BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, January 12, 2017
5:00 P.M.
AMENDED AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. December 8, 2016

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.

B. COA-16-78

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

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.

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.

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.

V. DEMOLITION DELAY

VI. NEW BUSINESS

A. BHPC 2017 Election of Officers

B. Matlock Heights Conservation District vote results
C. Local Historic Designation Public Hearing: 1033 S. Ballantine Rd.
D. Consulting Grant- 204 N. Walnut St. (Princess Theater)

VII. OLD BUSINESS

A. Historic Resurvey Bid Review

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. 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, January 26, 2017 at 5:00 p.m. in the McCloskey Room
Posted: January 5, 2017, 2016

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, December 8, 2016 5:00 P.M.
AGENDA
MINUTES

I. CALL TO ORDER

Meeting was called to order by Sam DeSollar at 5:03 pm.

II. ROLL CALL

Commissioners
Jeannine Butler
Jeff Goldin
Sam DeSollar
Marjorie Hudgins
Marleen Newman
Chris Sturbaum – arrived at 5:06 pm

Advisory
Duncan Campbell – left meeting at 5:31 pm.

Staff
Alison Kimmel – HAND
Bethany Emenhiser – HAND
Philippa Guthrie – Legal
Doris Sims – HAND
Jackie Scanlan – Planning & Transportation

Guests
Brian Chelius – Carmin Parker P.C.
Jeff Brawley – BMI Properties
Nick Carder – Stansy & Horn
Marilyn Hartman
Jenny Southern – Elm Heights Neighborhood Association

III. APPROVAL OF MINUTES

A. November 10, 2016

Marjorie Hudgins made a motion to approve minutes from November 10, 2016. **Jeannine Butler** seconded. **Motion carried 5-0-0 (Yes/No/Abstain)**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review
A. COA-16-73
719 W. 7th St.: Fairview Historic District
Petitioner: Catherine Spiaggia
Installation of new architectural Owens Corning "Duration" Estate Gray shingles.

Bethany Emenhiser gave presentation. See packet for details.

B. COA-16-74
700 N. Walnut St.
Petitioner: Randy Sherman
Installation of a 1 1/2" diameter black steel pipe railing attached to limestone and concrete step with steel plate.

Bethany Emenhiser gave presentation. See packet for details.

C. COA-16-76
301 N. Morton St. (Illinois Central Railroad Freight Depot)
Petitioner: CFC Properties
Installation of two 6"x16" aluminum signs for tenants on Southwest and South side doors.

Bethany Emenhiser gave presentation. See packet for details.

Commission Review
A. COA-16-75
1000 E. Atwater Ave.: Elm Heights
Petitioner: BMI Properties—Jeff Brawley
Retroactive request to remove an original window, move original door, and close up door opening with wood siding to match existing material.

Bethany Emenhiser gave presentation. See packet for details.

Jenny Southern stated the neighborhood is not in favor in removing original windows completely. There has been some thought, some neighbors may think it is easier to ask for forgiveness than permission. She stated that she didn't know if this was the case in this situation or if he truly didn't know that he was in a historic district. She questioned if the owner still had the historic window. **Bethany Emenhiser** commented that he does. **Jenny Southern** commented that her opinion, he could have switched the door and the window rather than taking out the window completely. If the commission wishes to approve the COA, the neighborhood would like the trim around the door and the porch to look as original as possible. She offered some other places on the property where the door may fit on the house and improve the exterior.

Jeff Brawley stated that he was not asking for forgiveness on this. The floor plans were submitted to the city and approved through the planning department. It was his mistake he did not review the permit after his contractor picked it up. He stated that the permit authorized internal remodeling only, no exterior work, although the plans that were submitted and approved had the exterior work on

them. He stated where the door was taken out, it does lead to a bedroom now. They would like to put original wood siding eventually on the house, which would let them trim out the door properly. He stated that he does not have the window. He thought that he did, but would be willing to purchase a window to duplicate the original.

Marjorie Hudgins asked if the new door lead to a bedroom **Jeff Brawley** stated that it now goes in to a living room.

Chris Sturbaum asked if the small window up on the gable could be duplicated and put on the wall of the front porch so it was no-longer a blank wall. **Bethany Emenhiser** commented that if a window was going to reproduce a window, it would be the one that was previously there.

Marjorie Hudgins commented that this situation would not be acceptable years ago. It was strictly frowned upon to add bedrooms. **Bethany Emenhiser** commented that a bedroom was not added, the floor plan was reconfigured. **Marjorie Hudgins** commented that even so, a bedroom was not permitted, a dining room could not be configured into a bedroom. **Jeff Brawley** commented that this was a boarding house that has 8 – 1 bedroom units, and it still has 8 – 1 bedroom units. No bedrooms were added, the floor plan was reconfigured.

Jeannine Butler commented that it seems more and more people are coming to commission for things that have already been done, and should not have been done. The commission is having to retroactively tell them to take it down, re-do it, or approve it, and it is bothersome.

Chris Sturbaum stated the commission might think about fining options. He understands how oversights happen, but we may want to start talking to the legal department about having a fine as a third option.

Jeff Goldin commented he is not thrilled about how the situation worked out. He would like to have a window put in the wall where the door was located, the porch could have a similar feel to what it was before.

Duncan Campbell commented that the door did not have to move, the wall could have easily been blocked off on the interior and look for a different place for a door. Another option would be to block the door off on the interior and place a door where the previous window is, which is not recommended under guidelines since it is a front façade. In terms of retroactive permission, it is unacceptable. The message needs to be sent that it is a violation. He is sorry that the owner didn't read the paperwork, the city did their job, and this is a fine-able mistake.

Marleen Newman asked why the floor plan needed changed if there were already 8 units in the building. **Jeff Brawley** commented the floor plan was not efficient the way it was set up. **Marleen Newman** commented she was going to ask the same question, why the floor plan needed changed if there were already 8 units in the building. **Jeff Brawley** commented the living room was a bedroom, which was 18x22 and left no common space. The entry way was 14x12 and a much better size for a bedroom, therefore he switched the rooms to enhance it and better it.

Sam DeSollar commented that he is terrified when he hears, people are wanting to ask for forgiveness rather than permission. The commission is there to uphold guidelines and preserve the historic fabric of the neighborhood. The building did do their job, it is an oversight on the owner. He would strongly encourage the commission to have the owner replicate an original window and install it on the porch.

Marjorie Hudgins reiterated that it was not acceptable to reconfigure a house. She agrees, this should not be permitted.

Jackie Scanlan commented that the work inside of the home was completely legal and approved through the planning department. **Chris Sturbaum** asked if it was a planning oversight not to say you need to go to the historic commission or just by turning down the exterior. **Jackie Scanlan** commented that just by turning down the exterior change. On the application it just stated a remodel along with multiple pages of what they were planning to do on the inside. Typically they would have contacted Bethany if she was aware of the exterior change.

Marleen Newman said that she is confused about the purview of the interior. She is aware the commission does not have purview of the interior, but with the plans that were approved by planning, the exterior needed to be taken in to account before they were approved.

Jeannine Butler made a motion to deny **COA-16-75** retroactive request. **Marjorie Hudgins** seconded. **Motion carried 4-2-0 (Yes/No/Abstain)**

V. DEMOLITION DELAY

VI. NEW BUSINESS

A. BHPC 2017 Schedule

Bethany Emenhiser stated that the new calendar in the packet has the HPC meetings on the 2nd and 4th Thursdays of each month.

Jeff Goldin made a motion to approve the BHPC 2017 Schedule. **Marjorie Hudgins** seconded. **Motion carried 6-0-0 (Yes/No/Abstain)**

B. Historic Resurvey Bid Review

Bethany Emenhiser stated she did not have any graphics, therefore she will be reading and talking through the memo. There were four bids opened at the November 10, 2016 meeting. The evaluation criteria listed on 20A in the packet is how the RFPs were reviewed.
The first bid opened was BRI. Bloomington Restorations, Inc. ("BRI") is the "historic preservation not-for-profit serving Bloomington and Monroe County." BRI has Steve Wyatt as the staff person heading up their project. He meets the 36 CFR 61 criteria for a qualified professional. He will be assisted by an assistant to help with the data sorting. BRI's methodology includes: creating an Excel database of surveyed properties; completing site visits; systematically surveying sites that require resurvey complete with new survey cards; and analysis of sites for National Register of Historic Places eligibility. They submitted three references including: a Historic Sites and Structures Survey of Matlock Heights, Bloomington, IN; Historic Sites and Structures Survey of Bryan Park, Bloomington, IN; and the 2016 Bloomington Tour of Historic Homes. Their timeline includes about six weeks creating the database, followed by six months of site visits and editing, and additional research in the final months. Their total cost is $28,900. Staffing will be 1,400 hours at $28,000, $500 for mileage, $300 for cellular data, and $100 for office supplies.

The second bid was for GAI Consultants Inc. in Indianapolis, Indiana. GAI Consultants, Inc. ("GAI") is a "multi-discipline engineering and environmental consulting firm with over 60 years of experience serving clients in the energy, transportation, real estate, water, municipal, government, healthcare, and industrial markets throughout the United States." GAI has Tegan D. Baiocchi, M.S. as the staff

person heading up their project. She meets the 36 CFR 61 criteria for a qualified professional. She will be assisted by Amanda Stander, AICP and Amanada J. Wasielewski, M.S.GAI's methodology includes a desktop review, windshield survey, updating the survey forms, and updating the City of Bloomington Structures Inventory database. They submitted three references: Wilkinsburg Historic District Survey and National Register Nomination, Wilkinsburg, PA; Murray Hill Neighborhood Phase II Historic Resource Survey, Jacksonville, FL; and Lake Helen Preservation Planning, Lake Helen, FL. Their timeline includes submissions at the meeting/presentation checkpoints at 6 months, 9 months and 1 year. They further broke down their methodology into tasks: $140.00 for Project Management; $10,555 for the Desktop Review; $8,335 for the Fieldwork; $5,202 for the Inventory; and $1,950 for the Presentations. Their total cost is $41,012.

The next submission was from Gray & Pape Inc. from Cincinnati, Ohio. Gray & Pape is a "professional consulting firm specializing in full-service Heritage Management and historic preservation services." Gray & Pape has Brandon McCuin as the staff person heading up their project. She meets the 36 CFR 61 criteria for a qualified professional. He will be assisted by Jennifer M. Burden, Danielle Kauffmann, and Eric Edelbrock. Gray & Pape's methodology includes initial research and organization, field survey while resurveying sites, and creating the project deliverables and database. They submitted three references: the City of North Adams and the Massachusetts Historical Society, MA; Town of Yarmoth and the Massachusetts Society, MA; and the City of Carmel, IN. Their timeline includes submissions at the meeting/presentation checkpoints at 6 months, 9 months and 1 year. They further broke down their methodology into tasks: $3,620 for administration and meetings, $18,900 for fieldwork and research, and $17,180 for inventory and project completion. Their total cost is $39,700.

Johnson, Mirmiran & Thompson, Inc. ("JMT") is a "100% employee-owned, multi-disciplined consulting firm providing natural/cultural resources, engineering, planning, architectural, GIS, surveying, construction management/inspection and related services." JMT has Mary Alfson Tinsman as the staff person heading up their project. She meets the 36 CFR 61 criteria for a qualified professional. She will be assisted by Sara McLaughlin and Christine Leggio. JMT's methodology includes a review of the existing data, survey of surveyed properties for accuracy, correct database, and an Excel spreadsheet will be created from the resurvey. They submitted four references: Architectural Survey of Threated Significant Cultural Resources, Calvert County Public Works Department, MD; Violet Bank Historic District National Register nomination, Colonial Heights, VA; Historic Context and Preservation Design Guidelines Update, Cumberland, MD; and Arcade Mill Village Historic District Survey, Rock Hill, SC. Their timeline includes submissions at the meeting/presentation checkpoints at 6 months, 9 months and 1 year. Their total cost is $49,420.16.

The top recommendation from the subcommittee is BRI, because they can provide invaluable local knowledge, had an impeccable reference, exhibited similar projects, and the cost was comfortable in relationship to the scope of work. While they are our top pick, we also had concerns that this project may be too big for their organization, that their proposal was a bit thin in comparison to the other bids, the methodology did not seem fleshed out well, and that the assistant should have some knowledge or experience of historic preservation and survey work.

Our second choice is GAI, because they have great qualifications and experience, their bid was complete and thorough, they had great references, and similar projects. However, there is a concern about the learning curve to our local climate, the cost was higher due to more overhead associated with travel, and they appeared to not include enough fieldwork time.

The other two bids were eliminated due to lacking in or more areas laid out in the criteria. Gray & Pape, while experienced and qualified, was eliminated because the proposal did not fulfill the basic requirements laid out in the RFP. There was a concern with the methodology, and they had a poor reference regarding cost and timeframe.

JMT, while qualified, was eliminated due to lack of similar projects, no Indiana or even regional projects in the scope, the number of properties was off by quite a lot, and the cost seemed exorbitant. **Chris Sturbaum** asked if BRI's assistant was named. **Bethany Emenhiser** stated that he/she was not named and would not be a qualified professional and will be doing clerical work only. She pointed out that it was preferred that the assistant have experience in historic preservation or a related field.

Jeff Goldin asked what it was specifically about BRI's methodology did the subcommittee object to. **Bethany Emenhiser** stated that BRI met the basic requirements. The summary was lacking a timeline of the updates or what would be completed at each checkpoint. **Jeff Goldin** also mentioned that there was no complete timeline of how it would take to complete the project. **Chris Sturbaum** asked if a timeline was asked for. **Bethany Emenhiser** stated that it was asked to include methodology and it was spelled out that there would be checkpoints at the 6 month, 9 month, and 1 year mark. **Chris Sturbaum** commented that the checkpoints were a condition of the job, so they understand it will take place. **Bethany Emenhiser** stated follow up questions were asked, but she felt the additional information was still lacking detail. She stated that the timeline given felt pieced from the RFP.

Marjorie Hudgins asked if BRI has done anything of this scale before, and what qualifies Steve Wyatt to supervise this project. **Bethany Emenhiser** commented that BRI has lead two survey projects in Bloomington because they only cover Monroe County. The Bryan Park survey was about 700 homes and was the largest project they have done. Steve qualifies because he meets the qualifications. **Marjorie Hudgins** asked what the qualifications were. **Bethany Emenhiser** stated that the qualifications included a degree in history, architectural history, historic preservation, or architecture. **Marjorie Hudgins** asked what his degree was and where from. **Bethany Emenhiser** stated it was a Bachelor's degree in history from Indiana University, along with 22 years of historic preservation work. **Marjorie Hudgins** asked if he had made any scholarly contributions. **Bethany Emenhiser** commented it is unknown because there was no resume submitted.

Sam DeSollar asked if GAI was the organization that had the reference of running out of budget. **Bethany Emenhiser** commented it was Gray & Pape Inc.

Marjorie Hudgins commented the way these were handled it was destined to be BRI and she is very uncomfortable with the situation. She stated she was told the first meeting did not have a proper notice, the second meeting people in the audience were not allowed to ask any questions even though Duncan Campbell was a participant in the audience and was allowed to ask questions. She reiterated that she is very uncomfortable with the way the meetings were run, as were the people who attended those meetings. **Sam DeSollar** asked if she was speaking of the subcommittee meetings. **Marjorie Hudgins** commented yes, those are the meetings she is speaking of. The second point she wanted to make was she is not comfortable giving the project to BRI. There is too much overlap with advisors on the Historic Preservation Commission.

Jeannine Butler commented she would like to be able to say BRI was the answer for us, but she is unable to state that. She felt BRI's submission was very short, which made her feel like BRI assumed they automatically deserved the job, or didn't want to take the time to sell their organization. She read GAI again and liked the fact they are going to check in with us at the 6 month, 9 month, and 1 year

checkpoints, which was not found in BRI's report. GAI is more expensive, but they are going to spend more time, and time needs to be paid for. On BRI's budget, it is not detailed when compared to GAI's regarding what the breakdown is. She stated she was disappointed overall in BRI's proposal and would not recommend BRI to complete the project.

Chris Sturbaum stated that he was on the opposite end of what Jeannine said. He was in favor of Bloomington Restorations Inc. They are local, a non-profit, and their entire mission is to preserve and promote preservation in the city of Bloomington. BRI has a long track record of their commitment of historic preservation in Bloomington. He stated if we went with BRI, we would be supporting a non-profit and receiving a professional view that is needed with a deep background of what the city is like, the significance of these surveys, and does not feel the other groups would catch on to the city's background as fast.

Jeff Goldin stated that he agrees with Chris Sturbaum. He stated, as an appraiser it is important to have knowledge of the area that the properties are in. He liked that BRI is concentrating much more on fieldwork compared to GAI.

Marleen Newman asked how Steve with BRI was going to supervise two jobs at once. She stated her concern that he was very thinly staffed with the project. On the other hand, she did agree that she liked the field work with BRI compared to GAI's desktop work. **Bethany Emenhiser** commented that GAI had submitted about three weeks of field work in their proposal. **Marleen Newman** commented she was concerned that unqualified people would be doing the fieldwork for GAI's windshield survey. There was a previous survey that involved two unqualified high school students doing the windshield survey and ended up with bad results. **Bethany Emenhiser** then stated GAI included the two people who would be doing the windshield survey and it would not be two random people. Amanda, the junior architectural historian, will be doing most of the office work. Tegan, the senior architectural historian, will be doing most of the field work.

Sam DeSollar stated that he was on the subcommittee. Based on the two meetings, BRI was his 3rd choice. As follow-ups and further discussions happened, especially references, he was swayed towards BRI. He stated he was concerned with BRI being too loose about how they do things, but other national firms were discounted due to not having the knowledge of the area and not having any experience with the same types of projects. In the end, he was in favor of BRI. He still had concerns with BRI, therefore, he wanted GAI as a second option. He stated that he understood the concern with having advisors overlap with BRI. Now would be the time to speak up if there were any conflicts of interest. **Philippa Guthrie** commented that Duncan Campbell had left the meeting. She spoke with Duncan Campbell and Derek Richey and they both agreed they should not be at the meeting during this discussion. **Jeff Goldin** commented Duncan recused himself from the subcommittee as soon as he found out BRI submitted a proposal. **Philippa Guthrie** stated she was at the second subcommittee meeting. Duncan Campbell was there, but stated he was there only to observe. He did make one comment at the end of the meeting regarding the process for drafting the report, and asked that the report be very detailed findings so the commission would know what they were speaking of. It was a procedural comment and nothing more.

Brian Chelius introduced himself. He is an attorney with Carmin Parker and represents many clients who are concerned with the historic survey process. He stated, I think we need to remember how we got here and got to this point. At the city council meetings on March 23rd, March 30th, April 6th, and May 4th Arguments were made regarding the contributing properties and what the scope of our survey for demolition delay should be. On one side is the chamber of commerce, the board of realtors, property owners, businessmen, and real estate developers. They advocated for use of the 2001 city

interim report as amended in 2007. The 2001 report contains 2,556 properties; with 1,780 contributing properties, which is about 70%. In contrast to the SHAARD which had 6,204 properties, with 5,677 contributing, which is about 92%. Their argument that the possibility of a 3-4 month delay or longer if local designation is recommended to the city council, it would detrimentally effect the city's development if applied to such a wide scope of properties, as the SHAARD would do. On the other side of the debate at the city council meetings, you have historic preservationists, like Mr. Sturbaum, Mr. Campbell, Jan Sorby, and Indiana landmarks that argued for the use of the SHAARD and to update it to include properties that were left off, which were described as mistakes. The city council, ultimately chose a middle ground, the administration brokered a compromise; a survey of all the properties in Bloomington to determine whether they are truly historic or subject to demolition delay. This resurvey was supposed to be a compromise between the concerns of historic preservationists and the concerns of property owners, businessmen, and developers. This was not meant to be a mandate for historic preservationists, however, what we have here is this recommendation for BRI. BRI wanted to keep the SHAARD. Their leadership advocated for as wide a scope for demolition delay as possible at the city council meetings. As you know, the president of BRI and one of its directors are advisory members on this commission. They don't have a vote, but they are still on the commission and very influential. Mr. Campbell was initially on the subcommittee, where he would be screening his own company's bids. He did a very classy thing by recusing himself, however, I do not believe that was enough. BRI still has major conflicts of interest. I support the integrity of the process and all of the good things this historic preservation commission has done, and continues to do, but the approval of the SHAARD and the inclusion of as many properties as possible in demolition delay wasn't meant to be a foregone conclusion and by choosing BRI you make it one. This survey was a compromise for historic preservationists and property owners, it wasn't a mandate for historic preservationists. To that effect, I would ask you to choose an impartial surveyor, who will have no trouble being objective and who will critique each designation and not just rubber stamp them and add to the list. I urge you to award this survey contract to GAI.

Marilyn Hartman introduced herself. She is a lawyer who has lived on the west side of town for 37 years. Her property was included in the survey and was contributing. She stated, she would like us to think how public perception of an agency's or commission's decision is critical to that body's credibility. It is not just simply sufficient to eliminate any kind of uncertainty over possible conflicts of interest. There is a term that is used frequently, and I am sure Philippa knows it; it is called the appearance of impropriety. When you get into something and it appears that something is not quite right it casts a question or disparagement on the body that is making decisions. There was a well-intended decision by the HPC when you adopted the SHAARD last year because you were looking at this. It turned into a lengthy controversy because there were properties that were included that probably didn't have any historic significance, along with properties that were important and not included on the survey. I attended the public meetings, and supported the resurvey. I listened to the remarks of BRI and their purpose is to purchase and resell the properties. BRI is in the business of looking at historic properties, identifying them, purchasing them, and then turning around and selling them. This preserves historic character, but it is difficult to think BRI will maintain objectivity when they are in the course of doing their work. The memo the subcommittee put together was looked over and nobody questions if GAI will have the personnel to complete the project. With the help of the corporation counsel, they can fine tune the people you want completing the project and making sure the job you want done, gets done. There was a concern about funding, of course it is always a concern of city council members, but you get what you pay for. Funds in the budget can be found to help address the costs, along with counsel to help negotiate the contract. Nancy Heistand was spoken of very highly earlier, as a reference for BRI. Although she did give BRI an excellent review, she did not look at the other proposals and if she had, she may have had a different opinion. When looking at this as a public body, you want to make sure there is not going to be questions raised about the choice

of the commission. Don't make a decision that could call in to question the integrity of the group. With that, it is suggested the commission accepts GAI's proposal.

Bethany Emenhiser read the letter from the chamber addressed to HPC. It read, the chamber would like to express our concerns about the process associated with the selection of a private vendor to evaluate the properties included in the SHAARD for demolition delay. The chamber is supportive of contracting an outside vendor to evaluate the properties on the SHAARD. However, the chamber has concerns with the appearance of conflicts of interest regarding elements of the bid process. Our concerns and those expressed to us by some of members are with the potential selection of BRI as the vendor of this contract for the following reasons: Two individuals on BRI's board of directors spoke out at the city council meetings against making any changes to the survey, which could influence the outcome of the contract results. BRI's board of director's president submitted the bid and is also a member of the HPC. Duncan Campbell is an advisory member of the HPC and also serves on the BRI's board of directors. Individuals who attended the city council meetings discussing this issue would be aware of the cost estimate the city gave that they would budget for a consultant to conduct this work, influencing the bid amount from BRI. Although these individuals are members of the HPC and do not vote, there is concern over a conflict of interest with their involvement.
Respectively, Ann Bono. Director of Advocacy and Public Policy.

Jeannine Butler commented she may have voted BRI if they bothered to put more together, but compared to the others, it looks as if no effort was put in to their proposal and it is incomplete. She stated she agrees with the resurvey, but wants an impartial survey.

Chris Sturbaum commented the mistakes in the original SHAARD demonstrate how people come in from the outside and miss details and facts. He stated he still finds areas within the city that surprise him, even when being here for so long. On the ground, the city can be very charming, and that is something you will not experience through a windshield or desktop. It takes long-term experience with the community. Their job is to find errors. The survey is to simply designate properties that could have historic significance now and in the future. A local group would catch the errors better than any other outside organization. Bringing in an outside organization will only bring different mistakes, if not the same mistakes made on the last survey. He suggested BRI for the reasons that they are familiar with the community, it supports a local group, and they are $10,000 less. **Jeannine Butler** commented sometimes you get what you pay for. **Chris Sturbaum** stated, yes, like the last survey we paid for. He asked who paid for the previous survey. **Bethany Emenhiser** commented the state paid for it.

Jeff Goldin stated that he is not concerned with the appearance of impropriety. The letter from the chamber has a couple of statements that are not true. The two members of HPC that have relations with BRI have recused themselves from this process. What he is concerned with is if BRI can handle the scale of the project. On the other hand, impartial, doesn't mean experienced, impartial doesn't mean they will do any better than what has been done before. He stated he is still leaning towards BRI based on experience and familiarity of the community.

Marleen Newman asked Marilyn Hartman and Brian Chelius who they represented. They both decided to keep their clients confidential. **Marleen Newman** stated the freedom of speech allows people to speak openly in public meetings and is disgusted and horrified people made the comment telling people not to speak at these council meetings openly. Speaking to the lawyers in this room, she stated, all of the commercial groups you have mentioned today, those who are not in this room, all have voices of their own and you do not represent them, which should be taken into account by

the commission. The chamber's letter had errors in it that need to be addressed. HPC is not biased and it is unfortunate the commission is receiving these comments.

Sam DeSollar stated Derek Richey and Duncan Campbell have done nothing to try to sway any of the HPC members. His understanding was that the people who spoke out against resurvey from BRI are board members. **Marleen Newman** asked if the board members speaking out at the council meeting was any different than those who have spoken today. **Philippa Guthrie** asked for clarification whether or not Marleen was speaking of when BRI spoke of not wanting to redo the SHAARD at the city council meeting. Philippa explained, what she thinks that comment intended to mean is BRI thought the SHAARD with the larger group included was fine. Therefore, if you give them the bid, it may be they will be biased towards naming all of these things as historic. **Marleen Newman** commented the important part of that, is "may be." **Philippa Guthrie** stated, this is true, but it is the appearance of a conflict. **Sam DeSollar** commented there is a difference in the people on the board of BRI and the people on the ground of BRI.

Chris Sturbaum commented time has gone by since the last survey and there are houses that now qualify age-wise. There are certain criteria that are not going to change. Time has gone by, aging houses are going to be on the survey.

Sam DeSollar stated he is disturbed this commission is being tarred. He hasn't had any interactions with BRI. He has had interaction with Derek and Duncan, and has found them to be very professional.

Marleen Newman stated, if travel and hotel cost is taken out of the proposals for the non-local groups, the cost is nearly the same. Therefore, the statement "you get what you pay for" is not pertinent.

Bethany Emenhiser stated the BRI bid did not have a price breakdown. The follow-up included 1400 hours at $20/hr, clerical work at $10/hr and Steve Wyatt would be paid at $24/hr.

Marleen Newman stated BRI is a nonprofit, therefore, some of the aspersions that were cast are not relevant. They are not purchasing these houses to benefit themselves, they are benefiting the public. **Chris Sturbaum** commented they are creating affordable housing for the community. **Sam DeSollar** Made the point they are attempting to make as many of these houses historic, which is not something this commission wants. It will only add to the houses this commission has to review. He asked, where is the commission going to get the most out of its money and where are we going to get a survey that gives us the least amount of errors. **Chris Sturbaum** commented, for us to come back with a survey that has a different group of out-of-towners making mistakes, the commission will look even more ridiculous.

Bethany Emenhiser stated there are pros and cons to both bids. One group has local knowledge but has never done anything to this scale. The other group has no local knowledge, but is familiar with completing surveys of this size and has qualified professionals. This is the reason both were recommended.

Jeff Goldin commented a part of historic designation is not only architecture itself, but its context as well. That is something someone from out of town may not pick up on.

Doris Sims introduced Philippa Guthrie as the new HPC staff attorney. **Philippa Guthrie** stated she wanted to give procedural guidance. She suggested putting it to a vote, it looks as if it might end up in a tie, so they could consider tableingit until the next meeting.

Chris Sturbaum made a motion to vote BRI as the surveyor of the new SHAARD. **Marleen Newman** asked if it could be tabled until the next meeting. **Philippa Guthrie** stated it could be tabled. There was no second for this motion on the table.

Jeff Goldin made the motion to table the vote until the next meeting. **Marleen Newman** seconded. **Motion carried 6-0-0 (Yes/No/Abstain)**

Jeff Goldin commented we may be able to get more feedback from BRI. **Jeannine Butler** stated if we ask BRI for more feedback, we have to ask GAI to be fair. If one group is asked, they all need to be asked. **Sam DeSollar** stated if any commission members have questions for the groups, email them to Bethany Emenhiser. **Bethany Emenhiser** stated we did not discuss JMT or Gray and Pape. She asked if the commission was fine with notifying them we had written them off. **Doris Sims** stated a motion should be made to move forward with only BRI and GAI.

Chris Sturbaum made a motion to table the vote until the next meeting and move forward only with BRI and GAI with follow-up questions or discussion. **Jeannine Butler** seconded. **Motion carried 6-0-0 (Yes/No/Abstain)**

Philippa Guthrie made the suggestion to invite the contending parties to the next HPC meeting.

This suggestion also lead to the idea of allowing both parties to give a 5-10 minute presentation, allowing 15 minutes for questions following the presentation. If any other HPC members have questions, send them to Bethany Emenhiser in advance.

VII. OLD BUSINESS

NONE

VIII. COMMISSIONERS' COMMENTS

NONE

IX. PUBLIC COMMENTS

NONE

X. ANNOUNCEMENTS

NONE

XI. ADJOURNMENT

Meeting was adjourned by Sam DeSollar at 6:40 pm

STAFF ISSUED PERMITS REPORT **January 12, 2017**

Certificates of Appropriateness: Staff Review

A. COA-16-77
510 S. Hawthorne Dr.: Elm Heights
Petitioner: Stephanie Biehn
Notable, c. 1920, Colonial revival
Removal of two intrusive trees on either side of the house that have potential to impact the primary structure.

B. COA-16-78
1005 E. Hunter Ave.: Elm Heights
Petitioner: Robert and Jody Wintsch
Contributing, c. 1926, Dormer front bungalow
Removal of two non-native trees.

C. COA-16-79
635 S. Woodlawn Ave.: Elm Heights
Petitioner: Max Kennerk- Jefferson Electric
Contributing, c. 1925, Colonial revival
Installation of 30 Panasonic HIT 325 flush mounted, matte finish solar panels on west roof pitch.

SUMMARY

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, install a new front door and restore garage door with an overhead garage door.

COA-17-01

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

Contributing **105-055-51264** **House;** Ranch, c. 1950

Background

This is a c. 1950, slightly altered Ranch house in good condition. It is zoned Residential Core (RC) and is a signle family home. This property had the garage entrance changed under COA-38-15.The property is located in the Elm Heights historic district.

Request

This is a 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, install a new front door and restore garage door with an overhead garage door.

Applicable Design Guidelines or Standards Sections

Secretary of Interior 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 a property shall be avoided."

Standard 5: "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved."

Standard 9: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Elm Heights Historic District Design Guidelines:

-Section 4.5 Windows and Doors

II. Restoration, replacement, or **installation of new windows or doors** and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.

• Replace missing elements based on accurate documentation of the original.

• **Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.**

• New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.

•**Inappropriate treatments of windows and doors**, particularly in the primary facades, 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 steel replacement doors

d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.

• Install shutters only when they are appropriate to the building style and are supported by evidence of previous existence. Proportion the shutters so they give the appearance of being able to cover the window openings, even though they may be fixed in place.

• Install awnings of canvas or another compatible material. Fiberglass or plastic should generally be avoided; however, metal may be appropriate on some later-era homes.

-Section 5.1: Additions and New Construction

II. Construction of additions.

• **Locate additions so as not to obscure the primary facade of the historic building.**
• Retain significant building elements and site features, and minimize the loss of historic materials and details.
• **Size and scale of additions should not visually overpower the historic building or significantly change the proportion of the original built mass to open space**.
• Select exterior surface materials and architectural details for additions that are complementary to the existing building in terms of composition, module, texture, pattern, and detail.
• Additions should be self-supporting, distinguishable from the original historic building, and constructed so that they can be removed without harming the building's original structure.
• Protect historic features and large trees from immediate and delayed damage due to construction activities.
• Sensitive areas around historic features and mature trees should be roped off before demolition or construction begins.

-Section 5.3 Garages and Service Buildings

II. Changes to, or construction of, garages or service buildings.

Recommendation

Per the Elm Heights design guidelines, the change to the garage in restoring the opening to a functional garage is appropriate. The picture window removal and installation of double-hung windows is a change "in the scale or proportion of existing openings," which is an inappropriate treatment of windows to the primary façade per the Elm Heights design guidelines. The front door, as shown in the drawing, is not consistent with the style of this house. Per the Elm Heights design guidelines and the Secretary of Interior Standards, the second story addition is not a recommended treatment and will diminish the historic character of this style of house.

This property just came onto the survey as contributing in the 2015 survey as a c.1950, ranch. Although it doesn't fit the Elm Heights period of significance, it is a good example of the continuing timeline of the neighborhood and of a 1950s ranch style house. The proposed changes will so significantly alter the character that it will no longer be contributing. Staff is supportive of the garage door. The front door is already a replacement, but the drawings show a front door that would not follow the characteristics of the house. Staff is not supportive of the second story Chalet style addition. Something more appropriate to the era would be Cape Cod windows to give a more Minimal Traditional feel, rather than try and imitate another era.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-17-01

Date Filed: 12/29/16

Scheduled for Hearing: 1/12/17

RECEIVED
DEC 29 2016
BY: BME

****

Address of Historic Property: 925 E. University Street, Bloomington, IN

Petitioner's Name: Matheu Architects, PC

Petitioner's Address: 205 N. College Ave., Bloomington, IN 47404

Phone Number/e-mail: cmatheu@cmatheuarchitect.com

Owner's Name: Maurice & Camille Garnier

Owner's Address: 820 S. Park Ave., Bloomington, IN 47401

Phone Number/e-mail: 812-339-7888

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. Reference attached Plot Plan Seminary Lot L99 015-29940-00

2. A description of the nature of the proposed modifications or new construction:
1. Addition of a second floor dormer to provide natural south light and fresh air to the second floor;
2. Change first floor fixed picture window to operable windows to provide fresh air to the first floor.

3. A description of the materials used.
1. Windows: Marvin double-hung painted metal clad wood windows to match style of existing windows;
2. Roofing: Asphalt shingle roofing to match existing roofing;
3. Siding and Trim: Hardi plank or similar to match siding on north side of house.

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.

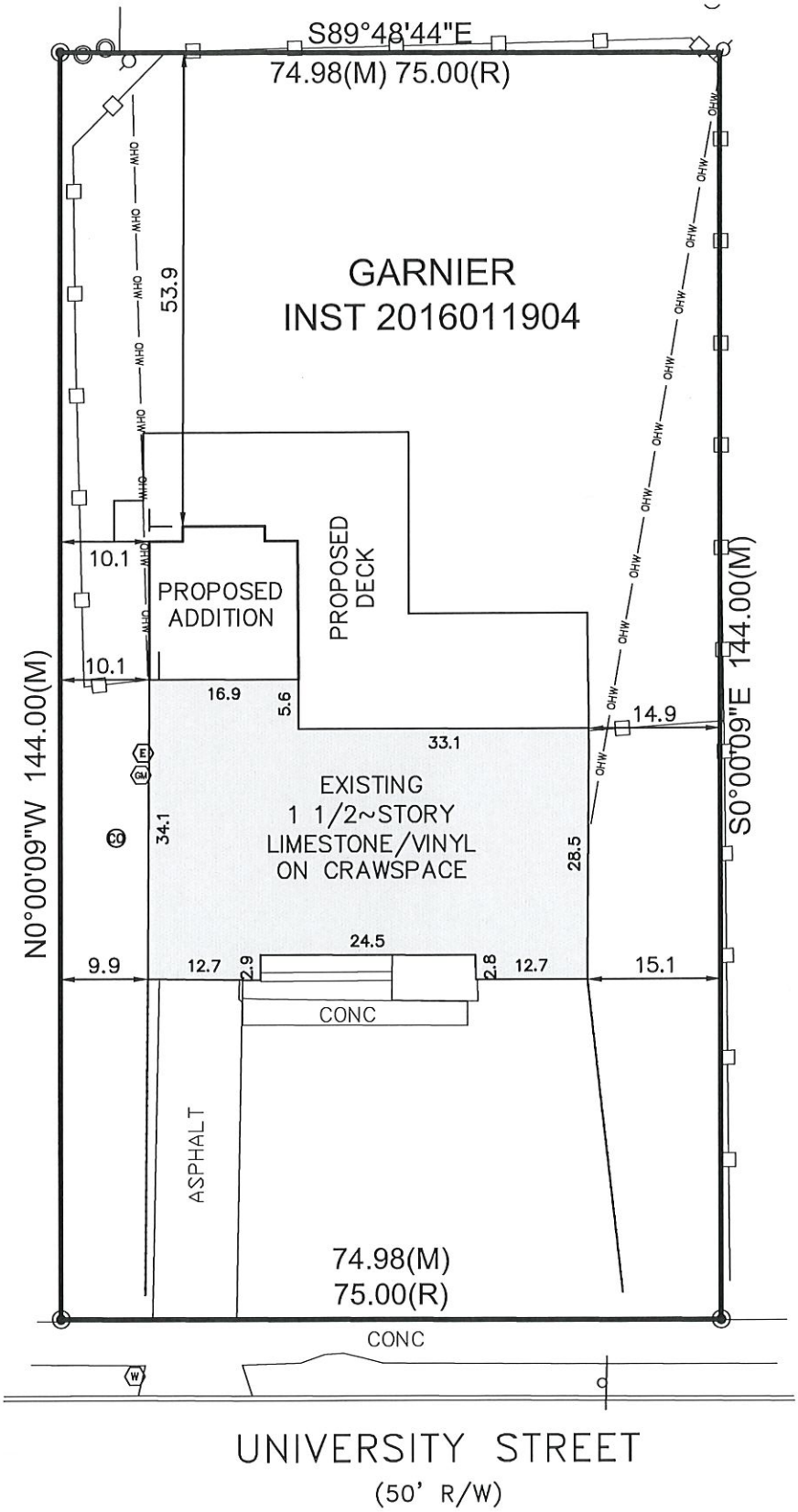
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

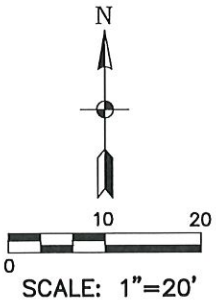
****

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.

PLOT PLAN

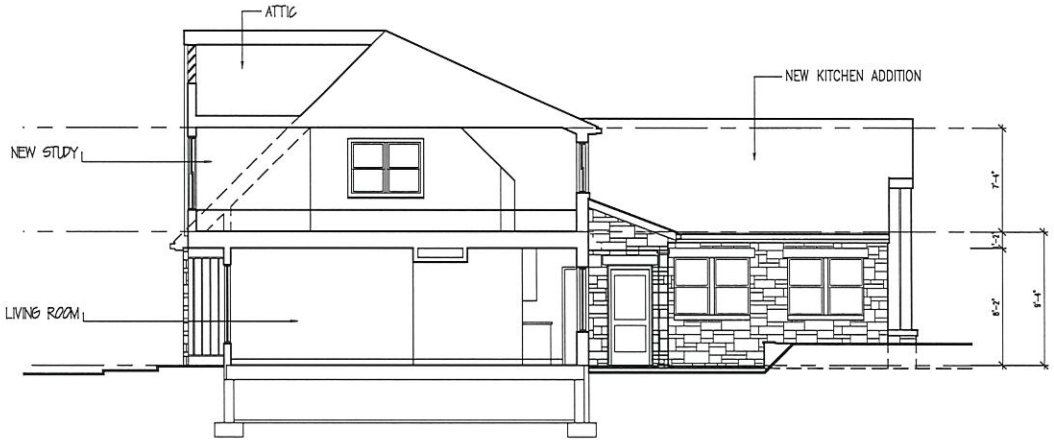
925 E UNIVERSITY ST
BLOOMINGTON, INDIANA



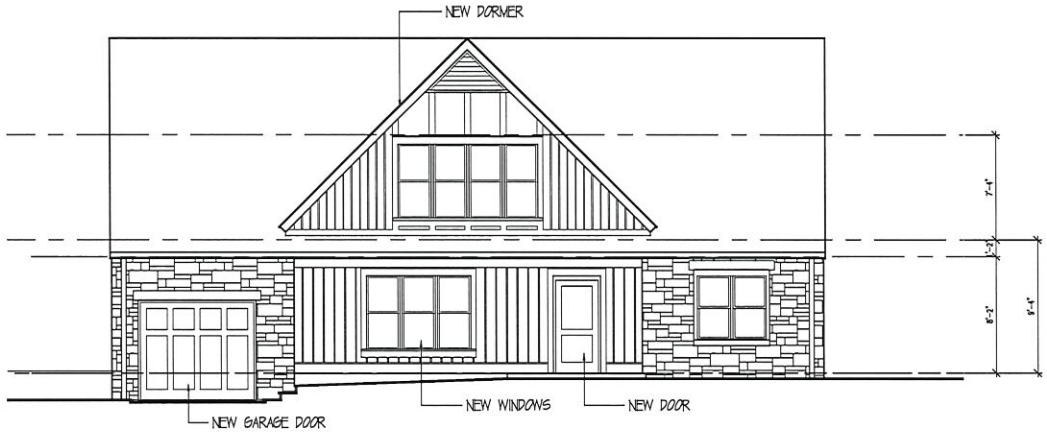


Smith Brehob & Associates, Inc.
453 S. Clarizz Boulevard
Bloomington, Indiana, 47401
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web: http://smithbrehob.com

Job: 5426
Date: 11/4/16



2 BUILDING SECTION A-A – OPTION 'B'
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION – OPTION 'B'
SCALE: 1/4" = 1'-0"

CERTIFIED

Matheu Architects, PC
205 N. College Ave.
Suite 010
Bloomington
IN 47404
Tele: 812.339.1235
Fax: 812.339.1238

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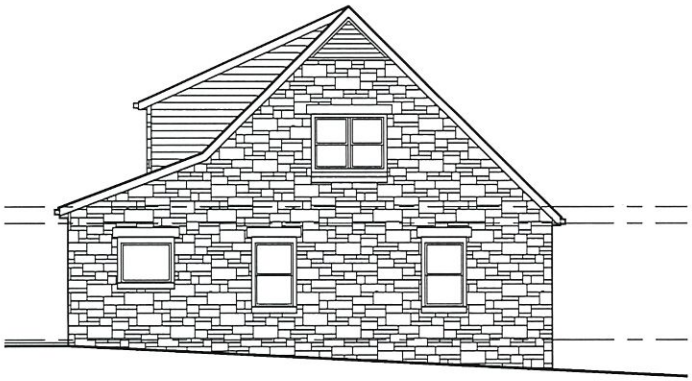
HOUSE ADDITION & RENOVATION
FOR CAMILLE & MAURICE GARNIER
925 EAST UNIVERSITY STREET
BLOOMINGTON – INDIANA

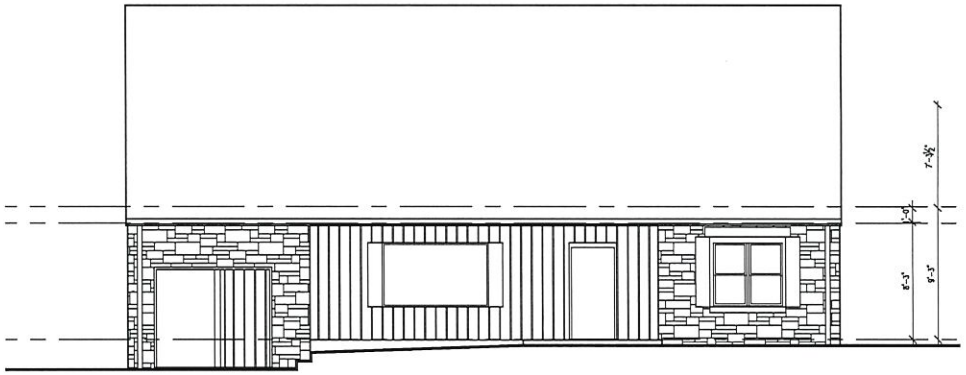
ARCHITECT'S PROJECT NO.: 1615
DATE: OCTOBER 7, 2016

SOUTH ELEVATION
& BUILDING SECTION
OPTION 'B'

SHEET NO.
A301-B

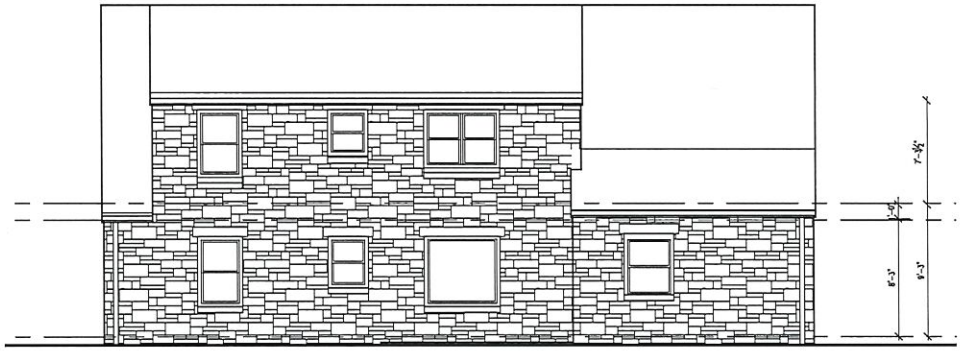


3 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

CERTIFIED

Matheu Architects, PC
205 N. College Ave.
Suite 010
Bloomington
IN 47404
Tele: 812.339.1235
Fax: 812.339.1238

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HOUSE ADDITION & RENOVATION
FOR CAMILLE & MAURICE GARNIER
925 EAST UNIVERSITY STREET
BLOOMINGTON - INDIANA

ARCHITECT'S PROJECT NO.: 1615
DATE: OCTOBER 3, 2016

EXISTING CONDITIONS
ELEVATONS

SHEET NO.
EA301

22

SUMMARY

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

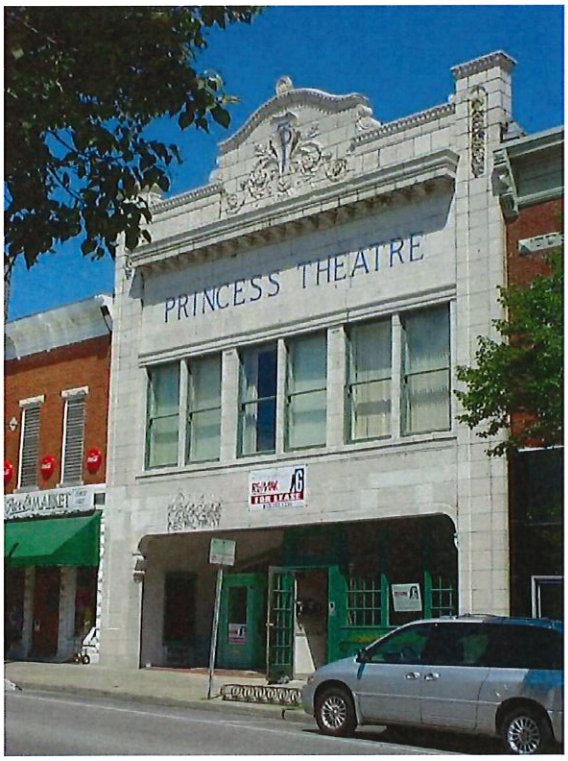
COA-17-02

204 N. Walnut St.
Courthouse Square
Petitioner: Logan Hunter

Outstanding **105-055-23008** **Theater;** Neoclassical, c. 1890/1920

Background

This is a c. 1890/1920, slightly altered Neoclassical Theater in good condition. It is zoned Downtown Commercial (CD) and is in the Courthouse Square downtown overlay district. This property's entrance had had some alterations over time, some historic and some non-historic.

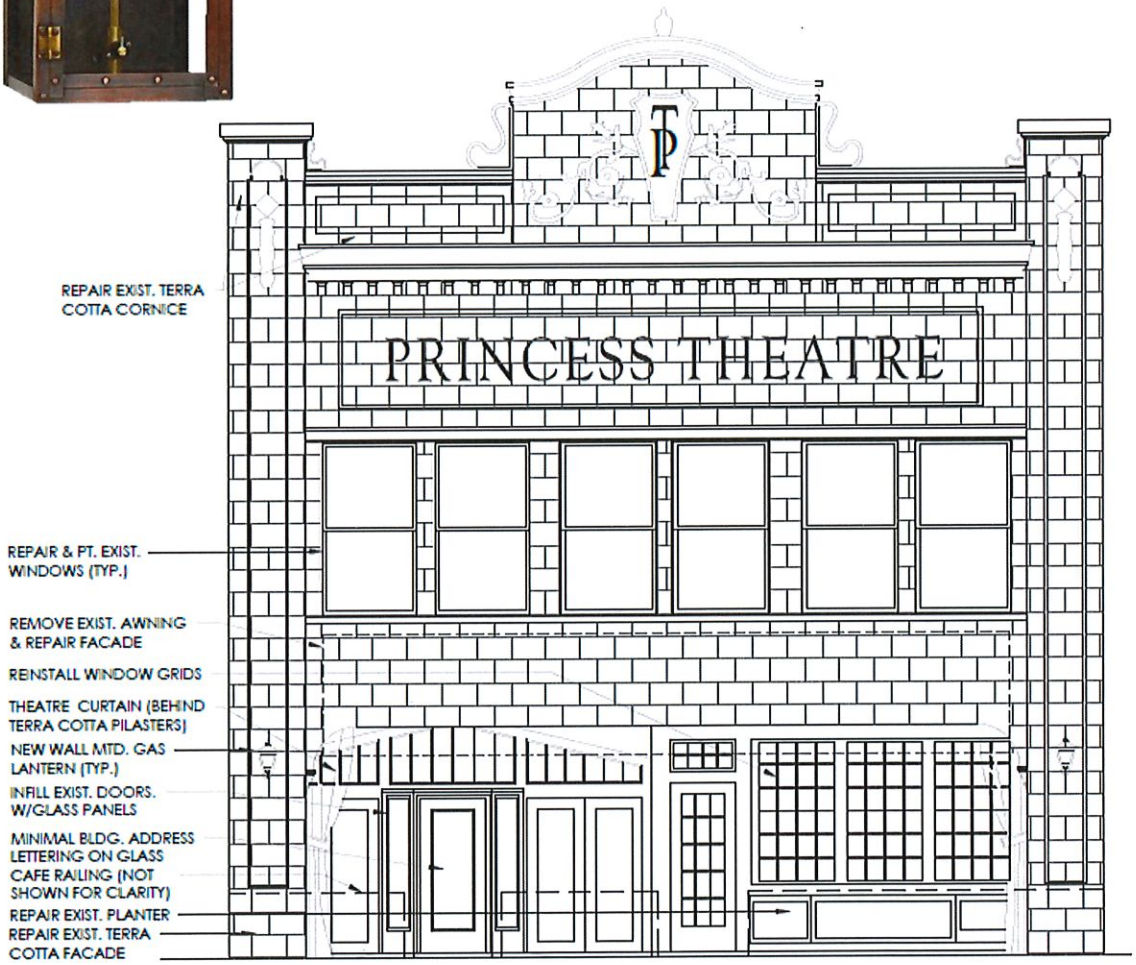


Request

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

The photo on the left shows the theater without the awning and with the window grids. The petitioner is looking to repair and restore much of the terra cotta and the 1920s era

grandeur. The box office currently has two doors on either side, but the proposal is for a single ADA accessible entrance from the front. The box office form will remain and the two doors will be closed off and infilled. The wall mounted lanterns will be similar to the one to the left. It would be installed on either pilaster on each side of the entrance. The theater curtains would be installed behind the terra cotta pilasters. The café railing will be free-standing, ground attached, and will be a custom made black or dark bronze railing that is complementary to the building.



Applicable Design Guidelines or Standards Sections

Secretary of Interior 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 a property shall be avoided."

Courthouse Square Historic District Design Guidelines:

- "Preference should be given to attachments to building additions rather than directly to historic fabric."
- "Obscuring historic building features such as cornices, gables, pilasters, or other
- decorative elements"

Recommendation

Staff is supportive of the restoration of the front façade by removing the awning and returning the grids to the windows. The box office form will remain and the doors have been altered and therefore staff is supportive of the installation of an ADA accessible entrance from the front of the box office. Staff is concerned with the installation of the wall mounted lanterns as it could damage the glazed terra cotta. If they were mounted only into the mortar joint, it would be preferred. Staff is supportive of the installation of theater curtains behind the terra cotta pilasters. The café railing is free-standing and ground mounted and therefore will not interfere with the historic fabric. Staff is supportive of the railing.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA - 17 - 02

Date Filed: 1/4/2017

Scheduled for Hearing: 1/12/17

RECEIVED
JAN 0 4 2017
BY: BME

****

Address of Historic Property: 204 N Walnut St

Petitioner's Name: Logan Hunter

Petitioner's Address: 920 S Dunn St Bloomington, IN 47401

Phone Number/e-mail: alchemybar@gmail.com

Owner's Name: Two Zero Five LLC (Mark Need)

Owner's Address: 118 N Walnut Bloomington, IN 47404

Phone Number/e-mail: needm@indiana.edu

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. 013-19290-00 ORIG PLAT PT 229

2. A description of the nature of the proposed modifications or new construction:
The petitioner is proposing to renovate the existing space into an upscale restaurant and bar. While the interior will be completely renovated the proposed exterior changes are fairly minimal. Along with the restoration of the worn terra cotta, the existing windows, doors and frames will be repaired and painted. A new front entrance door will be located at the front (west) side of the former ticket booth while the 2 side doors will be removed and replaced with matching glass panels. Additionally the existing tile floor will be replaced with poured concrete to provide proper ADA accessibility. New lighting will include gas lanterns at the existing outer pillars as well as soffit lighting above the outer patio and entry door. Lastly, the existing (former tenant) awning will be removed.

3. A description of the materials used.
For the most part existing materials will remain and be restored as best as possible to their original condition. New materials will consist of matching wood and glass doors and windows as required. Poured concrete paving at the outer patio will match surrounding improvements and provide ADA access. Bronze gas lanterns are proposed for the existing pillars that flank the facade providing a welcoming ambience and warmth. Soffit lighting will consist of flush minimalist fixtures (4" or smaller). The existing planter will be restored and function as such. New cafe seating will be enclosed as required with metal railings, black or dark bronze, with a complimentary aesthetic.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

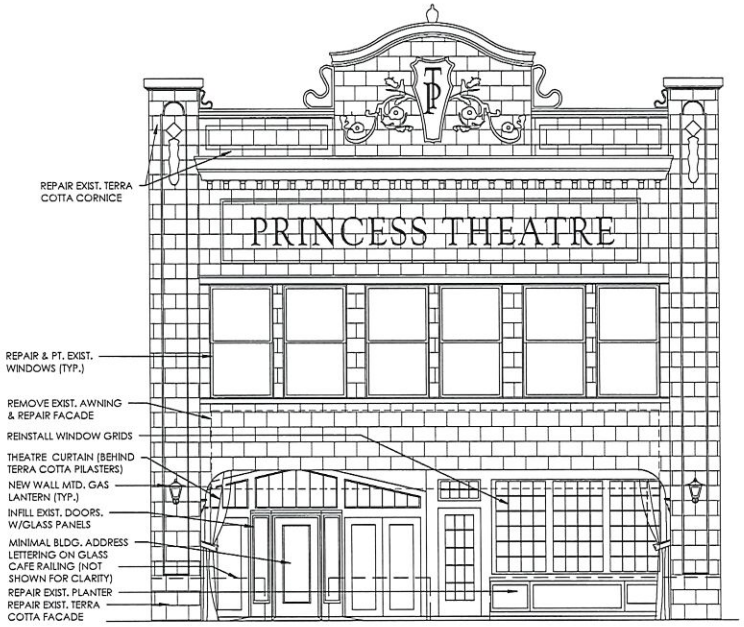
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether 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.

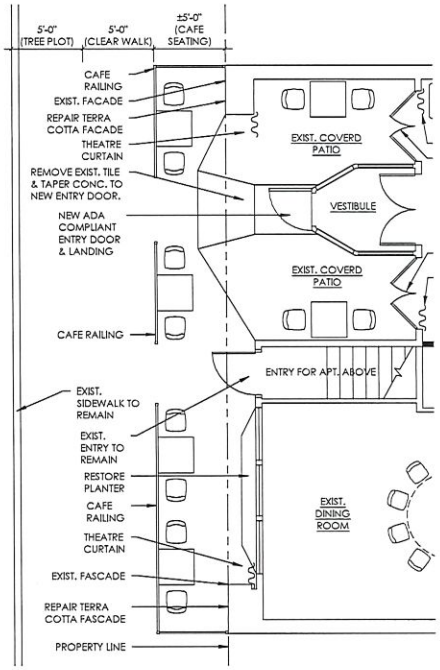
****

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.

03 A1.0 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



02 A1.0 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



01 A1.0 PARTIAL FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

MATTE BLACK ARCHITECTURE
2021 EAST WAKLEY ROAD
BLOOMINGTON, IN 47401
TELEPHONE: 812.343.6849
MATTELLENWOODGMAIL.COM
WWW.MATTEBLACKARCH.COM
DESIGNMATTERS

PRINCESS THEATER RENOVATIONS

206 N. WALNUT STREET BLOOMINGTON, IN

DATE 01.04.17
ISSUE HPC REVIEW
JOB NO. 16-10
CHECKED BY MDE

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A1.1
FACADE RENOVATIONS

31

PRINCESS THEATRE
RE/MAX
FOR LEASE
RESTAURANT
MARKET

NO TRESPASSING
FOR LEASE
Restaurant/Retail Space
812-552-2118

204
FOR LEASE
Restaurant/Retail Space
812-552-2118

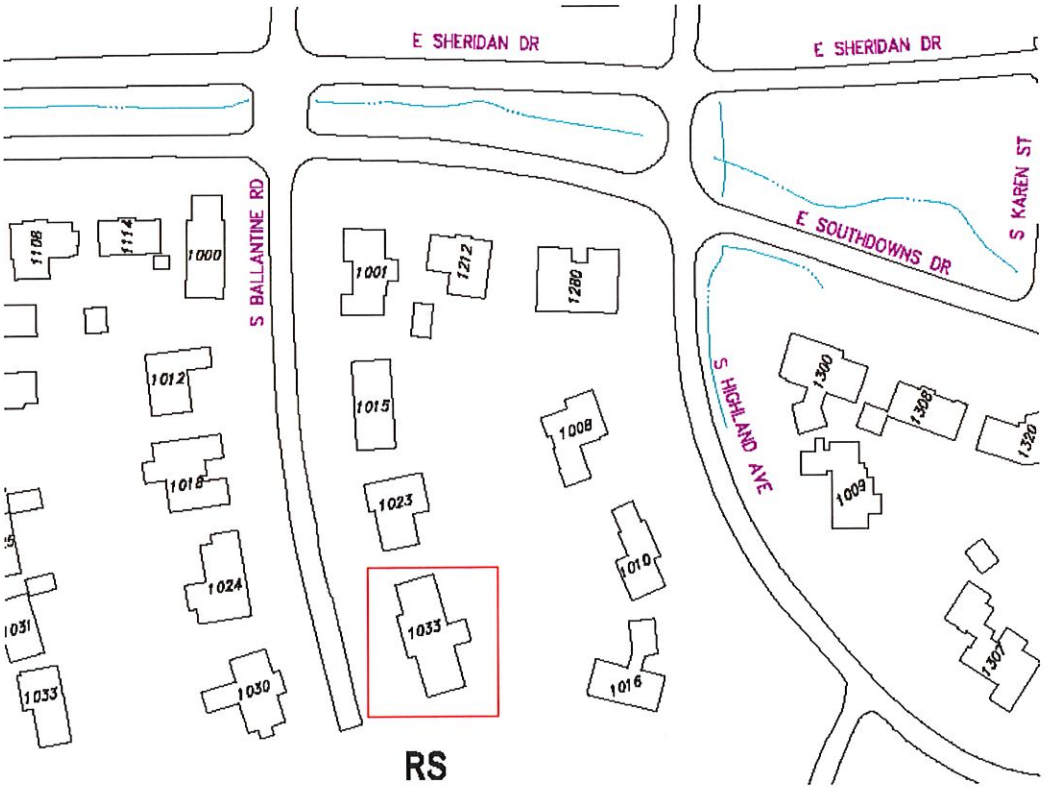
PRINCESS THEATRE
El Norteño
Landlocked Music

Report on Proposed Local Designation

1033 S. Ballantine Rd. (Nathan Silverstein House)

Staff Report Bloomington Historic Preservation Commission

Research assisted by Noah Sandweiss



Basis for Historical Significance:

- Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or

Basis for Architectural Significance:

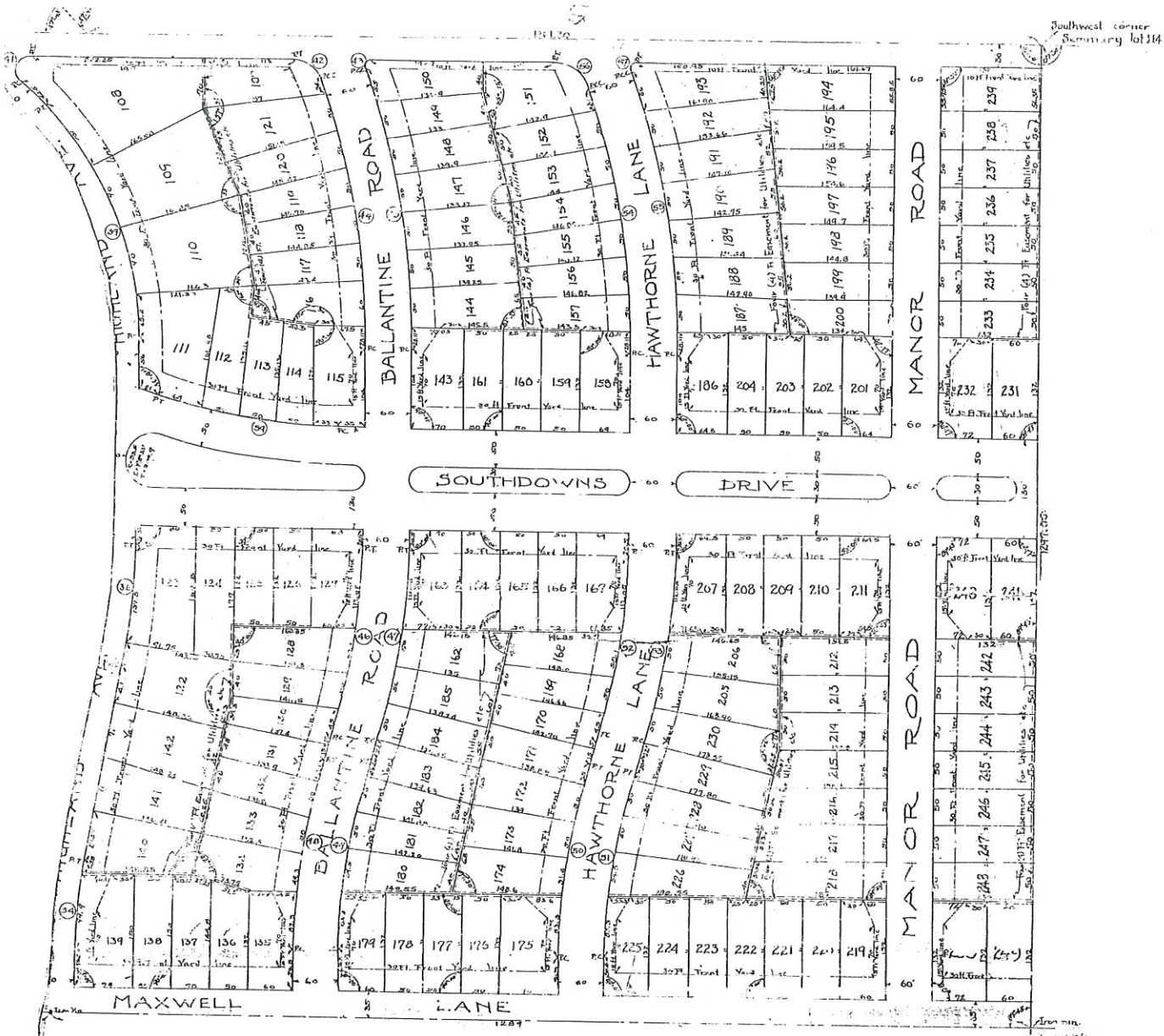
- Embodies distinguishing characteristics of an architectural or engineering type; or
- Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

The property located at 1033 S. Ballantine Road was originally built by Indiana University Professor Nathan Silverstein in 1951. The house is listed as Contributing ranch in the Indiana Historic Sites and Structures Inventory. This property is a part of the Maxwell Manors Subdivision, which Silverstein was in part responsible for the development of the neighborhood. Silverstein, along with partners, were responsible for the development of the subdivisions of Maxwell Manors, Leonard Springs, Lancaster Park and Arden Place. The Maxwell Manors Subdivision was originally platted in 1927, but was not developed until the 1950s by Nathan Silverstein. Nathan Silverstein was appointed to the IU Business School by Herman B. Wells after serving as a special investigator for the US Treasury under President Franklin Roosevelt. During World War II, Silverstein served on the Railroad Emergency Board, and as a public panel member in the 10th Region of the National War Labor board. Silverstein also served as president of the IU Credit Union, and is the author of several economics textbooks and articles.

The house has been mostly unaltered since its construction and is a prime example of the ranch style, which was popular between the 1930s and 1970s, peaking in popularity in the 50s and early 60s. The style is generally characterized by single story construction, recessed entries, opened overhanging eaves, low pitched roofs, small banded windows and/or picture windows, and attached garages. The popularity of ranch houses was spurred by a growing, car-owning suburbanites. Ranch houses were spacious yet efficient, often including sizeable garages. Neighborhoods of this period, such as Maxwell Manors, are often characterized by mid-density housing, a lack of sidewalks, recessed front yards, and dead end roads. The neighborhood still contains other examples of mid-century modern ranches, though some have subsequently been remodeled. The house at 1033 S. Ballantine in particular though captures the quintessence of the movement. The Modern movement of architecture can be observed in the United States as early as the 1900s with Prairie and Craftsman style, primarily spread through the Midwest by architect Frank Lloyd Wright. In the 1930s-1950s, influences from Germany's modernist architecture and design school, Bauhaus, brought the International style to America via architects such as Meis van der Rohe. International style was "machine age" architecture that removed ornamentation that is typical in previous styles or more traditional forms. There was also a more widespread use of new technologies in the form of building techniques and materials, such as steel and wide expanses of glass. However, mid-century architecture can

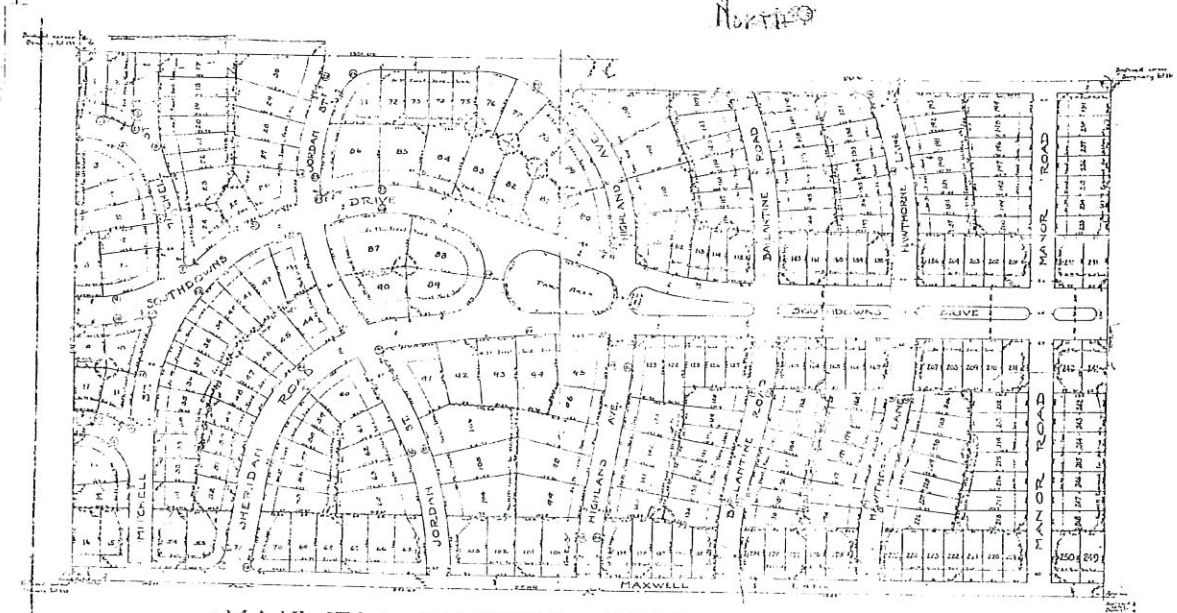
generally be categorized into two categories, modern-traditional and mainstream Modern. In 1934, Congress created the Federal Housing Administration (FHA). The same year, the National Housing Act of 1934 was released by the FHA, which intended to "regulate interest rates and mortgage terms after the banking crisis of the 1930s." The FHA's purpose in the mortgage program was to combine efforts of private and public interests and provide affordable, market-oriented housing to low-income people. The FHA also provided assistance to many veterans through mortgage programs post-WWII. "The FHA did not believe that neighborhoods of starkly modern houses were a good investment for veterans—or for anyone else— and therefore lenders financed a more conservative branch of modernism" the less daring "Bankers Modern" styles, consisting of basic Minimal Traditionals and casual Ranch houses." This house is representative of the more Avant guard mainstream Modern, while many houses of this era took on the more conservative "Bankers Modern" style, making this a unique style.

This house specifically makes liberal use of local limestone in the exterior walls, chimney, and fireplace mantel. The broad, low chimney is also a notable feature of the ranch style. The house retains original horizontal pane two over two wood windows. The house's original cork floors, modern Vitralite tiled bathrooms are unique features of the house. Though the kitchen cabinetry isn't original, it was produced by a local cabinet maker working in a mid-century Hoosier style.



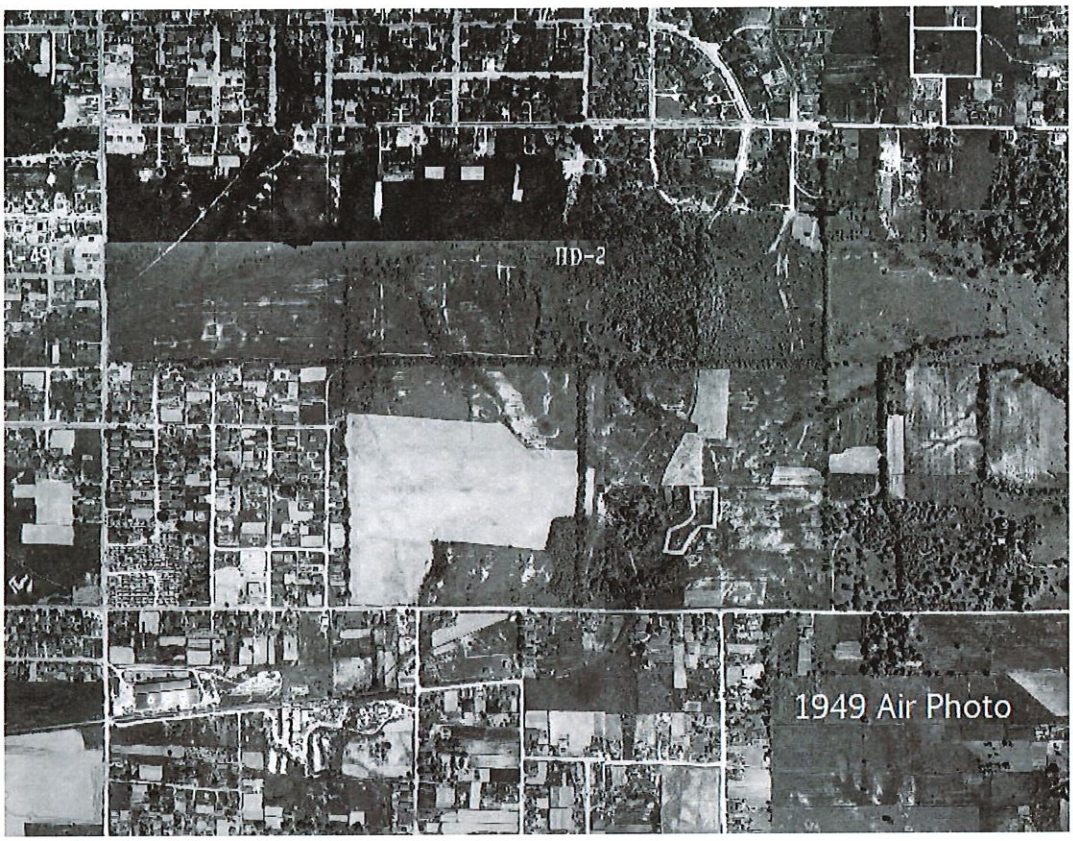
SUBDIVISION

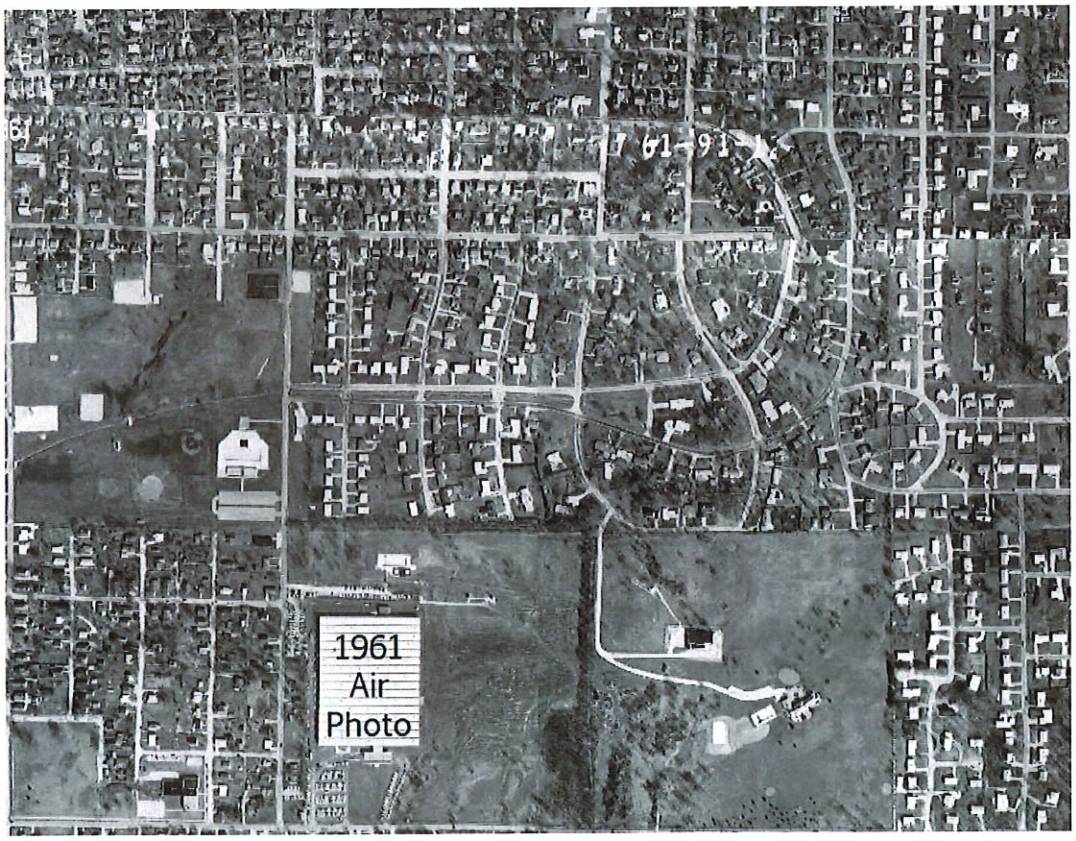
NORTH



MAXWELL MANORS SUBDIVISION

1033 S. Ballantine Photo Attachment





1033 S. Ballantine Photo Attachment

1033 S. Ballantine Photo Attachment

1033 S. Ballantine Photo Attachment

Interior

1033 S. Ballantine Photo Attachment

Application
Bloomington Historic Preservation Consulting Grant

Requirements:

The owner/ tenant must be contemplating building rehabilitation or construction within the next year and the building site must be listed in areas covered by the 2004 *Bloomington Historic Sites and Structures Report.* Survey information is also available on-line at the city web site www.Bloomington.in.gov (look for the Housing and Neighborhood Development site, then the Historic Commission and survey site).

The Consultant must be on the Indiana Division of Historic Preservation and Archaeology Qualified Professional list or recommended by city staff as appropriate to the description of the job. The consultant must be allowed access to the building. A copy of the report should be given to the owner and to the Historic Commission.

Applicant__Logan Hunter_____

Phone Number_917.549.7283_____ e-mail address_ alchemybar@gmail.com_____

For building located at __204 N Walnut St Bloomington, IN 47404_____

Owner_Two Zero Five LLC (Mark Need)_____

Briefly describe the work you are contemplating (including any adaptive reuse of the space) and the extent of the work proposed (i.e. facade, storefront, and living space conversion).

The applicant is proposing to renovate the existing space into an upscale restaurant and bar. The interior will be completely renovated with a new kitchen, bar, seating areas, mechanical, electrical and plumbing as required. The exterior work will consist of restoring the worn terra cotta, windows and doors, installing a new ADA accessible entry door and patio paving, new lighting and café railings. The existing awning will be removed.