BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, June 8, 2017
5:00 P.M.
AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. May 11, 2017

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A.COA-17-29

623 S. Woodlawn Ave.: Elm Heights
Petitioner: Leslie and Austen Parrish
Construct a 13'x22' screened-in porch on existing concrete pad in rear north side of house off an addition. Install a privacy fence to begin midway back from front of house and Woodlawn fronting maximum height not to exceed 4'.

B. COA-17-34

503 W. Dixie St.: McDoel Gardens
Petitioner: Mike Arnold
Removal of a non-original metal awning and decorative supports over front stoop. Installation of an enlarged and more substantial, gable front, porch covering. The concrete stoop will be expanded from 8' to 12' to the eastern edge of the house.

C. COA-17-35

918 W. 3rd St.: Greater Prospect Hill
Petitioner: Sherry Lifer and Margaret Emmert
Installation of 14 solar panels on south facing roof of garage off the alley.

D. COA-17-36

341 S. Buckner St.: Greater Prospect Hill
Petitioner: Cybil Cole
Installation of 4" fiber cement siding in replacement of existing aluminum siding.

E. COA-17-37

910 E. 2nd St.: Elm Heights
Petitioner: Tim Mueller
Installation of a 6' tall manufactured trellis between house, alley and garage.

F. COA-17-38

341 S. Buckner St.: Greater Prospect Hill
Petitioner: Cybil Cole
Installation of 4" fiber cement siding in replacement of existing aluminum siding.

G. COA-17-39
416 E. 4th St.: Greater Restaurant Row
Petitioner: Sib Sheikh
Removal of vinyl siding and rotted original wood siding and replacement with 4" cement board siding.

Commission Review

A. COA-17-40
208 N. Walnut St.: Courthouse Square
Petitioner: Kayla Maldonado
Request to install a 21.5" x 19.5" metal blade sign.

B. COA-17-41
1000-1002 E. Atwater Ave.
Petitioner: Derek Hartman
Request to construct a wooden fence between 1000 and 1002 E. Atwater Ave.

V. DEMOLITION DELAY

Staff Review

Commission Review

A. Demo Delay 17-10
425 ½ E. 11th St.
Petitioner: Stasny & Horn
Full demolition.

VI. NEW BUSINESS

A. Commission Retreat

VII. OLD BUSINESS

A. Preservation Month

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, June 22, 2017 at 5:00 p.m. in the McCloskey Room
Posted: June 1, 2017

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, May 11, 2017
5:00 P.M.
AMENDED AGENDA

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners
Jeannine Butler
Leslie Abshier
Jeff Goldin
Sam DeSollar
Chris Sturbaum
John Saunders

Advisory
Marjorie Hudgins
Deb Hutton
Duncan Campbell

Staff
Alison Kimmel - HAND
Bethany Emenhiser - HAND
Doris Sims - HAND
Eric Sader - HAND
Philippa Guthrie - Legal

Guests

Tariq Khan
Matt Ellenwood
Steve Wyatt
Nicholas Carder
Brian Chelius

III. APPROVAL OF MINUTES

A. April 13, 2017
Jeff Goldin made a motion to approve minutes. **Sam DeSollar** seconded. **Motion carried 4/0/1 (Yes/No/Abstain).**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review
A. COA-17-28

509 W. Smith Ave.: Greater Prospect Hill
Petitioner: Matthew Francisco
Expansion of an existing side deck, addition of a sliding door onto deck, installation of a new window and removal of the chimney.

Bethany Emenhiser gave presentation. See packet for details.

B. COA-17-30
1002 W. Howe St.: Greater Prospect Hill
Petitioner: Peter Roeth
Construction of a 4' welded wire and wood fence on side yards and 8'wood privacy fence in back yard.

Bethany Emenhiser gave presentation. See packet for details.

C. COA-17-31
925 E. University St.: Elm Heights
Petitioner: Stumpner's Building Services
Installation of 18 flush mounted solar panels on front façade.

Bethany Emenhiser gave presentation. See packet for details.

D. COA-17-32
530 S. Jordan Ave.: Elm Heights
Petitioner: Stumpner's Building Services
Installation of 15 flush mounted solar panels on east garage roof.

Bethany Emenhiser gave presentation. See packet for details.

Commission Review
A. COA-17-33
212 S. Grant St.: Greater Restaurant Row
Petitioner: Annex Student Living
New construction of two mixed use buildings with Original Plat Lots 9 and 10 in historic district, northwest corner located within the local historic district.

Withdrawn.

V. DEMOLITION DELAY

Staff Review
A. Demo Delay 17-08
900 W. 6th St.: Near West Side Survey Area
Petitioner: Robert Himmel and Caren Stoll
Partial demolition.

Bethany Emenhiser gave presentation. See packet for details.

Commission Review
A. Demo Delay 17-09
201 S. College
Petitioner: Matt Ellenwood and Tariq Khan
Partial Demolition.

Bethany Emenhiser gave presentation. See packet for details.

Matt Ellenwood reviewed the plans for 201 S. College for the commission.

Chris Sturbaum asked if the stone was going to be cleaned. **Tariq Khan** stated they will attempt to, but too much cleaning may damage the stone.

Sam DeSollar asked for clarification on the smooth stucco. The packet says it is EIFS. **Matt Ellenwood** stated that is an outdated plan. That is not the product they will be using. All materials being used are acceptable materials.

Sam DeSollar asked if the windows have been specified yet. **Matt Ellenwood** stated they would be casements, but design has not been specified yet. **Sam DeSollar** asked why the original horizontal windows weren't the inspiration. **Matt Ellenwood** stated if those were still existing, he would be trying to replicate those.

John Saunders commented he would like to see the windows changed back to the originals, but overall he likes the project.

Marjorie Hudgins commented she liked the project.

Jeannine Butler commented she really likes the front of the building.

Sam DeSollar asked about the awnings on the building and their purpose. **Matt Ellenwood** commented their main purpose is to help defer the heat.

Deb Hutton asked if the 3 different window variations could be narrowed down to at least two kinds of windows on the north elevation.

Jeff Goldin released Demo Delay 17-09. **Jeannine Butler** seconded. **Motion carried 6/0/0 (Yes/No/Abstain).**

VI. NEW BUSINESS
A. Consulting Grant Application- 223 W. 6th St

Bethany Emenhiser reviewed the consulting grant. **Jeff Goldin** made a motion to approve the consulting grant. **Jeannine Butler** seconded. **Motion carried 6/0/0 (Yes/No/Abstain)**

B. BHPC Enforcement Mechanisms

Philippa Guthrie and the commission reviewed enforcement mechanisms the Historic Preservation Commission and the Legal Department can use against those who do not comply. Fines and remedies were discussed. The commission was in agreement the fines should be punitive to help as a deterrence of any further actions without commission or staff approval.
C. Ratification of Decisions

Jeff Goldin made a motion to approve the Ratifications of Decisions. These are decisions made in prior meetings that the commission wants to ensure for the record are validly approved. **Sam DeSollar** seconded. **Motion carried 4/0/2 (Yes/No/Abstain)**

VII. OLD BUSINESS

A. Preservation Month

Bethany Emenhiser reviewed events for preservation month.

VIII. COMMISSIONERS' COMMENTS

Chris Sturbaum commented he believes the commission had an impact on the Annex Student Living building. **Bethany Emenhiser** stated it will be coming to the HPC meeting at the first meeting in June.

IX. PUBLIC COMMENTS

NONE

X. ANNOUNCEMENTS

Bethany Emenhiser stated the commission will now be televised on CATS.

XI. ADJOURNMENT

Meeting was adjourned at 6:25 pm.

SUMMARY

Request to install a 21.5" x 19.5" metal blade sign.

COA-17-40

208 N. Walnut St.
Courthouse Square
Petitioner: Kayla Maldonado

Notable **105-055-23067** **Commercial;** Italianate, c. 1895

Background

The property at 208 N. Walnut St. is located within the Courthouse Square Local Historic District. The property was the former Faris Market and was built in 1895 in the Commercial Italianate style. It is zoned Commercial Downtown (CD) and is in the Courthouse Square Downtown Overlay.

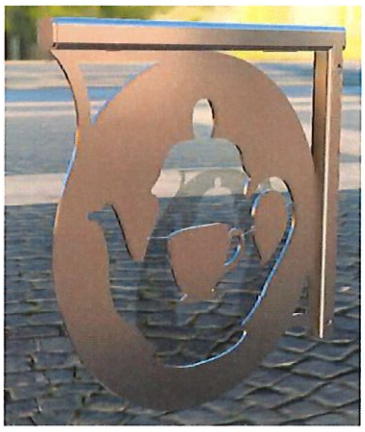
Request

This is a request to install a new 21.5" x 19.5" metal blade sign. The petitioner is requesting a simple metal sign in copper metallic for easier wayfinding.

Applicable Design Guidelines or Standards Sections

Secretary of Interior's 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
4. Guidelines for Signage and Awnings

A. Signage, General
1. Care should be taken with the attachment of signage to historic buildings.

2. The scale of signage should be in proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.
5. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.
6. Signage which is out of scale, boxy or detracts from the historic façade is discouraged.
7. Care should be taken to conceal the mechanics of any kind from the public right of way.

B. Wall Signs
1. Building-mounted signage should be of a scale and design so as not to compete with the building's historic character.
2. Wall signs should be located above storefront windows and below second story windows.
3. Signs in other locations will be reviewed on a case-by-case basis.

Unified Development Ordinance Commercial Downtown 20.05.083(b) Projecting Signs

Projecting Signs: The following standards apply to projecting signs:
(A) Maximum Projection: No part of a projecting sign shall protrude more than thirty-six (36) inches from the wall or face of the building to which it is attached. Support structures between the building and the sign only shall be counted toward this allowance.
(B) Location: Projecting signs shall be located adjacent to the tenant's lease space and shall be installed at least seven (7) feet above the pavement.
(C) Separation: A minimum separation of one hundred (100) feet shall be provided between all projecting signs on the same building façade.
(D) Number: A maximum of one (1) projecting sign is permitted per tenant per street frontage.
(E) Area: Projecting signs shall be limited to a maximum of twenty (20) square feet in area.
(F) Allotment: Projecting sign areas shall count toward overall wall sign allotment.
(G) Prohibited Location: No projecting signs shall be located on buildings located within the courthouse square overlay district.
(H) Wind Loadings: The applicant for a projecting sign shall provide information verifying that the building facade containing the projecting sign can tolerate wind loading.

(I) Any property that utilizes a freestanding sign shall be prohibited from utilizing a projecting sign.

Recommendations

Although the proposed signage is simple and a recommended material, projecting signs are prohibited in the Courthouse Square Overlay by the UDO 20.05.083(b)(G). The Courthouse Square Historic District also recommends wall signage be located "above storefront windows and below second story windows." Staff is concerned with the attachment of the sign to the historic masonry. Staff is recommending denial of this petition.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-17-40

Date Filed: May 30, 2017

Scheduled for Hearing: June 8, 2017

RECEIVED
MAY 30 2017
BY: Bme

****

Address of Historic Property: 208 N. Walnut Street (Faris Building)

Petitioner's Name: Kayla Maldonado

Petitioner's Address: 2605 S Kendall Dr Bloomington, IN 47403

Phone Number/e-mail: 812-320-7512 / cupandkettletea@gmail.com

Owner's Name: CFC Properties

Owner's Address: 320 W. Eighth Street, Suite 200

Phone Number/e-mail: 812-332-0053 ron.walker@cfcproperties.com

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 the Wednesday 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. Pls see attached.

2. A description of the nature of the proposed modifications or new construction:
Installation of an aesthetically attractive blade sign to help attract customers on a automobile heavy main arterial roadway in downtown Bloomington. The sign will greatly aid in attracting customers to the start-up business, Cup & Kettle Tea Co.
The sign will be 19.5" tall and 21.5" deep (and less than 2" wide). It will highlight a classic tea kettle shape and tea cup that will compliment the historic district and the location of the business, the former Faris Market.
The sign will also aid in visibility, given the neighboring awnings to the south.

3. A description of the materials used.
The main mount material will be 1.5" x 1.5" square steel tube.
The main sign will be 7ga (.1875") HRS steel plate.
All joints to be TIG welded with ER 70S-6 filler.
Assembly to be painted 7273 Copper Metallic.

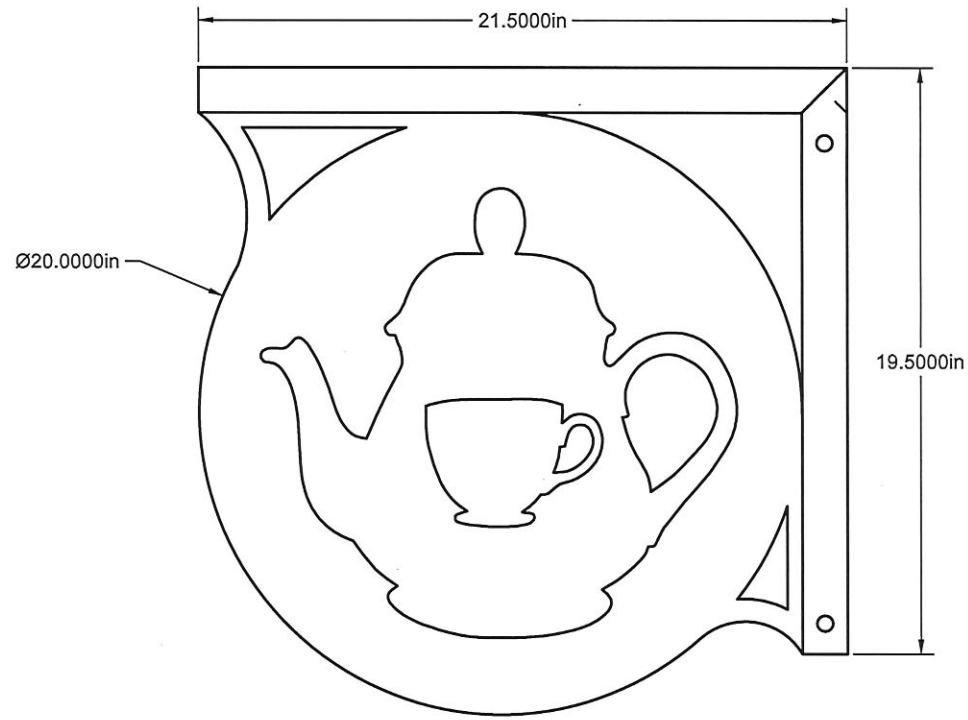
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.



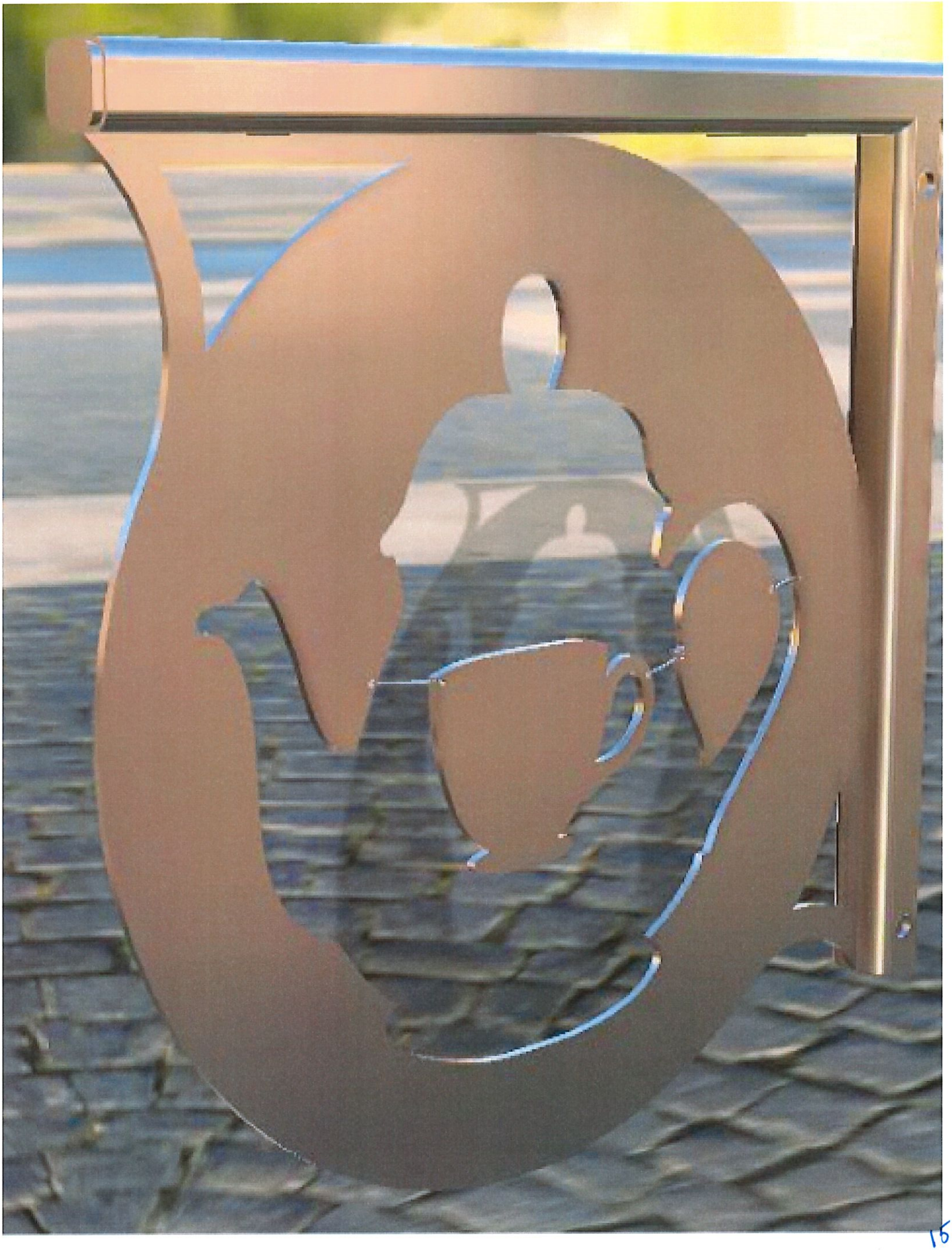
Main mount material to be 1.5"x1.5" Sq steel tube
Main sign to be 7ga (.1875") HRS steel plate
All joints to be TIG welded with ER70S-6 filler
Assembly to be painted 7273 Copper Metallic

Rice Road Metalworks RR Made in Indiana, USA			PROJECT: Cup and Kettle sign			
			TITLE: cup and kettle rev 2 final			
APPROVED DHill	3/13/17	SIZE	CODE	DWG NO		REV
CHECKED DHill	3/13/17	B				2
DRAWN daniel hill	3/13/2017	SCALE 1:4	WEIGHT		SHEET 1/1	

12

Cup & Kettle
TEA CO.
Suite 100

MARKET
DISTRICT



MARKET
DISTRICT

Cup & Kettle
TEA CO.
Cup & Kettle
TEA CO
Tuesday - Friday 8am - 6pm
Saturday & Sunday 10am - 4pm
208 N. Walnut St.
Suite 100
TEA

DEMOLITION DELAY-17-10

Summary

425 (1/2) E. 11th St.
Full demolition.

Contributing **105-055-35605** **House;** L-plan cottage; 1910

This is a Contributing, severely altered c. 1910, L-plan cottage in poor condition. The property is zoned Residential High Density (RH).

This property has been used as a rental for many years and has been vacant for the last several year. The property has had several additions over the years and each is in various states of deterioration. Most original features have been replaced over the years and lacks historic integrity. The property is Contributing on the 2015 survey only. The property does not meet the criteria for local designation and as such, staff is recommending release of the permit.