

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, January 12, 2017 5:00 P.M.

AMENDED AGENDA

I. CALL TO ORDER

Meeting was called to order by Chairman, John Saunders at 5:01 pm.

II. ROLL CALL

Commissioners

Marjorie Hudgins

Jeannine Butler

Jeff Goldin

Lee Sandweiss

Marleen Newman

Sam DeSollar

Chris Sturbaum – arrived at 5:07 pm

John Saunders

Advisory

Duncan Campbell

Staff

Alison Kimmel – HAND

Doris Sims – HAND

Bethany Emenhiser – HAND

Philippa Guthrie – Legal

Guests

Nicholas Carder – Stansy & Horn IGP

Doug Bruce – Tabor/Bruce Architects

Tegan Baiocchi – GAI consultants

Anne Bono – Chamber of Commerce

Steve Wyatt - BRI

Christine Matheu – Matheu Architects

Logan Hunter – Alchemy Bar & Restaurant

Brian Chelius – Carmin Parker

Matt Ellenwood – Princess Theater
Mary Catherine Carmichael
Tariq Kahn
Dave Harstad
Eric Sandweiss
Jan Sorby
Marilyn Hartman

III. APPROVAL OF MINUTES

A. December 8, 2016

Jeff Goldin made a motion to approve minutes from December 8, 2016. **Sam DeSollar** seconded. **Motion carried 7/0/0 (Yes/No/Abstain)**

Public Comments on the Moose Lodge moved to the beginning of the meeting.

Doug Bruce explained he wanted to receive feedback from the commission and public for plans at 201 S. College Avenue.

Jeff Goldin asked if they would be the same footprint. **Doug Bruce** stated that would be ideal, but he thinks they should be stepped back.

Jeannine Butler asked if all additions would be apartments. **Doug Bruce** explained 2 levels would be commercial and the other 2 levels would be apartments.

Jeff Goldin asked if any changes were going to be made to the original building. **Doug Bruce** explained he wouldn't think so, possibly new windows.

Jeannine Butler asked **Bethany Emenhiser** if there was a designation of the building. **Bethany Emenhiser** stated it would come through as a demolition delay case. The building is not necessarily a popular style, but it is unique to Bloomington.

Sam DeSollar commented this building is going to require an incredibly sensitive design for the addition so that it does not over-power and relates to the building.

Chris Sturbaum stated he isn't sure the building is ready for anything on top of it, let's wait for a design and see.

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-16-77

510 S. Hawthorne Dr.: Elm Heights

Petitioner: Stephanie Biehn

Removal of two intrusive trees on either side of the house that have potential to impact the primary structure.

Bethany Emehiser gave presentation. See packet for details.

B. COA-16-78

1005 E. Hunter Ave.: Elm Heights
Petitioner: Robert and Jody Wintsch
Removal of two non-native trees.

Bethany Emehiser gave presentation. See packet for details.

C. COA-16-79

635 S. Woodlawn Ave.: Elm Heights
Petitioner: Max Kennerk- Jefferson Electric
Installation of 30 Panasonic HIT 325 flush mounted, matte finish solar panels on west roof pitch.

Bethany Emehiser gave presentation. See packet for details.

Commission Review

A. COA-17-01

925 E. University St.: Elm Heights
Petitioner: Matheu Architects

Request to add a second floor dormer to the front façade, replace front picture window with Marvin double-hung painted metal clad windows to match existing, and restore garage door with an overhead garage door.

Bethany Emehiser gave presentation. See packet for details.

Christine Matheu commented that the house has no specific type because it has characteristics of multiple styles. She stated that the picture window should be replaced by double hung windows since the rest of the windows are double hung. The dormer is made to add light and fresh air to the second floor. She stated that she did look into small dormers, but they did would not provide the light and airflow to the center of the second floor.

Chris Sturbaum asked if there is overhang on the dormer. **Christine Matheu** stated there is no overhang, it is aligned with the front stone wall.

Marjorie Hudgins asked if it was possible to put the dormer on the back of the house. **Christine Matheu** stated there is already one on the back of the house.

Lee Sandweiss asked what room is going to be upstairs where the dormer is. **Christine Matheu** said it has plans to be a study and possibly a room for a care-giver.

Marlene Newman asked if a shed dormer was considered. **Christine Matheu** explained the house would look odd from the side since there is already a shed dormer on the back of the house. **Marlene Newman** asked if the pitch of the dormer could be reduced. **Christine Matheu** stated it would be odd to not have the same pitch as the rest of the roof.

Sam DeSollar asked if the vent at the top is going to be whole-house fan. **Christine Matheu** stated there are already vents on the sides. Sam also suggested a shed dormer. **Sam DeSollar** asked what the new garage door would be. **Christine Matheu** stated it would be a paneled garage door.

Chris Sturbaum stated the dormer should be moved up and recessed to scale down the size. **Christine Matheu** stated that would create a 5 foot sill and create a window that the owners cannot look out of.

Marjorie Hudgins commented four windows on the dormer seems overwhelming.

Jeannine Butler commented there are multiple items to look at on this house. The door needs to be like the original. She does not like the casement windows, they take away from the house. She is not a fan of the dormer.

Jeff Goldin commented the dormer is overwhelming. He is okay with replacing the picture window and the replacement of the garage and front doors are okay with him.

Lee Sandweiss stated she was okay with the dormer, but does agree it should be set back.

Marlene Newman stated she would take the four panels off the top of the dormer.

Sam DeSollar stated this house is odd in the way that the Elm Heights guidelines were not specifically written for a home like this, therefore it is hard to apply them. He appreciates the architect trying to clean this house up.

Duncan Campbell commented he understands why the conversation has gone its path. The neighborhood guidelines need to be considered, not what the commission likes and doesn't like.

Chris Sturbaum commented he liked the flexibility of design this house offers.

Bethany Emenhiser suggested tabling this decision until the next meeting so the architect can re-design the drawing.

Mary Catherine-Carmichael stated she lives adjacent to this house and is in strong favor of adding a dormer. She knew the man who built the house well and he built it based on what he liked, not after a specific style of home, which is why the house looks the way it does. She is in favor of changing the front door, the picture window, and garage door. The changes will be improvements for the neighborhood. The house has always been out of place with the rest of the neighborhood.

Nicholas Carder commented the integrity of the commission is important to everyone. Adding additions to homes or replacing items because they are different is not a reason to change it. These homes are unique to Bloomington.

Marlene Newman commented changes can be made as long as they can be restored to their original state or removed.

Chris Sturbaum made a motion to table the decision until the next meeting. **Marjorie Hudgins** seconded. **Motion carried 7/1/0 (Yes/No/Abstain)**

B. COA-17-02

204 N. Walnut St. (Princess Theater): Courthouse Square

Petitioner: Logan Hunter

Request to remove existing awning, reinstall window grids, infill the existing doors on box office, install two wall mounted gas lanterns, and install theater curtains behind pilasters.

Bethany Emenhiser gave presentation. See packet for details.

Matt Ellenwood commented they met with BRI and walked through plans for the theater. He commented they are not proposing gas lanterns, they want to use an oil based lantern. They are waiting for the approval from the fire marshal. The building would have minimal signage and would be an upscale restaurant/bar. The front of the building would have no signage added. He commented they would like lighting to be added to the vestibule. Concrete would be poured to taper onto the sidewalk and a railing installed for outdoor seating; details would need to be finalized with planning.

Bethany Emenhiser commented the reason BRI is involved is because BRI has an easement on the façade.

Duncan Campbell commented that to his understanding BRI owned the front facade of the building. An agreement for plans would need to be made before anything was submitted to planning. He commented they would need to be advised from counsel.

Jeannine Butler commented she was confused why the commission is reviewing it if BRI owns it.

Philippa Guthrie commented BRI doesn't own it, they own rights to the façade.

Sam DeSollar commented to pay attention to what floor material is being used and be very careful when attaching anything to the terra cotta.

Jeff Goldin made a motion to table until next meeting. **Sam DeSollar** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

V. DEMOLITION DELAY

VI. NEW BUSINESS

A. BHPC 2017 Election of Officers

A nominating committee was put together. The committee consists of John Saunders, Marlene Newman, and Sam DeSollar.

B. Matlock Heights Conservation District vote results

The vote was tallied by Bethany Emenhiser and Philippa Guthrie. A majority was needed to oppose the elevation of the conservation district. 71% of property owners voted. 53 voted

“No” and 27 voted “Yes.” They needed 57 votes “No” to stay conservation. Matlock Heights will become full historic on February 20, 2017.

C. Local Historic Designation Public Hearing: 1033 S. Ballantine Rd.

Bethany Emenhiser gave presentation. See packet for details.

Eric Sandweiss commented the house should be seen as a prime example or model of the time period. He would like to see the integrity of the home kept.

Sam DeSollar asked how locally designating the house would protect the house overall.

Lee Sandweiss commented it has a double lot, it is on a dead end street, and it is a 20 minute walk from campus. It is prime real estate for the house to be replaced with something bigger for students.

Chris Sturbaum commented he is thrilled when people offer their homes for local designation. It allows people to enjoy it in the future.

Chris Sturbaum made a motion to recommend local historic designation of 1033 S. Ballantine Rd. to the Common Council and forward on the Staff report and map included in the packet. **Jeff Goldin** seconded. **Motion carried 7/0/0 (Yes/No/Abstain)**

D. Consulting Grant – 204 N. Walnut St. Princess Theater

Chris Sturbaum made a motion to approve consulting grant. **Jeff Goldin** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

VII. OLD BUSINESS

A. Historic Resurvey Bid Review

Steve Wyatt gave presentation. Steve spoke of BRI’s background and credentials. He explained the timeline and methodology of the project.

Marjorie Hudgins asked if Nancy Hiestand’s role would be paid or voluntary and how that would affect the budget. **Steve Wyatt** commented she offered to do it voluntarily but he thinks she needs to be paid for her work.

Chris Sturbaum asked what other people would be on foot working on the project. **Steve Wyatt** commented the majority of the work would be himself, with the help of Nancy Hiestand.

Jeannine Butler asked how Steve was going to have time to do the project when he has a full time job with BRI. **Steve Wyatt** explained he was employed part-time, therefore he has time in his schedule.

Sam DeSollar asked **Steve Wyatt** to explain his methodology. **Steve Wyatt** commented the methodology was fairly straight forward and “cookie-cutter” as long as there is knowledge of house characteristics and styles.

John Saunders asked how many homes would be looked at. **Steve Wyatt** stated he did not know for sure. The list submitted included county homes as well which was around 6,000 homes.

Tegan Baiocchi introduced herself as the project architectural historian for GAI and the Indiana liaison. She spoke of GAI’s background and credentials. Tegan explained GAI’s methodology including the fieldwork, desktop work, and timeline.

Jeff Goldin asked if she would visit each property live. **Tegan Baiocchi** explained she would not. A lot of the properties would have a preliminary assessment on desktop, some homes would require a windshield survey, and some would be on looked at on foot.

John Saunders asked if the time frame would be one year. **Tegan Baiocchi** stated yes.

Both parties for BRI and GAI left the room for public comments and deliberation.

Jan Sorby introduced herself as a board member of BRI. She stated her opinion why BRI would be the most qualified group to do the resurvey. She reiterated the idea that having a local group complete the resurvey would be beneficial because they are familiar with the properties.

Marilyn Hartman asked if property owners would be notified if the status of their property changes during the resurvey. She also wanted to thank the commission and contributing parties for their time already put in for this resurvey.

Brian Chelius also thanked the commission and contributing parties for their time.

Dave Harstad commented on the difference between the data collection and policy making part of the project. There has been a concern from the public about who we hire to do the project. Both parties are qualified, the low bid does matter as tax payers. He stated that for some reason people think that outsiders can do a better job than a local group can and he did not see that thought process for this project. He could not think of a better group than BRI to complete the project.

Jeannine and **Jeff Goldin** stated they were disappointed with both presentations. Each party seemed unprepared.

Chris Sturbaum stated he has confidence in Steve to complete the project thoroughly.

Lee Sandweiss stated she had always thought of BRI as a serious contender when reviewing the proposals.

Sam DeSollar stated he thinks both parties are qualified. They will both be looking at state mandated criteria, not creating it.

John Saunders stated he would prefer BRI.

Chris Sturbaum made a motion to approve BRI as the consultant. **Lee Sandweiss** seconded.
Motion carried 4/1/3 (Yes/No/Abstain)

VIII. COMMISSIONERS' COMMENTS

NONE

XI. PUBLIC COMMENTS

NONE

X. ANNOUNCEMENTS

NONE

XI. ADJOURNMENT

Meeting was adjourned by John Saunders at 7:37 pm.