

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday February 22, 2018
5:00 P.M.
MINUTES**

I. CALL TO ORDER

Chairman Jeff Goldin called meeting to order at 5:00pm.

II. ROLL CALL

Commissioners

John Saunders
Doug Bruce
Leslie Abshier
Lee Sandweiss
Jeff Goldin

Advisory

Deb Hutton
Derek Richey

Staff

Rachel Ellenson
Alison Kimmel
Eric Sader
Philippa Guthrie
Jackie Scanlan

Guests

Brian Chelius
Zach Dwiell
Shania Dwiell
Scott Hannon
Wendy Rubin
Susan Ferentinos
Consuelo Lopez-Morillas
Enrique Merino
Ryan Strauser
Matt Ellenwood

III. APPROVAL OF MINUTES

A. February 8, 2018

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

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 18-06

408 W. Howe Street: Greater Prospect Hill

Petitioner: Zach and Shaina Dwiel

Installation of 21 solar panels on the South and North faces of the roof. The North roof face panels will be tilted 20° to the South.

Rachel Ellenson gave presentation. See packet for details.

Deb Hutton asked why panels were not going to be placed on the east and west sides of the north/south gables. **Zach Dwiel** stated that gable does not get enough consistent sun to be cost efficient. **Shaina Dwiel** stated there is a tree that covers a lot of the gable as well.

Leslie Abshier asked if the neighborhood is okay with this. **Jeff Goldin** stated they are.

Doug Bruce stated he always supports solar panels because it promotes sustainability without having an effect on the historic integrity of the house.

Leslie Abshier stated she agreed with Doug.

Shania Dwiel asked the commission how much flexibility they would have with not mounting flush, but with a 20 degree angle.

Leslie Abshier made a motion to approve **COA-18-06** as the petitioner requested. **John Saunders** seconded. **Motion carried 5/0/0.**

B. COA 18-07

409 E. Vernon Drive: Matlock Heights

Petitioner: Margaret Steiner

Installation of a roof mounted 15' AM/FM omnidirectional radio antenna system.

Rachel Ellenson stated she will be speaking on behalf of the petitioner, who is blind.

Rachel Ellenson gave presentation. See packet for details.

Jeff Goldin asked if this was presented to the neighborhood. **Deb Hutton** stated it was and they received a lot of comments. **Rachel Ellenson** stated they were mostly supportive. Some neighbors had concerns as to why anybody would need something like this, but they understood it was not in the purview to ask about use.

John Saunders commented he can understand why the petitioner would want this antenna system. She probably listens to a lot of AM and short wave radio.

Deb Hutton asked if the commission could approve with the contingency the system comes down after the ownership changes. The Commission did not act on this request.

Deb Hutton stated the petitioner does a lot of her PhD research through radio.

Doug Bruce stated he trusts the neighborhood and is okay with it as long as they are.

Leslie Abshier stated as long as the neighborhood is fine with it and it is removable in the future, she is supportive.

John Saunders made a motion to approve **COA-18-07**. **Lee Sandweiss** seconded. **Motion carried 5/0/0.**

C. COA 18-08

1315 E. 2nd Street: Elm Heights

Petitioner: Scott Hannon, on behalf of Wendy Rubin

Rehabilitation of secondary structure on the rear of the property which includes:

Replacement of overhead door, replacement of entry door, replacement of the 2 windows, wrapping the structure with vinyl siding, and replacing the concrete apron.

Rachel Ellenson gave presentation. See packet for details.

Doug Bruce asked if this was presented to the neighborhood. **Rachel Ellenson** stated that it was but she did not receive any feedback.

Leslie Abshier asked if it was original. **Rachel Ellenson** stated it is 1970's.

Jeff Goldin asked what the siding material is. **Scott Hannon** stated it is wood siding that is in bad need of repair.

Doug Bruce stated he is glad they are saving the structure and fixing it to match the house.

Derek Richey stated he is glad it is getting fixed rather than tearing it down.

Jeff Goldin stated he is not a fan of the vinyl, but not concerned enough to make a big deal of it.

John Saunders made a motion to approve **COA-18-08**. **Doug Bruce** seconded. **Motion carried 5/0/0.**

V. DEMOLITION DELAY

Staff Review

A. Demo Delay 18-02

927 N. Fairview Street

Petitioner: Jens Ksander

Partial demolition.

Rachel Ellenson gave presentation. See packet for details.

Commission Review

NONE

VI. NEW BUSINESS

A. National Register Nomination Review

Alfred C. Kinsey House, 1320 E. 1st Street

Petitioner: Susan Ferentinos, on behalf of Consuelo Lopez-Morillas and Enrique Merino

Susan Ferentinos commented we do have owner consent. This designation is sponsored by the National Parks Foundation.

Rachel Ellenson gave presentation. See packet for details.

John Saunders commented he thinks the designation is great.

Deb Hutton asked what the national designation entailed. **Rachel Ellenson** stated it is more of a prestigious title and gives the house more national exposure.

Doug Bruce commented he grew up about a block from the house. He has always loved this house and is glad this can happen with the grant and the owners' wishes.

Lee Sandweiss stated she is excited to see this happening.

Derek Richey stated he can't see any reason why the commission would say no.

Jeff Goldin stated he likes this designation because it also tells the story of the house, it doesn't only focus on the architecture and history.

Consuelo Lopez-Morillas commented they are only the second owners of the house.

Doug Bruce asked if the koi pond was still there. **Consuelo Lopez-Morillas** stated the structure of it is still there, but it is not a functioning pond.

John Saunders made a motion to support 1320 E 1st street moving to the National register. **Lee Sandweiss** seconded. **Motion carried 5/0/0.**

VII. COURTESY REVIEW

A. 121 Kirkwood Avenue, TMC Bloomington Kirkwood Condo Project

Derek Richey stated he is not a fan of the structure.

Jeff Goldin asked if there were any material changes. **Rachel Ellenson** stated all materials are the same as the first time the project came before the commission.

Leslie Abshier stated it looks much better with a story taken off the top. It looks better with the brick, but the glass at the top is not pleasing.

Jeff Goldin stated there is no conformity.

Deb Hutton stated it seems as if they looked down Kirkwood, rather than the courthouse square for design inspiration.

Doug Bruce stated there are some aspects of the building he likes, but he is not a fan of the glass either. The windows don't bother him. The glass facing the square is probably what bothers him the most.

Lee Sandweiss asked if the blade was structural. **Ryan Strauser**, the architect, stated the limestone in the middle is the backbone of the elevator shaft and stair tower. The glass going up the stair tower helps bring the vertical elements of the building out.

Ryan Strauser stated dropping down a level helped tie the building in to the rest of the area. The brick and the limestone seals are nods to the elements on other surrounding buildings.

Deb Hutton stated she appreciates the landscaping around the bottom to help soften the building. **Ryan Strauser** stated by doing so, they were able to add a couple of parking spots along Kirkwood as well.

Lee Sandweiss asked how many units will be in the building. **Ryan Strauser** stated there will be 16-18 units.

Rachel Ellenson asked why the façade was not aligned with the CVS building. **Ryan Strauser** stated according to the UDO you have to have some differentiation in the façade, therefore they treated the CVS building as part of that frontage, which is why they stepped it back.

Derek Richey stated he understands some of what they are doing is because of the UDO.

B. 408 E 6th Street

Rachel Ellenson gave presentation.

Deb Hutton asked if the width of the new structure was the same as the current box car books house. **Rachel Ellenson** stated it is the same, the schematic may just look larger. **Deb Hutton** stated the structures don't blend very well in her opinion.

Leslie Abshier asked if the commission had any say regarding the design of the back building. **Rachel Ellenson** stated it depends. If the front building is designated, then the commission will have purview over the design of the back building because they want to connect it. Until then, and unless it is connected to the front building, there is nothing the commission can say about the design of the back building.

Leslie Abshier asked if there was anything special about the boxcar books house to move forward with designation. **Derek Richey** commented he would be willing to research it.

Doug Bruce stated 6th street changed significantly after the University built the parking garage. He stated he is interested in what information can be found on the house.

Jeff Goldin stated there are still houses on the other side of the street that are all from the same era and give significant meaning to the area.

Deb Hutton asked if the plan was to attach the front building to the back building. **Matt Ellenwood** stated yes, the plan was to attach on the ground level.

Derek Richey asked if the plan for the proposed upper level was for apartments. **Matt Ellenwood** stated that was the plan. They hadn't hit the maximum density of the lot so they were seeing what was possible to do.

John Saunders stated he doesn't like any of it.

VIII. OLD BUSINESS

NONE

IX. COMMISSIONER COMMENTS

Derek Richey invited everyone to the BRI meeting at 6:30pm.

X. PUBLIC COMMENTS

NONE

XI. ANNOUNCEMENTS

Rachel Ellenson stated the Batman House is now locally designated. It went to council last night. She is still waiting on the BUEA grant funding. She reminded Commission of the state conference, as it would be a good opportunity that qualifies for continuing education. There are no new commission appointments yet. There is still a vacancy on the commission and two advisory positions open.

XII. ADJOURNMENT

Meeting was adjourned at 6:15pm.