

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday, March 9, 2017**

**5:00 P.M.**

**MINUTES**

**I. CALL TO ORDER**

Meeting was called to order by Vice Chairman, Jeff Goldin at 5:07pm.

**II. ROLL CALL**

**COMMISSIONERS**

Jeff Goldin

Lee Sandweiss

Jeannine Butler

Chris Sturbaum

Deb Hutton

**ADVISORY**

Marjorie Hudgins

**STAFF**

Doris Sims - HAND

Alison Kimmel- HAND

Bethany Emenhiser - HAND

Philippa Guthrie – LEGAL

**GUESTS**

Nicholas Carder

Abe Schultz

Jeff Mansfield

Logan Hunter

Sib Sheikh

Tariq Kahn

Matt Ellenwood

**III. APPROVAL OF MINUTES**

A. February 9, 2017

**Deb Hutton** made a motion to approve minutes from February 9, 2017. **Lee Sandweiss** seconded. **Motion carried 4/0/1 (Yes/No/Abstain).**

#### **IV. CERTIFICATES OF APPROPRIATENESS**

##### **Staff Review**

###### **A. COA-17-09**

416 E. 4<sup>th</sup> St.: Greater Restaurant Row

Petitioner: Sib Sheikh

Removal of non-original awning over front door. Temporary disassemble a portion of wood patio to access foundation for repair.

**Bethany Emenhiser gave presentation. See packet for details.**

###### **B. COA-17-11**

510 S. Hawthorne Dr.: Elm Heights

Petitioner: Stephanie Biehn and David Daleke

Removal of non-original window in kitchen and replace with a Marvin 6030 2W casement style window to match muntin pattern in the rest of the house. Replacement of metal basement windows with vinyl sun window slider windows similar to adjacent neighbors.

**Bethany Emenhiser gave presentation. See packet for details.**

##### **Commission Review**

###### **A. COA-17-10**

416 E. 4<sup>th</sup> St.: Greater Restaurant Row

Petitioner: Logan Hunter

Request to remove existing awning, infill the existing doors on box office, create a new ADA entrance in the box office, remove non-original tiles and pour concrete, and install two wall mounted gas lanterns.

**Bethany Emenhiser gave presentation. See packet for details.**

**Logan Hunter** commented he spoke with Tim Clapp, Bloomington Fire Department, and Tim was not comfortable with the oil burning lanterns, but was comfortable with the electric lanterns that will now be attached underneath the entry, rather than to the terra cotta.

**Chris Sturbaum** asked if a recreation of the marquis was ever an idea. **Matt Ellenwood** commented it would be an idea for the future due to the inside requiring so much work.

**Deb Hutton** asked for clarification of the tiles that would be removed. **Logan Hunter** explained it would be for an ADA ramp.

**Marjorie Hudgins** commented that she was excited for the project to happen.

**Jeannine Butler** stated that anything will be an improvement than what is there.

**Logan Hunter** stated their plans were to restore the lights that are at the top of the building and will shine down on Princess Theatre.

**Deb Hutton** made a motion to approve **COA-17-10**. **Chris Sturbaum** seconded. **Motion carried 5-0-0 (Yes/No/Abstain)**

#### **B. COA-17-12**

416 E. 4<sup>th</sup> St.: Greater Restaurant Row

Petitioner: Sib Sheikh

Request to remove the vinyl siding and repair existing wood siding. Removal of wood deck.

Construction of a wraparound porch and add two second story doors with a porch a Juliet style porch.

**Sib Sheikh** commented he was there last year for an approval, but it never materialized with that previous tenant, so they are trying again.

**Marjorie Hudgins** asked if the vinyl would remain or be removed because there was a discrepancy between the presentation and the packet. **Sib Sheikh** stated it would be removed and returned to the original wood siding.

**Chris Sturbaum** asked what sizes the balcony would be. **Matt Ellenwood** stated the one on the left would be about 6 ft. x 6 ft. and the one on the right would be a Juliet style balcony. **Chris Sturbaum** proposed turning the door with the Juliet balcony into a double hung window.

**Deb Hutton** asked if the balcony would stay recessed. **Sib Sheikh** commented it would. **Deb Hutton** also asked if the wood siding would need replaced or if it was in good enough condition to keep. **Sib Sheikh** stated the majority of it is in good condition, some pieces may need replaced.

**Jeff Goldin** asked the purpose of the covered porch. **Sib Sheikh** stated it would be for outdoor dining.

**Chris Sturbaum** commented it seemed as if the porch was missing a floor. **Sib Sheikh** stated they were planning on it being ground level.

**Majorie Hudgins** stated she liked the project

**Chris Sturbaum** asked if we could make the approval subject to changes the commission wants. **Bethany Emenhiser** stated it would need to be in the motion.

**Chris Sturbaum** made a motion to approve **COA-17-12** option B, while making the window on the right a double hung window to original size, a 32 inch door on approved porch with staff review.

**Deb Hutton** seconded. **Motion carried 5-0-0 (Yes/No/Abstain)**

**Bethany Emenhiser** gave presentation. See packet for details.

#### **C. COA-17-13**

912 W. Smith Ave.: Greater Prospect Hill

Petitioner: Jeffrey Mansfield and Amy Countryman  
Request to construct a carport with an attached enclosed space for workshop and storage. This is also a request to add solar panels to the south aspect of the carport roof.

**Bethany Emenhiser gave presentation. See packet for details.**

**Jeannine Butler** asked for clarification of the existing structures.

**Lee Sandweiss** asked if the carport was attached to the house. **Jeff Mansfield** stated it is not.

**Marjorie Hudgins** commented how much better the house looks now, since the last time it came to the HPC.

**Jeannine Butler** made a motion to approve **COA-17-13**. **Lee Sandweiss** seconded. **Motion carried 5-0-0. (Yes/No/Abstain)**

## **V. DEMOLITION DELAY**

### **Staff Review**

### **Commission Review**

#### **A. Demo Delay 17-02**

1400 N. Lincoln St.

Owner: Abram Schultz

Full demolition.

**Bethany Emenhiser gave presentation. See packet for details.**

**Abe Schultz** stated he bought the property 21 years ago with the intention of developing. He hopes that this is still a possibility.

**Marjorie Hudgins** asked how many people currently live in the building. **Abe Schultz** stated there are currently 4 students living there. The site plan has two buildings that would be built, which would double the number of occupants.

**Jeannine Butler** asked if Bethany had an update on the BRI survey regarding this property remaining notable or not. **Bethany Emenhiser** stated we would receive an update from BRI for 6 months. **Jeannine Butler** asked if there was originally a garage. **Abe Schultz** stated the basement area was unfinished when he purchased the property and there was a slope to the concrete which would lead him to believe there may have been a garage at one time.

**Chris Sturbaum** asked if the wall was concrete block. **Abe Schultz** commented it was painted white concrete block. In the front of the house it is limestone.

**Deb Hutton** asked if the house could be moved to the other half of the lot so the property could be subdivided. **Abe Schultz** stated it would not be worth the money.

**Jeff Goldin** stated it is a tough decision. The home is notable, but the trend is new development where it is located. He stated he thinks we should give back to those who invest in our community. He also understood staff's recommendation to take time and receive public comment.

**Lee Sandweiss** made a motion to **start formal review of property for recommendation for local historic designation. Jeannine Butler** seconded. **Motion carried 5-0-0.**

**B. Demo Delay 17-03**

408 E. Cottage Grove Ave.

Owner: Richard Wells

Full demolition of an accessory structure of the same era as primary structure.

**Bethany Emenhiser** gave presentation. **See packet for details.**

**Lee Sandweiss** asked if the limestone would be repurposed or if any structure would be rebuilt there.

**Bethany Emenhiser** stated it would not be rebuilt or repurposed.

**Jeannine Butler** stated she drove by and the door was open so she could see inside. Nothing was salvageable from the building.

**Deb Hutton** made a motion to **wave the demolition delay waiting period. Jeannine Butler** seconded.

**VI. NEW BUSINESS**

NONE

**VII. OLD BUSINESS**

**Bethany Emenhiser** gave an update regarding the speaker for Preservation Month. Friday, May 19<sup>th</sup>, the pastor from Reformed Presbyterian will be lecturing on the Covenanters. She asked for a volunteer from the commission to help with cemetery tours.

**VIII. COMMISSIONERS' COMMENTS**

**Chris Sturbaum** informed the commission about Duke Energy's proposed right of ways for the new electricity poles. He encouraged everyone to speak their opinion on this matter because they will also be cutting down a lot of trees.

**IX. PUBLIC COMMENTS**

201 S. College project review

**Matt Ellenwood** provided an update on the 201 S. College project. The commission seemed very enthusiastic and pleased about what was being planned.

#### **X. ANNOUNCEMENTS**

NONE

#### **XI. ADJOURNMENT**

Meeting was adjourned at 6:31pm.