

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday May 24, 2018
5:00 P.M.
Minutes**

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners

Flavia Burrell
Jeff Goldin
John Saunders
Chris Sturbaum
Leslie Abshier

Advisory

Deb Hutton

Staff

Eddie Wright
Rachel Ellenson
Doris Sims
Philippa Guthrie
Emilia Lewis
Jackie Scanlan

Guests

Ernesto Castaneda
Dawn Grey
Michelangelo Bruno
Thomas Densford
Holly Bruno
Marsha Cummins
Barrie Klapper
Jane Goodman
Daniel Roussos
Mary Friedman

III. APPROVAL OF MINUTES

A. May 10, 2018 Minutes

John Saunders made a motion to approve, **Flavia Burrell** seconded.
Motion carried 5/0/0 (Yes/No/Abstain).

IV. New Business

Jeff Goldin stated that they would change the order of the meeting a little and discuss the Maple Heights Conservation District Designation Application. See packet for details.

Rachel Ellenson stated that they cannot extend the demo delay period unless it was extended before thirty days after receiving the demo delay application. So given that a demo delay in the Maple Heights Neighborhood will expire soon, they will have to meet at a special meeting on June 7th. If they wait until the next scheduled HPC meeting, the demo delay will have expired. So they would like to give the Maple Heights Neighborhood association time to speak at the beginning of tonight's meeting about their recently filled petition because they have a have a public neighborhood meeting to attend. The Commission will need to vote tonight to have Rachel make a staff report and a map and they should take public comments.

Jeff Goldin asked for public comments. **Jane Goodman** asked if anything has changed since they submitted the original application. **Rachel** stated they will hold a special meeting on June 7th to place everything under interim protection but they will have to vote on that. **Jeff Goldin** stated that nothing has changed but that the **Commission** has been informed that they must move forward procedurally. **Jane** requested that they hold a special meeting and that the neighborhood feels like the house up for demolition (717 N. Maple St) is important to the history of the neighborhood and is one of the oldest houses in the neighborhood. It's just down the street from the four Blair houses. She understands that the house has been evaluated by several people and is structurally sound and could be renovated, but has just fallen into a state of disrepair. But they feel like this is not a good reason to demolish. They have seen that many new homes and complexes have come in and they feel like if they do not designate their neighborhood could be demolished within the next ten years. **Tom Densford** representing Richard Wells, the owner of the house 717 N. Maple St, stated that the copy of the application he received was not signed by anyone. He wanted to know if there was a signed copy of the application. **Rachel** stated that the neighborhood association completed the application but no one personally signed the application. **Tom** then stated that it is his understanding that a signed application has not been filed with the **Historic Preservation Commission**. **Rachel** stated that she does not know who in the neighborhood association would have signed the application. **Tom** asked again if there is a signed application on file with the Commission. **Rachel** stated that she has nothing

other than what is in the packet. **Tom** stated that there is a list of properties included that identifies 122 properties but there are photographs that identify 156 properties. Exactly how many properties are included in the designation? **Rachel** stated that some properties duplicated on the list and the pictures are just a sampling of what might be included and may be duplicated as well. But the list in the packet is a complete list of addresses. **Tom** asked if 112 properties is what would be included in the district. **Rachel** stated they would. **Tom** asked if any notices have gone out to property owners. **Rachel** stated that once the **Commission** has decided on a map and a staff report then the notices would be sent.

Chris Sturbaum made a motion to receive a staff report and map for proposed Maple Heights historic district, **John Saunders** seconded.

Motion carried 5/0/0

John Saunders made a motion to hold a special Commission meeting on June 7th, 2018 @ 5 pm, **Chris Sturbaum** seconded.

Motion carried 5/0/0

V. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 18-31

505 W. 4th Street: Greater Prospect Hill

Petitioner: Matt Murphy

Installation of new wall mounted signage on the North and East facades. Installation of transom signage on the North façade.

Rachel Ellenson gave her presentation. See packet for details.

B. COA 18-32

1008 S. Rogers Street: McDoel

Petitioner: Matt Eckstein

Installation of wall mounted signage for Hoosier Heights on the East face of the addition.

Rachel Ellenson gave her presentation. See packet for details.

C. COA 18-33

1302 E. 2nd Street: Elm Heights

Petitioner: Alisan Donway

Repair and reconstruction of the limestone retaining wall on the corner of 2nd and Patterson. Installation of drainage system under the wall with 2" drain pipes and backfill of crushed stone. Resetting of the limestone steps next to the limestone retaining wall.

Reset and re-mortar limestone pavers leading up to the front steps. Reset and tuck-point stone porch on the front of the house and replacement of existing concrete slab on top of the porch with a new concrete slab. Minor tuck-pointing on the house.

Rachel Ellenson gave her presentation. See packet for details.

Commission Review

A. COA 18-27 (cont. from last meeting)

1204 E. Wylie Street: Elm Heights

Petitioner: Daniel Roussos, Walnut Builders, LLC

Retroactive approval for the replacement of metal roof with a shingle roof, removal of aluminum siding and replacement with Allura fiber cement board siding, removal of damaged wooden trim and replacement with cedar trim board, installation of vertical trim board in the gable and on the front façade, replacement of rear lumber deck with a new wooden deck, replacement of wooden railing with a steel railing, construction of an Indiana Limestone retaining wall at the front of the property, installation of limestone steps and porch.

Rachel Ellenson gave her presentation. See packet for details.

Jeff Goldin asked about drawings for the deck, **Rachel** displayed the drawing, see packet for details. **Amelia Lewis** stated that the building permits for the plans are currently under review by the planning department.

John Saunders asked if there have been any changes since the last meeting. **Rachel** stated that she just took a picture of the wall. **Daniel Roussos** stated that the only change to the deck is the side which the steps will be coming down. **Jeff Golden** asked if any changes have been made to the front of the house. **Daniel** said that they have stopped all work on the house since the last meeting. **Chris Sturbaum** asked if the wood on the front of the house was unfinished because they had stopped work or was it to be left like that. **Daniel** stated that would be staining the cedar planks but the stain would be close to the natural color. However they could prime and paint if the **Commission** so chooses. **Chris** mentioned that if left unfinished the cedar would change color over time. **Daniel** said that the home owner made the decision on staining the planks and he didn't think she would like leaving them unfinished. **Chris** feels like they would look better and weather better. **Daniel** stated that Doug Bruce made a similar comment at the last **Commission** meeting. **Chris** suggested that all the natural wood be painted, as after about a year the planks will look very weathered and age quickly. **Deb Hutton** asked if the owner had considered going back to the horizontal style on the right side of the home. **Daniel** stated that everything that was original on the house was aluminum siding. But they were recommended at the last meeting to stop all work and they have done that while waiting for this meeting. **Leslie Abshier** asked as to why this was continued from the last meeting. Due to no drawings or no building

permits for the deck. **John Saunders** asked about the removal of the vertical slats on the right side of the building. **Daniel** stated that he is willing to switch back to the Allura siding in that area but he was told at the last meeting to wait and they would discuss that at the current meeting. **John** then asked about removal of some of the slats on the left side or gable of the home. **John** stated that the **Commission** is not going to direct them to do those changes, but are they considering making changes. **Daniel** stated that's why they are here tonight, to see what the **Commission** says. **Jeff** interjected that he assumes that they would rather not make any changes. **Daniel** stated that he gets paid for any changes so it doesn't matter, it's not personal. But it is personal to the one living in the house because she is the one who decided on all the options.

John Saunders stated he would like to see changes to the right side of the house and go with the siding over the planks as was discussed at the last meeting. **Chris Sturbaum** feels like they could accept the board and baton look if it was painted and blend more with the rest of the house. As long as the wood was painted it wouldn't be such a contrast and it would protect the wood better. **Daniel** stated it was fiber cement board behind the cedar planks. **Daniel** also stated that he doesn't see this being different from other work he has seen and he has not seen stained cedar in the area. Another house in the area had a lot of cedar but it was painted. He does not like to stain something that high up because he would be there again in about five years sanding and re-staining the slats. **Deb Hutton** agrees with **Chris** that painting on the right side would make that blend better with the rest of the home. She would like to see some of the slats removed on the left side of the house as it just looks too busy in that area. The vertical stripes hold up better if there are not as many. **Leslie Abshier** stated that her opinion hasn't changed since the last meeting and she feel like the whole house to have the horizontal but could make the concession to the horizontal on the right side if the left side was spaced out and painted the same color. **Flavia Burrell** made the same recommendations as the previous **Commissioners**. **Jeff Goldin** stated that he is not as bothered by the vertical elements but he is bothered by the natural wood. He agrees with the other commissioners that they should be painted with a shadow element or just paint it the same color.

Chris Sturbaum made a motion to leave the gable as is, but paint the elements, and then horizontal on the dormer to be painted, **John Saunders** seconded. **Leslie Abshier** asked if the dormer would horizontal instead of vertical but the gable would stay as is and if everything would be painted. **Chris stated** that the board and baton element would be painted one color. **Leslie** asked about approval of the deck. **Chris** stated that the deck is in the back and he doesn't care about that. **Deb Hutton** asked when he said all cedar to be painted, is he referring to the cedar around the windows. **Jeff Goldin** then suggested that **Chris** restate his motion. **Chris** clarified that all cedar should be painted, the board and baton element should be one color, & horizontal siding on the dormer and all other elements approved. All cedar elements on the house should be painted or solid stained.

Motion carried 4/1/0.

B. COA 18-30

2301 N. Fritz Drive: Matlock Heights

Petitioner: Genie Sullivan, represented by Rachel Ellenson

Replacement of deteriorated limestone slab walkways with paver walkways. Installation of new walkway from the house to the garage with the same pavers.

Rachel Ellenson gave her presentation. See packet for details.

John Saunders asked that since the pavers are precast would mortar go between the pavers. **Jeff Goldin** asked, concrete or sand. **Rachel** believes she wants concrete. **Chris Sturbaum** asked if **Rachel** considered this request at the staff level. **Rachel** stated that she did but since this is the oldest home in the district she wanted to be sure about approval. She personally doesn't agree with the concrete pavers because they are not historic and have no historic value, but you really can't see them. **Chris** stated that much of it is new pathways. **Rachel** replied yes except for right in front of the house. **Deb Hutton** said she lives right across the street and the one parking pathway is taking a j shape to lower parking spot. The one going from the back door to the garage is new. **Leslie Abshier** asked **Deb** how the neighborhood feels about this since she lives there. All nine out of nine of the members of the neighborhood association is ok with the changes; they felt it was a safety issue. They didn't consider limestone vs. pavers that would be a **Commission** question.

Chris Sturbaum commented that she might make the removed limestone available to the neighborhood. Some of the stone can be reused and that's a good way to get rid of the old limestone. **Jeff Goldin** stated that he feels like this should be replaced with limestone.

John Saunders made a motion to approve, **Flavia Burrell** seconded.

Motion carried 4/1/0.

C. COA 18-34

511 W. Dixie Street: McDoel

Petitioner: Marsha Cummins

Construction of a 7'x8' porch on the main façade with wheelchair accessible ramp out to the sidewalk running parallel to W Dixie Street. The porch will sit 16" off the ground and the wheelchair ramp will be approximately 15' long. The deck and the ramp will be constructed of composite material and a wooden railing will be installed around the perimeter of the deck.

Rachel Ellenson gave her presentation. See packet for details.

A question was asked about the path the ramp would take. **Rachel** stated it would go down the existing sidewalk.

Marsha Cummins stated that she was going for a slanted ramp so it would be hidden better from the street. It would be easier to come straight out because the sidewalk is damaged. But she is ok with the slanted walkway and she will be removing all of those u's in the front of the house because that's where the porch will be. The ramp has to come out at an angle because there is too much slope. **Rachel** stated that the neighborhood is supportive of the changes and she could have approved at the staff level but she wanted to bring it to the Commission because this is new construction.

Chris Sturbaum asked about hand rail details, it would be what is outlined in the packet. He then asked if the railing would go all the way down to the front. **Marsha** stated that if it goes all the way down to the front then at least one side would have railing and since it would be slanted probably both sides. **Chris** asked if all the bushes would be taken down. **Marsha** replied the first three u's would be taken down as well as a spruce which she would replace with a shrub. **Jeff Goldin** noted that the **Commission** has no purview over landscaping. **Chris** stated that he was asking because the diagonal ramp would be a huge feature that could be bigger than the house. **Deb Hutton** asked if they went straight down the front would it be safe if someone lost control and ran over the sidewalk and into the street. **Marsha** stated that because of the elevation everything should be fine.

John Saunders stated that he liked the number one proposal and it looks pretty easy to accomplish. **Chris Sturbaum** agrees as it distracts from the house less, the second plan distracts from the front of the house. **Deb Hutton** likes the diagonal plan the best as the best route to the driveway as it shows off the house the best. **Leslie Abshier** agrees with **Deb** as the guideline state to keep ramps off the front façade. She would approve either one but likes the diagonal plan the best. **Flavia Burrell** agrees with **Deb** and **Leslie**. **Jeff Goldin** agrees with **John** and **Chris**, but he would approve either plan. **Chris** asked if there is a porch in place right now. **Marsha** stated that the old porch was rotted and had to be removed. There is just a step up in place at this time. **Amelia Lewis** note that due to setback regulations they would likely need to get a building permit for the addition of the deck.

Leslie Abshier made a motion to approve, **Chris Sturbaum** seconded.

Motion carried 5/0/0

D. COA 18-35

105 S. Rogers Street: Greater Prospect Hill

Petitioner: Lotus Education & Arts Foundation

Façade renovation including: new signage retaining red-paneled firehouse character, replace/update upper-floor windows for appearance and energy efficiency, new period appropriate glass lens for original lighting fixture above front door, small canopy over

the front door, installation of a small exterior display case to the right of the front door, clean/restore flagpole, and power-wash limestone veneer.

Rachel Ellenson gave her presentation. See packet for details.

Jeff Goldin began by noting that the local neighborhood association is supportive of the project. **Rachel** also noted that the windows are not deteriorated but not original. **Barre Klapper** noted that the windows would look the same. The project manager noted that they would be bringing everything back as close as possible to original in appearance.

John Saunders noted that he likes the project and drives by the building quite often. **Chris Sturbaum** asked about the canopy and light. The canopy is metal and the light will be restored and operational. **Deb Hutton** asked about the sign and lighting of the sign. The project manager stated there would be subtle back lighting. **Barre** stated there would be subtle LED lighting inside the sign. **Flavia Burrell** asked about the alternatives to cleaning the limestone that does not involve sand blasting. **Rachel** said there are chemical cleaners that meet the Secretary of the Interior standards but are more labor intensive. **Chris** added they involve brushes.

The **Commissioners** were all in favor of the project, **Jeff Goldin** suggested not power washing the limestone.

Jackie Scanlan noted that the new sign would need to get a sign permit. Also there would need to be a discussion about the small exterior display. They have sign permit regulations about that kind of box. The front of the building is in the right of way so anything they propose that extends out from the building would need to get approval from the Board of Public Works.

Leslie Abshier made a motion to approve as is, with the recommendation that they work with staff to clean the stone and not power wash it, **Chris Sturbaum** seconded.
Motion carried 5/0/0

V. **DEMOLITION DELAY**

Commission Review

A. Demo Delay 18-09 (cont. from last meeting) – Was heard at the start of the meeting as part of Maple Heights Historic Designation.
717 N Maple St
Petitioner: Richard Wells Full demolition.

Chris Sturbaum stated that the protection for the house will come with the historic district. **Rachel** stated that she is concerned that the application was not signed. **Philippa Guthrie** stated that she thinks its form over substance. It's obvious who

submitted the application and that's the neighborhood association. They had to get the petition in on time, before the demo delay period. **Philippa** further stated that a petitioner and owner needs to sign the petition and include contact information. Going forward we should always get the person or persons asking for designation to put their names on the petition. **Jeff Goldin** asked if they just move forward now even though the petition has not been signed. **Philippa** clarified that it's not just signing but filling out all of the information.

Continued to the next meeting.

B. Demo Delay 18-10 (cont. from last meeting)

1209 W. 2nd Street

Petitioner: Omega Properties

Full demolition.

Rachel Ellenson gave her presentation. See packet for details.

Barre Klapper added that the lot that Habitat wanted to move the house to currently does not have utilities. That coupled with the fact that they lost their director last week they could not take on a project of this size. She told then that even if the demo delay is released they do not anticipate doing anything with the lot until next spring. So if the circumstances would change they would be open to anyone that would express interest in the house. They respectfully request that the Commission make a decision in light of no additional information coming forward. **Leslie Abshier** asked if they make a decision to designate and send to **Council** or they release. If it looks like they are going to designate could the Petitioner pull the petition and resubmit in the spring when they are ready to build. **Barre** responded that the owner wants to know that if no one wants the house then she wants to begin planning the project and have a blank slate. So if nothing happens in the next year ultimately she could do something. **Leslie** stated then if they designate then someone wants to move the house then would that be allowed. **Rachel Ellinson** noted that they would have to go through the demo delay process. **Jeff Goldin** clarified that they are not voting to designate, the **Commission** recommends to the **City Council** for designation. **Barre** clarified that if it is recommended and the **Council** votes yes then they would have to return for COA to either move the house or demolish.

Chris Sturbaum asked if they have ran scenarios where they incorporate moving the house on site. Barre responded that they have not begun on site work.

John Saunders feels like the house is worth saving as they don't have many of these houses left and he would recommend it to go to **Common Council**. **Chris Sturbaum** stated that it's in the wrong place and he doesn't want to see it stop a project, but he would like to see it moved, either on site or somewhere. Taking it to **Council** is not a done deal and taking it to council he wouldn't beat either way how it would come out.

Leslie Abshier stated that she has a hard time with this one; she doesn't want it to see it hold up a project and understands it's in a tough location. But the job of the **Commission** is to look at the house and preserve the house. She understands that it likely wouldn't get approved by **Council** but they still have to attempt protect the house. She likes that the owner is working with the **Commission** and trying to get the house moved. **Flavia Burrell** agreed with a previous comment by **Chris** that "this house has gotten away from the herd". However, the **Commissioners** job is to preserve and she would vote to send to **Council** and let them make the decision. **Jeff Goldin** stated this is about context and if there was something special about this property in some other was such as if someone lived there. But the context of this property is that it doesn't fit in. He does trust the Friedman's that if some stepped in and wanted the house that they would make that happen. They should release the house and then work to save it in some way that someone would take it. **Chris** stated that he would like to continue to the next meeting and decide at that time. **Rachel** clarified that they would need two meetings to vote to send to **Council** for interim protection unless they hold a special meeting. It could be continued to the June 7th meeting then vote to send to council on June 14th. **Rachel** stated that the delay period is up on June 9th. So they would need a motion to send to council or release, and the second vote would need to occur at the special meeting on June 7th.

Chris Sturbaum made a motion to that he would move to release the demo delay with the offer on record not to demolish until absolutely necessary and to make every effort to find use for the house whether on site or off, **Jeff Goldin** seconded.

Motion defeated 2/3/0

Leslie Abshier made a motion to request a staff report and map, **John Saunders** seconded.

Chris Sturbaum spoke politically and noted they have to be careful where they spend their good will, they are pretty serious about supporting a neighborhood that wants to have a designation despite a homeowner who is going to bring a lawyer. He's not sure how he would vote on this at **Council** and would not like to see it come before the **Council**. **Jeff Goldin** agreed with **Chris** and added that they have some hot potatoes on the plate right now and that preserving a neighborhood is more important than this single designation given its context. **Leslie** asked if she could withdraw her motion. **Philippa Guthrie** stated that they would have to vote on the motion.

Motion defeated 0/5/0

Flavia Burrell asked if they could make a motion for the house to be relocated or incorporated. No they can only send to **Council** or release.

Barre asked if this is definitive and they are releasing the permit. **Rachel** stated that they don't have to come before the **Commission** for a year. She has one year to do something on the property.

Chris Sturbaum made a motion to release Demo Delay 18-10, **John Saunders** seconded.

Motion carried 4/1/0

C. Demo Delay 18-19 (cont. from last meeting)

726 W. 6th Street

Petitioner: James McBee, MBC Construction

Partial demolition – replacement of non-original windows.

Continued to the next Commission meeting due to the petitioner not being present.

D. Demo Delay 18-16

1206 S. Nancy Street

Petitioner: Michaelangelo Sims Bruno

Partial demolition – front window replacement and construction of an addition.

Rachel Ellenson gave her presentation. See packet for details.

Dawn Grey representing the owner stated that they have looked at design options and the owner respects the style and would like to maintain that design in the addition. **Dawn** offered preliminary sketches of the design of the house, but it was clarified that the commission does not have purview over design.

Chris Sturbaum asked to vote on this demo delay soon as he needs to leave. **Deb Hutton** asked if the addition would go behind the trees. **Dawn** stated that it is a corner lot and it would be in the side yard. The **Commission** discussed the procedure if/when **Chris** left the meeting. Everything remaining on the agenda would be continued to the next meeting. **Dawn** stated that the windows on the side of the house to be replaced do not meet current egress requirements. The other windows would to scale of the previous windows. **John Saunders** asked if they want to make the side windows larger for egress. The size of the side windows are grandfathered in.

Chris Sturbaum stated that the substantial changes are in the back and they have and owner and architect that respect the design of the home. He doesn't see any reason for the **Commission** to get involved.

Chris Sturbaum made a motion to release Demo Delay 18-16, **John Saunders** seconded.

Motion carried 4/0/1

D. Demo Delay 18-20

1300 S. Washington Street

Petitioner: Ernesto Castaneda

Partial demolition – construction of a rear deck and new garage.

Rachel Ellenson gave her presentation. See packet for details.

Ernesto Castaneda stated that the house doesn't have a garage and they would like to have a screened porch.

Chris Sturbaum asked for clarification on the garage. **Ernesto** replied that the garage would be at the rear of the property.

Chris Sturbaum stated that it's a compatible addition and a great way for the property to grow. **Deb Hutton** likes the design plans. **Leslie Abshier** agrees with the previous comments.

John Saunders made a motion to release Demo Delay 18-20, **Leslie Abshier** seconded.

Motion carried 5/0/0

Chris Stubaum left the meeting @ 6:25.

VI. COURTESY REVIEW

VII. NEW BUSINESS

A. Scattered cemetery blanket designation – has this been proposed in the past?

Rachel asked about designation for the scattered pioneer cemeteries around the city. The specific cemeteries are hidden away and the city doesn't maintain those cemeteries. One of the cemeteries is surrounded by houses and almost on someone's property. She would like the **Commission** to at least consider protecting those cemeteries.

Rachel stated that she is leading walking tours in Vinegar Hill for Limestone month on June 16th & 30th through the visitor's center. There is no charge but you have to RSVP through the visitor's center.

The **Council** meetings went well last night for the Ralph Rogers house and Willow Terrace apartments. **Rachel** feels like the Ralph Rogers house will receive designation but the **Council** has questions about Willow Terrace. She would like one of the **Commissioners** to attend the next council meeting to answer questions that she is not able to answer. **Jeff Goldin** stated that he would make himself available.

Rachel has reached out to home owners in the area to get them involved in the process but they have not responded. She will reach out to them again.

VIII. OLD BUSINESS

A. Limestone sidewalk deterioration at Euclid and Howe

Rachel has no updates on this. **Leslie Abshire** stated that they discussed this at the last neighborhood association meeting and they were in favor of looking for funding, maybe a small and simple grant or matching funds.

IX. COMMISSIONER COMMENTS

Leslie Abshire commented that it's important to keep in mind the **Commission** is not judging design but whether changes fit into a house historically. Also, she appreciates **Chris'** pushback and that you have to sometimes think politically.

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNEMENT

Jeff Goldin adjourned meeting at 6:30 p.m.