

Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday February 8, 2018
5:00 P.M.
Agenda

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. January 25, 2018

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 18-03

917 W. Kirkwood Avenue: Greater Prospect Hill

Petitioner: Chris Bomba

1980's windows replacement with more period accurate windows. Replacement of front and back doors. Removal of vinyl siding to expose the original wooden siding and repainting on the wooden siding. Re-shingle roof.

B. COA 18-04

319 N. Fairview Street: Fairview

Petitioner: Robert Harman

Replacement of non-original 1993 double-hung wooden windows with metal clad double-hung windows. Half of the house has metal clad windows while the other half are the non-original wooden windows.

C. COA 18-05

322 E. Kirkwood Avenue: Kirkwood Manor Local HD

Petitioner: Doug Bruce, on behalf of The Ellis Company, LP

Replacement of two non-original windows on the North façade of the building with more period accurate windows. Installation of a custom window in the North West gable to will fit the original window opening. Installation of a custom window in the North East gable that will fit the existing opening.

V. DEMOLITION DELAY

VI. NEW BUSINESS

VII. COURTESY REVIEW

- VIII. OLD BUSINESS**
- IX. COMMISSIONER COMMENTS**
- X. PUBLIC COMMENTS**
- XI. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail, human.rights@bloomington.in.gov

Next meeting date is Thursday, February 8, 2018 at 5:00 p.m. in the McCloskey Room

Posted: 2/1/2018

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday January 25, 2018
5:00 PM
Minutes**

I. CALL TO ORDER

Chairman, **Jeff Goldin**, called meeting to order at 5:05 pm.

II. ROLL CALL

Commissioners

Doug Bruce
Flavia Burrell
Jeff Goldin
John Saunders
Chris Sturbaum

Advisory

Deb Hutton

Staff

Alison Kimmel
Rachel Ellenson
Eric Sader
Philippa Guthrie

Guests

Jeannine Butler
Brian Chelius
Sib Sheikh
Nicholas Carder
David Whaley
Margaret Menge

Rachel Ellenson read enconium for Jeannine Butler into minutes. **Chris Sturbaum** stated he would be willing to read into City Council minutes during public comment.

III. APPROVAL OF MINUTES

John Saunders made a motion to approve January 11, 2018 minutes. **Flavia Burrell** seconded. **Motion carried 4/0/1 (Yes/No/Abstain).**

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 18-02

416 E. 4th Street: Restaurant Row Historic District

Petitioner: Sib Sheikh

Retroactive request for COA approval to install a sign to protect a historic hitching post in the public right-of-way in front of the main house.

Rachel Ellenson gave presentation. See packet for details.

Sib Sheikh commented the sign surrounding the hitching post is to help with protection of the original structure. He instructed his contractor to produce something that protects the post, but does not hide it.

John Saunders asked if the boards on the side were treated lumber. **Sib Sheikh** stated it is.

Chris Sturbaum commented it is amazing the ring is still existing. It may not technically be the “last” hitching post but it is the last one of these standard posts that were everywhere in the city. There is one other but it is a different type.

Doug Bruce stated he agrees with Chris, even though it may not be technically the last hitching post, by stating it is the “last” hitching post it will help protect the post. He also stated he would like if the wood on the side of the posts eventually came off.

John Saunders made a motion to approve **COA-18-02**. **Flavia Burrell** seconded.
Motion carried 5/0/0.

V. DEMOLITION DELAY

Staff Review

A. Demo Delay 18-01

703 W. 9th Street

Petitioner: Shahyar Daneshgar

Partial demolition.

Rachel Ellenson gave presentation. See packet for detail.

Commission Review

A. Demo Delay 17-23 (continued from last meeting – Jan. 11)

1355 W. Allen Street

Petitioner: David Whaley

Full demolition.

Rachel Ellenson gave presentation. See packet for detail.

Flavia Burrell asked why it is going to be demolished. **David Whaley** stated the house was inherited and it is in much worse shape than the exterior may show. The house is also surrounded by apartments.

Chris Sturbaum commented the inventory of “this type of house” is large. It is okay to release this permit.

Doug Bruce stated he agrees with Chris. There is no need to delay this permit.

John Saunders made a motion to release the permit for **1355 W. Allen Street, Demo Delay 17-23**. **Chris Sturbaum** seconded. **Motion carried 5/0/0**.

VI. NEW BUSINESS

A. Batman House Designation

Chris Sturbaum made a motion to move designation to City Council. **John Saunders** seconded. **Motion Carried 5/0/0**.

B. Other

Jeff Goldin stated there is an advisory board for developing the new UDO. He thinks it would be beneficial to have a representative from the Historic Preservation Commission to sit on the board. **Chris Sturbaum** made a motion to request that the parties in charge reserve a seat on the advisory board for an HPC member. **John Saunders** seconded. **Motion carried 5/0/0**.

VII. COURTESY REVIEW

NONE

VIII. OLD BUSINESS

NONE

IX. COMMISSIONER COMMENTS

Chris Sturbaum commented he thinks the old Hunter School and the Hospital Administration building should be designated before the demolition of the IU Health hospital. **Jeff Goldin** asked Rachel if she would do research on those two structures and report to the commission the next meeting.

Chris Sturbaum commented he believes Deb Hutton deserves a spot on the board as a voting member. She shows up to every meeting and provides input.

Doug Bruce stated he is glad to be back as a member of the HPC.

Chris Sturbaum stated he appreciates the way the HPC is dealing with SHAARD properties. He enjoys being able to see all of them and filter the properties as they come to the HPC for demo-delay.

X. PUBLIC COMMENTS

Margaret Mengee stated she just moved back to Bloomington. She has been gone for the past 20 years. She was in Bloomington for college in the 1990's. She stated when she came back she was surprised to see the amount of change in Bloomington. She has been communicating with some other current and past residents of Bloomington and she wanted to speak on behalf of the community, to let the commission know how much people treasure the old buildings in the town. She stated she is thrilled to see the buildings on the square are mostly the same, but she is devastated to see the change on Kirkwood, including a six-story hotel being built. She wants to see how the city can protect more buildings and protect buildings from "demolition by neglect." **Jeff Goldin** explained to Margaret the difference between local designation, national designation, demo-delay and the COA process. He stated if she had more process questions he would encourage her to work with staff.

XI. ANNOUNCEMENTS

Rachel Ellenson commented she updated the Historic Preservation website to be more user friendly.

Rachel Ellenson commented there is still an opening for the scholarship offer for the state conference. It is located in Columbus.

XII. ADJOURNMENT

Jeff Goldin adjourned meeting at 5:50 p.m.

SUMMARY

COA 18-03

917 W. Kirkwood Avenue: Greater Prospect Hill
Petitioner: Chris Bomba

Contributing

IHSSI #: 105-055-26309

c. 1905



Background: The house located at 917 W. Kirkwood Avenue is a contributing, slightly altered Pyramid Roof Cottage in good condition, constructed c. 1905. The house is part of the Greater Prospect Hill Historic District and is zoned RC-Residential Core.

Request: 1980's windows replacement with more period accurate windows. Replacement of front and back doors. Removal of vinyl siding to expose the original wooden siding and repainting of the wooden siding. Re-shingle roof.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Greater Prospect Hill Historic District Design Guidelines

B. Changes to the Public Way Façade

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.

Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.

Recommendations: Staff recommends approving the project as proposed. Staff feels that installation of more period accurate windows and doors will add historic value to the house. Staff feels that the provided door and window design options will enhance the appearance of the house and are well-thought out designs.

RECEIVED
JAN 22 2018
BY: BKE

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 18-03

Date Filed: January 22, 2018

Scheduled for Hearing: _____

Address of Historic Property: 917 W Kirkwood

Petitioner's Name: Chris Bomba

Petitioner's Address: 3756 E Sterling Ave

Phone Number/e-mail: 812-345-0272

Owner's Name: Charles Layne LLC

Owner's Address: Same

Phone Number/e-mail: 812-345-0272

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. _____
2. A description of the nature of the proposed modifications or new construction:
 1. Remove 1980's window and replace with more period specific windows (example attached) _____
 2. Replace front and back door. Both damaged beyond repair. (Example attached) _____
 3. Re-shingle Roof. _____
 4. Remove vinyl siding and expose old wood siding and paint. _____
3. A description of the materials used.
See Examples

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.

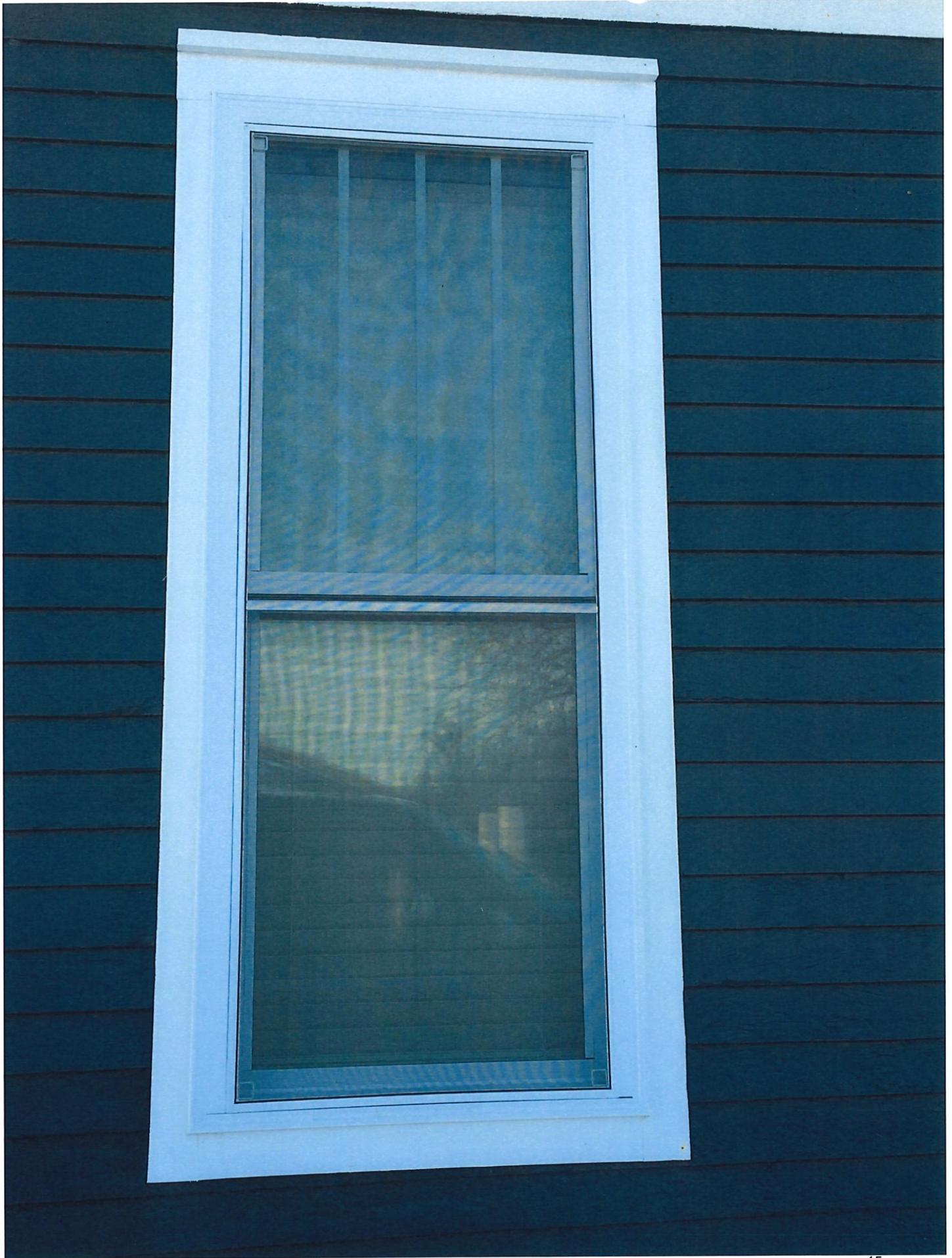
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.











SUMMARY

COA 18-04

319 N. Fairview Street: Fairview Historic District
Petitioner: Robert Harmon

Non-contributing

IHSSI #: 105-055-26114

c. 1895



Background: The house located at 319 N. Fairview Street is a non-contributing, severely altered Gabled-Ell house that is in good condition and was constructed c. 1895. The house was listed as contributing on the 2001 Bloomington Historic Sites and Structures Survey, but was downgraded to non-contributing on the 2015 survey. The house is located within the Fairview Historic District and is zoned RC-Residential Core.

Request: Replacement of non-original 1993 double-hung wooden windows with metal clad double-hung windows. Half of the house has metal clad windows while the other half are the non-original wooden windows. The existing metal clad windows will remain in place.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Fairview Local Historic District Design Guidelines

Guidelines for Existing Buildings and Building Materials

Windows and Doors

Windows or doors with unusual shapes, colors, or glazing patterns or that are of unusual material are character-defining features of a building. Because rehabilitation projects frequently include proposals to replace doors, window sashes, or even entire windows in the name of improved security, thermal efficiency, or new appearance, it is essential that the contribution of the doors and windows to the overall historic character of the building be assessed together with the physical condition before specific repair or replacement work is undertaken.

- Appropriate
 - Original windows and doors and their characteristic elements including sashes, lintels, sills, shutters, transoms, pediments, molding, hardware, muntins, and decorative glass should be retained and repaired rather than replaced. If original windows and doors are deteriorated beyond repair, replacements should duplicate the original in size and scale. Design, material, color, and texture should be duplicated as faithfully as possible.
- Inappropriate
 - If original windows, doors, and hardware can be restored and reused in place, they should not be replaced. Inappropriate treatments of windows and doors include (a) creation of new window or door openings, (b) changes in the scale or proportion of existing openings, (c) introduction of inappropriate styles or materials such as vinyl or aluminum or insulated steel replacement doors, and (d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.

Recommendations: Staff recommends approving the project as proposed. Because none of the windows are original and the building is non-contributing in the district, the replacement of the existing windows will not detract from the overall historic integrity of the structure. The proposed colors of the new windows will match the existing colors on the rest of the house.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JAN 24 2018
BY: RKE

Case Number: CoA 18-04

Date Filed: January 24, 2018

Scheduled for Hearing: February 8, 2018

Address of Historic Property: 319 N. Fairview Street

Petitioner's Name: Robert A. Harman

Petitioner's Address: 319 N. Fairview Street

Phone Number/e-mail: 812-360-3595, raharman@gmail.com

Owner's Name: As above

Owner's Address: As above

Phone Number/e-mail: As above

Instructions to Petitioners

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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. 53-05-32-403-067.000-005

2. A description of the nature of the proposed modifications or new construction:

We bought our home in 1983. It had single pane metal windows at that time. During remodelling work in 1993 we replaced the metal windows with double pane, double hung wood windows. In that time most of the wood windows have undergone serious problems and we want to replace the wood with metal clad double hung windows. At this point half of the windows are metal clad the other half wood.

3. A description of the materials used.

Change our wood windows for metal clad ones. The look of the windows would not change and they'd last longer than the existing wood ones.

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.

*Next Generation Ultimate Double
Hung Windows in Stone White*

















SUMMARY

COA 18-05

322 E. Kirkwood Avenue: Kirkwood Manor Local Historic District
Petitioner: Doug Bruce, on behalf of The Ellis Company, LP

No attribute data found



Background: The Kirkwood Manor is located on the southwest corner of E. Kirkwood and S. Grant and was constructed c. 1899. The building was listed in the 2001 IHSSI Interim Report as “notable” but is not included in the 2015 IHSSI update. The building is in good condition and retains a high degree of historic integrity. The property is located in the University Village Overlay and is zoned CD-Commercial Downtown.

Request: Replacement of two non-original windows on the North façade of the building with more period accurate windows. Installation of a custom window in the North West fable to period fit the original window opening. Installation of a custom window in the North East gable that will fit the existing opening.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Windows

- Recommended
 - Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g. double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.
 - Replacing in kind an entire window that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. If using the same kind of material is not feasible, then a compatible substitute material may be considered. Using low-e glass with the least visible tint in new or replacement windows.
 - Replacing incompatible, non-historic windows with new windows that are compatible with the historic character of the building; or reinstating windows in openings that have been filled in.
 - Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, materials, and colors of the historic building.
- Not Recommended
 - Removing a character-defining windows that is unrepairable or is not needed for the new use and blocking up the opening, or replacing it with a new window that does not match.
 - Using substitute material for the replacement that does not convey the same appearance of het surviving components of the windows or that is physically incompatible.
 - Creating an inaccurate appearance because the replacement for the missing window is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building.
 - Installing replacement windows made from other materials that are not the same as the material of the original windows if they would have a noticeable different appearance from the remaining historic windows.

Recommendations: Staff recommends approving the project as proposed. The replacement windows will be a more compatible design to what was originally installed on the house and the windows will fit the existing openings in the gables and on the front façade, so none of the historic fabric of the house will be affected.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JAN 31 2018
BY: BKE

Case Number: COA 18-65

Date Filed: January 31, 2018

Scheduled for Hearing: February 8, 2018

Address of Historic Property: 322 East Kirkwood Ave.

Petitioner's Name: Steve Ellis

Petitioner's Address: 502 East Woodridge Dr Bgtn IN 47408

Phone Number/e-mail: 812-340-0590 steve@theelliscompany.com

Owner's Name: The Ellis Company LP

Owner's Address: 502 East Woodridge Dr Bgtn IN 47408

Phone Number/e-mail: 812-340-0590 Steve@theelliscompany.com

Instructions to Petitioners

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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. 013-13450-00 Original Plat 113

2. A description of the nature of the proposed modifications or new construction:

Installation of a window unit in the North-west third floor gable masonry wall where there is currently wood infill in an original opening that shall remain.

Installation of a window unit in the vinyl sided North-east gable where an exhaust fan is installed.

The replacement of two non original windows in the north facing facade.

The north and west openings shall remain as the size that they exist. The east opening will be opened to fit the window as the exhaust fan is not sized for a window

The windows elsewhere in the majority of the building have all been replaced with storefront units in the mid-1990's and are not original.

No work is planned at this time to replace any other window units in the building except the three as noted on the plans.

3. A description of the materials used.

The windows will be Andersen 400 series windows. These are a fibrex exterior frame unit with a wood interior.

The units will be a double hung style, with simulated divided light in a diamond pattern to best match the units that once existed throughout the building.

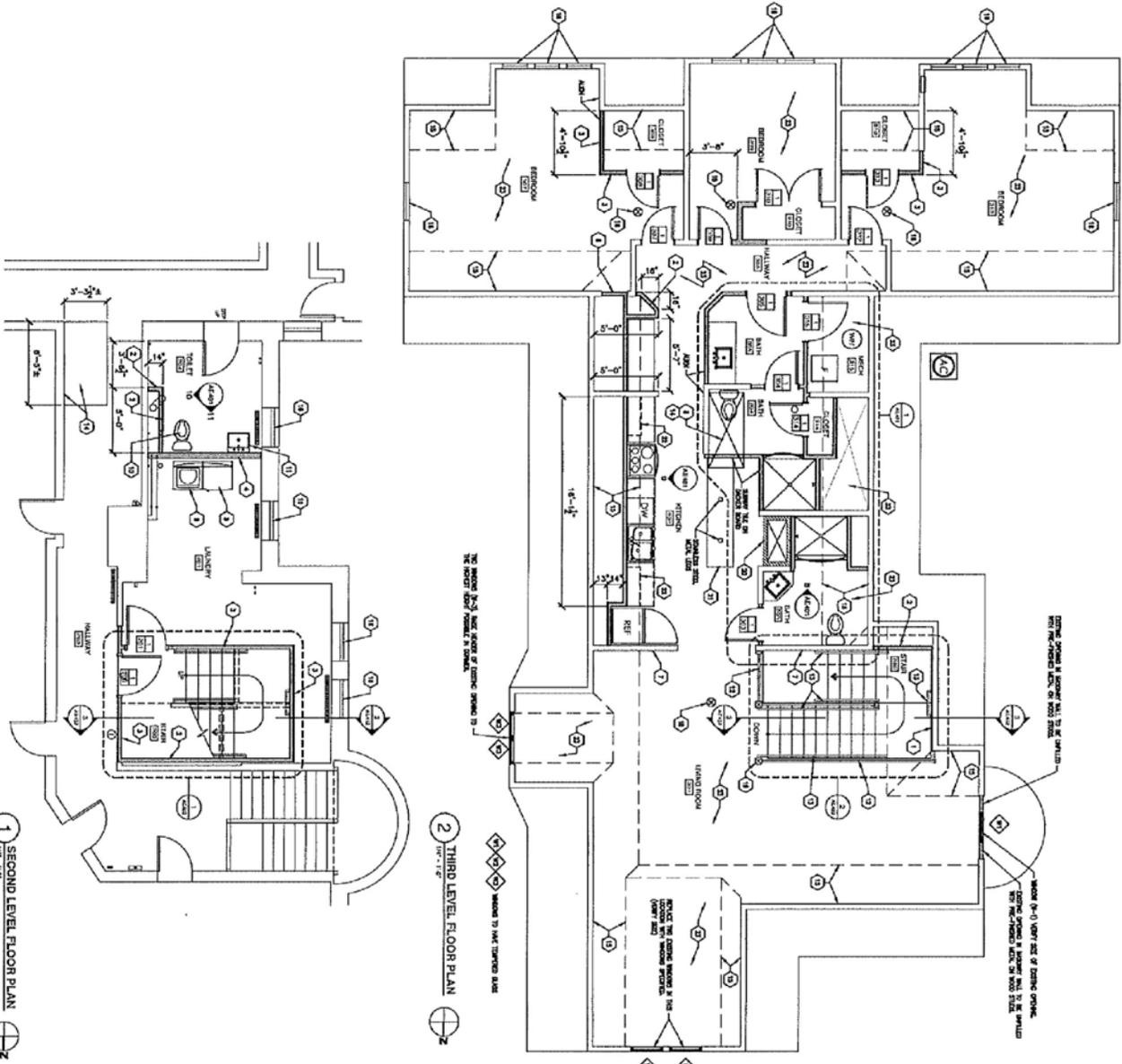
Info: <https://www.andersenwindows.com/windows-and-doors/windows/single-hung-and-double-hung-windows/400-series-woodwright-double-hung-window/#grilles>

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.



1 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

2 THIRD LEVEL FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN NOTES:

- 1) ALL ROOMS SHALL BE FINISHED WITH 1/2" GYP BOARD ON 2" X 4" JOISTS.
- 2) ALL WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD ON 2" X 4" JOISTS.
- 3) ALL FLOORS SHALL BE FINISHED WITH 1/2" GYP BOARD ON 2" X 4" JOISTS.
- 4) ALL CEILING SHALL BE FINISHED WITH 1/2" GYP BOARD ON 2" X 4" JOISTS.
- 5) ALL EXTERIOR WALLS SHALL BE FINISHED WITH 8" CMU BLOCK ON 4" X 4" POSTS.
- 6) ALL EXTERIOR ROOF SHALL BE FINISHED WITH 4" CMU BLOCK ON 4" X 4" POSTS.
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ALTERNATE NO. 1

- 1) ALL ROOMS SHALL BE FINISHED WITH 1/2" GYP BOARD ON 2" X 4" JOISTS.
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GENERAL FLOOR PLAN NOTES:

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- 11) ALL EXTERIOR ROOF SHALL BE FINISHED WITH 4" CMU BLOCK ON 4" X 4" POSTS.
- 12) ALL EXTERIOR ROOF SHALL BE FINISHED WITH 4" CMU BLOCK ON 4" X 4" POSTS.
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- 20) ALL EXTERIOR ROOF SHALL BE FINISHED WITH 4" CMU BLOCK ON 4" X 4" POSTS.

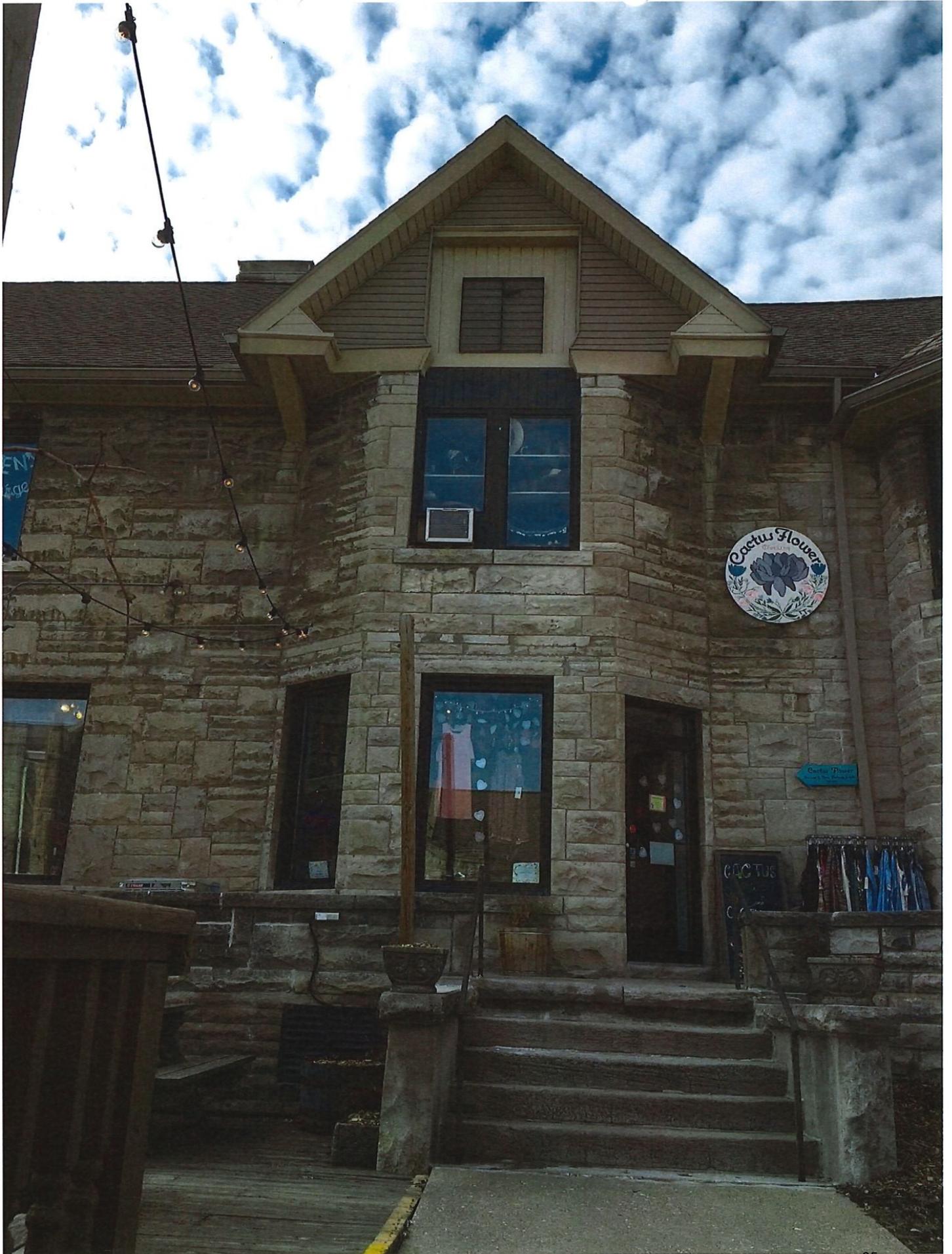
TABOR BRUCE ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN 47401
TELEPHONE (317) 332-6258 WEB: WWW.TABORBRUCE.COM

A RENOVATION FOR:
ELLIS KIRKWOOD AVE. APARTMENT
322 EAST KIRKWOOD AVENUE
BLOOMINGTON, INDIANA 47408



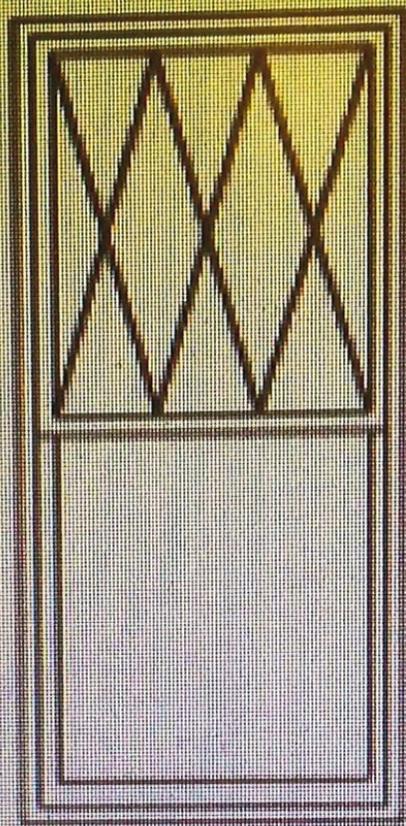
PROJECT NO. 2177
DATE: 01-20-10
DRAWN BY: G. HALL
CHECKED BY: G. HALL
SCALE: AS SHOWN
PROJECT: SECOND LEVEL & THIRD LEVEL FLOOR PLANS
AE101











Diamond (Top Sash
Only)