sandweiss
John Saunders
Chris Sturbaum – arrived at 5:04 pm

Advisory

Duncan Campbell
Deb Hutton

Staff

Rachel Ellenson
Jackie Scanlan
Alison Kimmel
Philippa Guthrie

Guests

Nicholas Carder
Loren Wood
Reg Land
Doug Wissing
Kayla Maldonado
Daniel Oh
Brian Chelius

III. APPROVAL OF MINUTES A. December 14, 2017

Sam DeSollar made a motion to approve minutes. **Leslie Abshier** seconded. **Motion carried 5/0/0.**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 17-91

105 N. College Avenue: Courthouse Square Historic District

Petitioner: Tracy Gates

Installation of a 1” high density urethane sign with foam letters above The Inkwell storefront. Letters will be stud-mounted to aluminum composite panels that will be attached to the existing 4’x20’ bulkhead above the storefront.

Rachel Ellenson gave presentation. See packet for details.

B. COA17-92

905 S. Madison Street: McDoel Historic District

Petitioner: Third Sun Solar, on behalf of Andrew Barker

Installation of 30 roof-mounted solar panels affixed to the roof on 4” stand-offs from roof surface. The panels will follow the pitch of the existing roof.

Rachel Ellenson gave presentation. See packet for details.

Commission Review

A. COA 17-93

208 S. Rogers Street: Greater Prospect Hill Historic District

Petitioner: Doug Wissing, on behalf of Prospect Hill, LLC.

Construction of two dormers on the East and West faces of the roof. Installation of two Quaker vinyl-clad solid core windows in the East facing dormer.

Rachel Ellenson gave presentation. See packet for details.

Doug Wissing commented this is to add space to the upstairs apartment.

Sam DeSollar asked what material the roof would be. **Doug Wissing** commented it would be either rubber or shingle. **Sam DeSollar** stated he has a problem with the material if it is rubber. He also has a problem if it is shingle because the design is not recommended for a shingle roof.

Sam DeSollar asked which window is the fire egress window. **Doug Wissing** stated the current window on the north side.

Chris Sturbaum stated you might not be able to see the rubber roof if it is up that high.

Sam DeSollar stated he prefers shingles. If anything is changed to the plans because of the building department regulations he would appreciate it if it came back for further review.

Chris Sturbaum made a motion to approve **COA-17-93** with contingencies that the roof should be shingled and cement board siding. If the building department requires new plans, they need to be reviewed by staff. **Sam DeSollar** seconded.

B. COA 17-94

520 W. Howe Street: Greater Prospect Hill Historic District

Petitioner: Doug Wissing, on behalf of Prospect Hill, LLC.

Renewal of previously approved COA-1-15. Construction of a second floor rear addition to an existing gabled-ell.

Rachel Ellenson gave presentation. See packet for details.

Jeff Goldin made a motion to approve **COA 17-94**. **Leslie Abshier** seconded. **Motion carried 7/0/0**.

C. COA 17-95

330 S. Madison Street: Greater Prospect Hill Historic District

Petitioner: Reg Land

Removal of deteriorated, not-in-use brick chimney stack before the installation of a new roof surface.

Rachel Ellenson gave presentation. See packet for details.

Jeff Goldin made a motion to approve **COA-17-94**. **Chris Sturbaum** seconded. **Motion carried 7/0/0**.

D. COA 17-96

208 N. Walnut Street (Faris Building): Courthouse Square Historic District

Petitioner: Kayla Maldonado

Installation of a wooden sign above the door of Cup & Kettle Tea. The sign will be 40” tall and 80” wide. Lettering on the sign will be plexiglass and backlit with LED lights.

Rachel Ellenson gave presentation. See packet for details.

Jeff Goldin asked if the brackets would use existing holes. **Kayla Maldonado** stated the holes that would be used are existing.

Chris Sturbaum asked what material the sign is. **Kayla Maldonado** stated it is wood.

Duncan Campbell asked if this was the same petitioner who asked for a blade sign. **Kayla Maldonado** stated yes, they are the same petitioners. She stated the cost to apply for the variance was double the cost of the wood sign and it was non-refundable. They weren't willing to spend that much money when it wasn't a guaranteed approval.

Sam DeSollar asked how far the sign would stick out from the building. **Kayla Maldonado** stated it would be slightly out, but not far at all.

Jeff Goldin made a motion to approve **COA 17-96**. **Flavia Burrell** seconded. **Motion carried 7/0/0**.

E. COA 18-01

105-111 South Walnut Street: Courthouse Square Historic District

Petitioner: Daniel Oh, on behalf of OEI, Inc.

Repair, maintenance, and restoration of the existing original materials/fabric, which may include the following: cleaning of masonry (tuck pointing and painting as necessary) and siding, restoration of awnings, repair/restoration of existing windows, repair and painting of wood, cleaning and

restoration of stone and metal structures, and/or repair of any wood rot, soffit, molding, and trim with replacements when necessary, such that the historical integrity of the structure is preserved.

Rachel Ellenson gave presentation. See packet for details.

Jeff Goldin asked what material would go where the car-siding is. **Daniel Oh** stated it would be reconditioned and put back up.

Flavia Burrell asked what would be put up in place of the brick if the brick cannot be repaired. **Daniel Oh** stated there is a good chance it may be repainted if the brick is not in good condition. He believes only a few pieces will need replaced.

Leslie Abshier asked what the plan was for the awnings. **Daniel Oh** stated he would like to have awnings, but there are some restrictions. He is willing to take comments on what the commission thinks for the awnings.

Sam DeSollar asked if they were going to change any of the mechanicals on the roof. **Daniel Oh** stated they currently had no plans to change the mechanicals. The fire escape ladder will be replaced and they will be working with the fire marshal.

The commission was in full support of this project.

Jeff Goldin made a motion to approve **COA-18-01**. **Flavia Burrell** seconded. **Motion carried 7/0/0**.

V. DEMOLITION DELAY

A. Demo Delay 17-22

1209 S. Pickwick Drive

Petitioner: Loren Wood

Retroactive request for full demolition.

Rachel Ellenson gave presentation. See packet for details.

Loren Wood stated he had no idea and was not told that this house was a contributing structure. He would have liked to keep the original structure, but it was not cost permissive. He stated he does a lot of work in the city and always tries to follow proper procedure, but this is one that he did not think he needed to go through Demolition Delay based on his research and due to not being flagged by the planning department.

Jeff Goldin asked why the property flagged during the application process. **Jackie Scanlan** stated this property is only contributing on the 2015 survey. The Historic Sites and Structures document was a combination of the 2001 and 2015 survey. It includes everything from the 2001 survey and only the outstanding and notable structures from the 2015 survey. If any changes are going to be made to a structure that is listed on the Historic Sites and Structures survey, then it would come to the commission. If it is only listed on the SHAARD it would only come to the commission if they owner was asking for substantial demolition. In the building permit application submitted by Loren, it did not indicate this was going to be substantial demolition. The UDO defines substantial demolition as moving or raising a building, including removal of fifty percent or more of the

structure. The application stated the majority of the work was going to happen in the carport area and did not meet the requirement of fifty percent or more. Therefore, it was not flagged for demolition delay to come before the HPC. The planning department was informed later the building was demolished. They immediately contacted Loren and he stated there was more work than they anticipated. The planning department nor the contractor thought the permit needed to be updated because it was not flagged for HPC in the first place.

Deb Hutton asked Rachel Ellenson why she recommended denial. **Rachel Ellenson** stated she recommended denial because the commission was not able to see if the original structure had any historic integrity for designation.

John Saunders asked what would happen if the commission decided to turn down the permit. **Philippa Guthrie** stated theoretically you could require him to replace what was once there.

Lee Sandweiss stated she is pleased that this home is a single story ranch that is being replaced with a single story ranch.

Sam DeSollar approved **Demo-Delay 17-22**. **Leslie Abshier** seconded. **Motion carried 7/0/0**.

B. Demo Delay 17-23

1355 W. Allen Street
Petitioner: David Whaley
Full demolition.

Petitioner was not at meeting. Demo-Delay 17-23 tabled until January 25, 2018 meeting.

VI. NEW BUSINESS

BHPC Elections – Chairman, Vice-chairman

Leslie Abshier made a motion to approve Jeff Goldin as Chairman and Sam DeSollar as Vice Chairman. **Lee Sandweiss** seconded. **Motion carried 5/0/2 (Yes/No/Abstain)**.

Rachel Ellenson gave an update of the Batman House designation.

VII. COURTESY REVIEW

NONE

VIII. OLD BUSINESS

NONE

IX. COMMISSIONER COMMENTS

Jeff Goldin made a motion to approve to do an encomium for Jeannine Butler. **Sam DeSollar** seconded.
Motion carried 7/0/0.

X. PUBLIC COMMENTS

NONE

XI. ANNOUNCEMENTS

NONE

XII. ADJOURNEMENT

Meeting was adjourned at 7:00pm.