

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday January 24, 2019, 5:00 P.M.
AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES
A. January 10, 2018 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 19-04

101 W. Kirkwood (Courthouse Square)
Petitioner: Kelly Jennings
Install signage and lights.

B. COA 19-05

341 ½ S. Jackson (Greater Prospect Hill)
Petitioner: Chris Pelton
Replace roof and steepen pitch on one side of the gable end. Replace aging wall studs.
Replace vinyl siding with wood board and batten. Create new door and window openings.

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-02

529 E 1st
Petitioner: Eric Masten
Changes to siding and new windows. Replace roof in kind.

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call
812-349-3429 or email, human.rights@bloomington.in.gov.*

Next meeting date is February 14, 2019 at 5:00 P.M. in the McCloskey Room. **Posted: 1/22/2019**

**Bloomington Historic Preservation Commission
Showers City Hall McCloskey Room,
January 10, 2019, 5:00 P.M.
MINUTES**

I. CALL TO ORDER

Meeting was called to order by Chair, **Jeff Goldin**, at 5:00pm.

II. ROLL CALL

Commissioners

Flavia Burrell
Sam DeSollar
Jeff Goldin
Deb Hutton
Chris Sturbaum
Doug Bruce
Leslie Abshier
Lee Sandweiss

Absent:

John Saunders

Advisory

Derek Richey
Duncan Campbell

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Phillipa Guthrie, Legal
Jackie Scanlan, Planning

Guests

Kris Floyd
Jenny Southern
Angie Ricketts
Tim Clougher
Matt Murphy
Daniel Russos
Nathan Finney

III. APPROVAL OF MINUTES

A. December 13, 2018 Minutes

Doug Bruce made a motion to approve December 13th, 2018 minutes, **Sam**

DeSollar seconded.

Motion carried 6-0-2 (Yes-No-Abstain) Leslie Abshier & Lee Sandweiss abstained.

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-02

121 N. College Ave

Petitioner: Nathan Finney

Replace deteriorated soffit and install two ceiling lights in entryway

Conor Herterich gave presentation. See packet for details.

Commission Review

A. COA 19-01

1210 E. 2nd

Petitioner: Matheu Architects (Kris Floyd)

New Construction

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum inquired about Materials. **Kris Floyd** explained construction of the house. **Duncan Campbell** inquired about the placement of the house on the block and in the neighborhood. **Jenny Southern** and **Angie Ricketts** explained placement of the house. **Deb Hutton** asked about placement of the doors on the house. **Doug Bruce** asked about garages and porch placement on the home. **Sam DeSollar** inquired about property surrounding this property, he also asked about tree removal on the property. **Chris Sturbaum** asked a follow up question concerning property lines and the style of the home.

Jenny Southern spoke on behalf of the Elm Heights Neighborhood Committee and gave examples of garages in the neighborhood. The Neighborhood Committee has concerns about the concrete in the house. **Kris Floyd** explained construction and features of the house and amount of concrete in driveway.

Duncan Campbell stated that he would like to see the house in the context of the neighborhood. He had concerns about the garage with the house. **Leslie Abshier** does not have a problem with the design of the house and agrees with the Neighborhood Committee. **Deb Hutton** asked the Neighborhood Committee about the placement of the house. **Jenny Southern** stated the Neighborhood Committee is most concerned about the setback. The house is situated a little more forward than other surrounding houses. **Doug Bruce** likes the design of the house and agrees with the setbacks, and he understands the slope issues. **Lee Sandweiss** sees opportunity in the house, and she wishes she could see a little more about the site and house but she approves of the design. **Sam DeSollar** echoed sentiments expressed by previous

Commissioners, and he cited Elm Heights design guidelines. He also asked about moving the garage back from the front of the house. **Sam DeSollar** has an issue with how the house relates to the design guidelines. **Derek Richey** doesn't have a problem with the uniqueness of the house but he does have a problem with the garage. **Flavia Burrell** stated that the design is a 2019 design, giving people what they look for in a home and garage today. She also feels like it matches other homes in the area and the design is not an issue. **Jeff Golding** stated that he doesn't have a problem with the uniqueness of the house or the setback. He also doesn't have a problem with the garage. **Leslie Abshier** asked about moving the garage back. **Kris Floyd** stated the garage could be moved back. **Jackie Scanlan** asked about set back placement of the garage. Then explained setback guidelines. In public coment, **Daniel Russos** stated that the historical discussion is very important. **Kris Floyd** stated that he would be happy to push the garage back and change the design from one door to two. **Angie Ricketts** asked if it had to be two car garage. **Kris Floyd** stated that the homeowner is going to sell the house and anyone buying it will want a two car garage.

Chris Sturbaum made a motion for the petitioner to return with a revised drawing with suggested changes, **Deb Hutton** seconded.
Motion carried 7-1-0.

B. COA 19-03

121 N. College Ave

Petitioner: Nathan Finney

Replace front and side doors with more period correct design

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Conor Herterich clarified that the Commission is just approving the door and not signage. Signage would need to be discussed under a different COA. **Nathan Finney** stated the design would be consistent with what they did at Social Cantina. **Sam DeSollar** asked if the door design was proved by the building inspector. The Social Cantina door was but not this particular design. Although applicant claims this design is similar to the Social Cantina.

Leslie Abshier made a motion to approve, **Lee Sandweiss** seconded.
Motion carried 7-0-1

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-01

1117 N. Walnut

Petitioner: Daniel Russos

Full demolition

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum asked about commercial uses for the lot. **Duncan Campbell** asked if anyone has been in the house. He then stated that generally for a full demo someone should enter the house and look at the condition. **Daniel Russos** stated that he has owned the house since 2011 and the house is in severe disrepair. It has taken in large amounts of water and is not habitable. **Duncan** would like to see the house saved if possible. **Leslie Abshier** agreed with **Duncan**, all demo houses need to be looked over. **Derek Richey** wished the Historic Preservation Committee could have stepped in sooner and saved the house.

Sam DeSollar made a motion to waive and release the demo delay period, **Lee Sandweiss** seconded.
Motion carried 8-0-0

COA 18-86
222 S Rogers St
Petitioner Matt Murphy
Siding for 222 S Rogers

Conor Herterich stated this was a holdover from the previous HPC meeting, to restore siding and trim. See packet for 12/13/2018 HPC Meeting for details.

Discussion ensued

Chris Sturbaum asked the reason for not keeping the wood siding. **Matt Murphy** stated it was because of damage and then they removed the siding.

Sam DeSollar made a motion to approve the siding, **Deb Hutton** seconded.
Motion carried 8-0-0

VI. NEW BUSINESS

Sam DeSollar inquired about whether work being done on a home at the corner of Henderson and 1st St was without a permit or outside the permit. He noticed what appear to be decreased window size and peeled off siding. The home is not historic but is contributing. **Conor Herterich** stated that a permit is not needed to replace siding. **Chris Sturbaum** explained that the commission could get a stop order, but that's complaint driven. **Philippa Guthrie** explained that the permit needs to be pulled to see what work is being done, and verify when the work was done. **Doug Bruce** sees that it is a good process that a building permit is not needed for siding or roofs because the county would get overwhelmed. **Conor Herterich** stated that he spoke with **Jackie Scanlan** and building permits are only needed for certain types of work. One was not in this case, so there is a gap in the demo delay process. They would need to go before the City Council to change the process and close the gap. But if a permit is not required to change siding then Demo Delay doesn't happen. **Doug Bruce** stated that the requirement for a building permit to change siding will likely never happen. That is a good thing but some people will push the limits when making changes. **Chris Sturbaum** stated that Dem Delay may be changed once they adopt the SHAARD, and in the UDO.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

Chris Sturbaum stated that Maple Heights was approved by the City Council on the first vote, and **Conor Herterich** gave excellent presentations with great details.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned at 6:51 pm.

END OF MINUTES

COA: 19-04

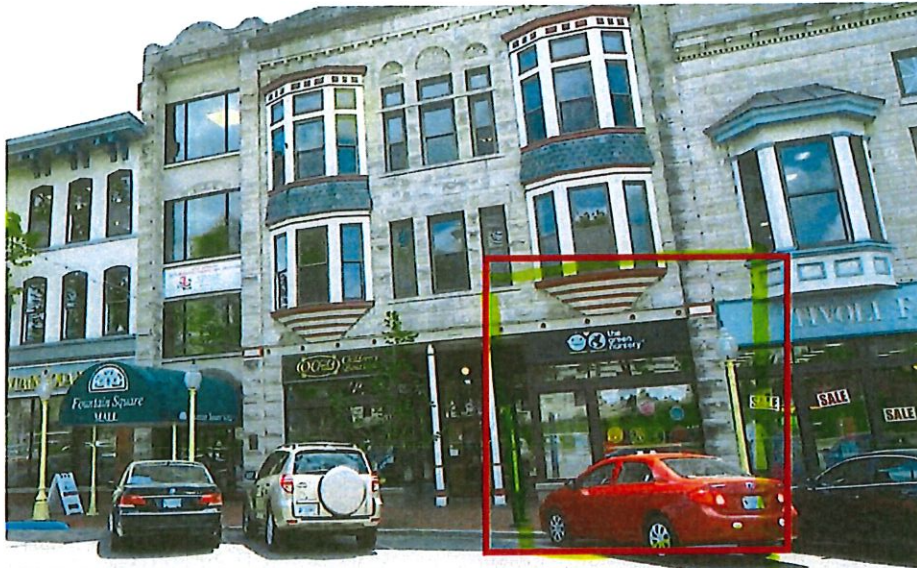
Address: 101 W. Kirkwood Ave, Suite 107

Petitioner: Kelly Jennings

Parcel #: 53-05-33-310-237.000-005

Property is Outstanding

Circa. 1895



Background: Known as the Buskirk Hill/Khan Building, this Queen Anne-style, Two-Part Commercial Block building is located in the Courthouse Square Historic District (Local and National Register).

Request: Install retail sign and three gooseneck lights above display window. Sign has wood backdrop with black-painted steel lettering.

Guidelines:

Courthouse Square Design Guidelines, p. 22

1. Care should be taken with the attachment of signage to historic buildings.
2. Scale of signage should be in proportion to the façade.
3. Use of wood, stone, steel, glass, and aluminum is encouraged.
4. Wall signs should be located above storefront windows and below second story windows.

Staff Recommendation: **Staff recommends approval of COA 19-04** with the following condition:

1. If sign/lights must be attached directly to the building, they are attached to wood or to mortar rather than directly to stone or brick.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-04
Date Filed: 1/7/19
Scheduled for Hearing: 1/24/19

Address of Historic Property: 101 W. KIRKWOOD AVE SUITE 107
Petitioner's Name: KELLY JENNINGS / AMANDA FORGAS · MIRTH
Petitioner's Address: 101 W. KIRKWOOD AVE, SUITE 107
Phone Number/e-mail: (812) 822-1624 / INFO@MIRTHMARKET.COM
Owner's Name: CFC PROPERTIES
Owner's Address: 101 W. KIRKWOOD AVE, BLOOMINGTON IN 47404
Phone Number/e-mail: RON WALKER · (812) 327-1131 / 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 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. W. KIRKWOOD - FOUNTAIN SQUARE MALL

2. A description of the nature of the proposed modifications or new construction:

OUTDOOR RETAIL WOOD SIGN WITH GOOSENECK LIGHTING (x3). THE WOOD SIGN WILL BE MADE BY CRADICK ENTERPRISES + THE STEEL LETTERING WILL BE MADE BY CLUTCH FABRICATION. A "MCMASTER CARR" LIFT OFF PANEL HANGING BRACKET WILL BE THE ATTACHMENT.

3. A description of the materials used.

- SEALED DOUGLAS FIR WOOD (152" x 27")
- PAINTED 1/2" STEEL LETTER (OUTDOOR BLACK PAINT)
- LIFT OFF PANEL HANGING BRACKET
- 3 GOOSENECK LIGHTS

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.







Exhibit B
Fountain Square Mall

TRACT A

Forty-four (44) feet and six (6) inches off of the entire west side of In-Lot 128 in the City of Bloomington, Indiana

TRACT B

A part of In-Lot Number One Hundred Twenty-Seven (127) in the City of Bloomington, Monroe County, Indiana, bounded and described as follows, to-wit: Commencing at the northeast corner of said lot as shown by the cement alley curb; running thence west forty-one (41) feet and eight and one-half (8 ½) inches to a cross indicating the center of a brick wall; running thence south, parallel with the east line of said lot, to the south line thereof, running thence east forty-one (41) feet and eight and one-half (8 ½) inches to the southeast corner of said lot; running thence north with the east line of said lot, to the place of beginning.

TRACT C

A part of In-Lots Numbered One Hundred Twenty-Seven (127) and One Hundred Twenty-Eight (128) in the City of Bloomington, Indiana, bounded as follows, to-wit: Commencing in the north line of said In-Lot Number 127 at a point shown by a cross indicating the center of a brick partition wall forty-one (41) feet and eight and one-half (8 ½) inches west of the northeast corner of said In-Lot Number 127 as shown by the cement curb; running thence West forty-six (46) and four (4) inches to a cross indicating the center of a brick partition wall; thence south parallel with the west line of said In-Lot Number 128 to a point in the south line of said In-Lot Number 128 as shown by a cross indicating the center of a brick partition wall, thence east forty-six (46) feet and four (4) inches; thence north to the place of beginning.

TRACT D

A part of In-Lot No. 126 in the City of Bloomington, Indiana, described as follows, to-wit: Beginning at the Northeast corner of said In-Lot No. 126; running thence West 20 feet; thence South 132 feet to the alley; thence East 20 feet; thence North 132 feet to the place of beginning.

TRACT E

A part of In-Lot No. 126 in the City of Bloomington, Indiana, described as follows, to-wit: Beginning at the Northwest corner of said In-Lot; thence running South on the West line of said In-Lot a distance of 132 feet to the Southwest corner thereof; thence East on the South line of said In-lot a distance of 46 feet; thence north on a line parallel with the East line of said In-Lot a distance of 132 feet; thence West on the North line of said In-Lot a distance of 46 feet to the place of beginning.



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Overview

Family Collection ⁵⁰

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View ALL from the R Series Series (/search.aspx?family=R Series&brand=Millenium Lighting)



This product is UL Certified. More Info

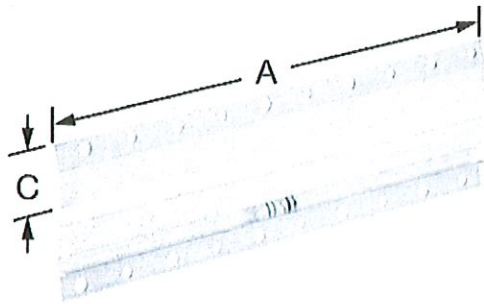


This product is UL rated for wet locations.



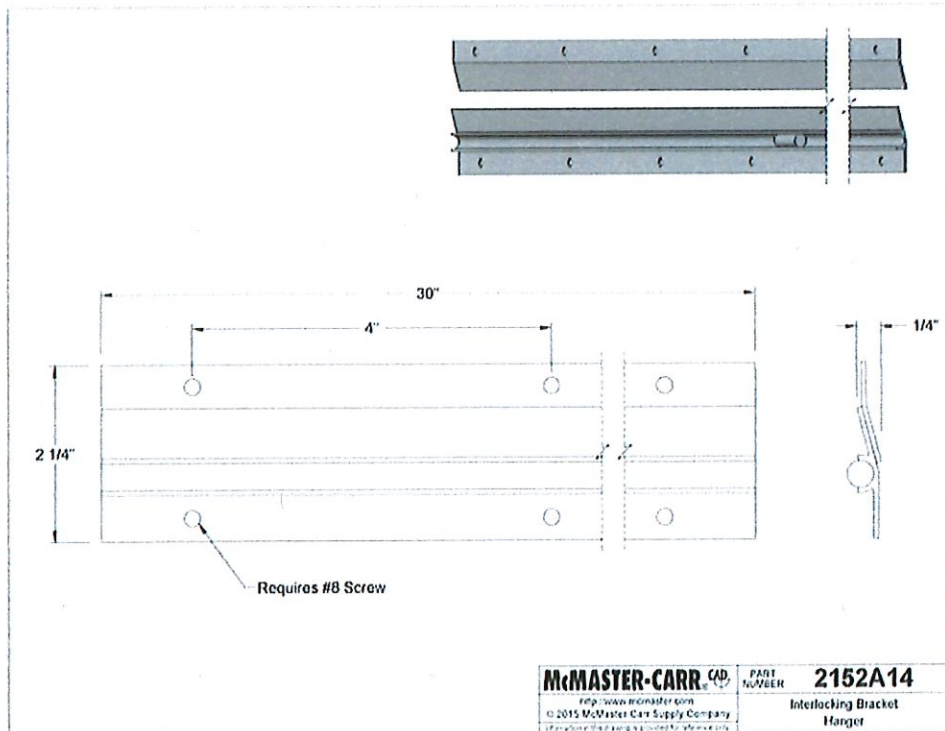
Easy-Level Lift-Off Panel-Hanging Bracket
30" x 2-1/4"

\$15.17 per pair
2152A14



Material	Aluminum
Appearance	Dull
Length	
(A)	30"
(C)	2 1/4"
Projection	1/4"
Capacity	300 lbs.
Mount Type	Screw On
Mounting	
Fasteners Included	Yes
Number of Fasteners	16
Included	
Number of Holes	60
Hole Diameter	1/4"
Hole Style	Straight
For Screw Size	No. 8
Features	Built-In Level
RoHS	Compliant

A built-in level makes it easy to align panels while the interlocking edges create a flush fit between surfaces. Mount one piece to the wall and another to the panel to quickly hang and remove panels without removing the brackets. These brackets can also be used to hang signs, mirrors, and cabinets. They have more mounting holes than included fasteners to allow mounting flexibility.



The information in this 3-D model is provided for reference only.

COA: 19-05

Address: 341 1/2 S. Jackson

Petitioner: Chris Pelton

Parcel #: 53-08-05-102-017.000-009

Property is Contributing

Circa. 1905



Background: The structure is a carriage house situated on the rear of Prospect Hill Lot 14. Sanborn Fire Insurance Maps indicate that a structure was constructed at or around the same time as the primary home, however staff believes the original structure was destroyed and a new one built on its footprint. The original structure was a 2-story cabinet shop in 1907, a stable in 1913, and either a home, shed, or garage by 1927.

Request: Rebuild structure in place. Same footprint, but roof will be replaced and pitch steepen on one side of the gable end. Replace aging wall studs. Replace vinyl siding with wood board and batten. Create new door and window openings.

Prospect Hill Design Guidelines p. 22

1. The GPH design guidelines defines the public right of way (PROW) as “the side of the house facing the street”. (p.25) This structure is hardly visible from the PROW under that definition.
2. Removal of original materials or changes to the PROW may be approved by HAND staff. (p.26)

Staff decision on next page

COA: 19-05

Staff Decision: **Staff approves COA 19-05** for the following reasons:

1. This structure is situated at the back of the lot and is hardly visible from the PROW under the definition found in the GPH guidelines.
2. The guidelines give staff authority to approve COA's which involve changes visible from the PROW and the removal of original materials.
3. Staff believes this structure was not the original rear structure built with the house circa 1905 and was built sometime in the last 60 years. This is because the original accessory structure was two-stories and the current structure was clearly built as a one-story.
4. The proposed work will provide much needed structural repairs and will help extend the longevity of the structure.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-05

Date Filed: 1/8/19

Scheduled for Hearing: 1/24/19

Address of Historic Property: 341 1/2 S Jackson St

Petitioner's Name: Chris Pelton

Petitioner's Address: 610 W 3rd St

Phone Number/e-mail: chris.pelton@gmail.com

Owner's Name: Chris Pelton

Owner's Address: 610 W 3rd St

Phone Number/e-mail: chris.pelton@gmail.com

Instructions to Petitioners

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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. 2-family 015-61960-00 Prospect Hill Lot 14

2. A description of the nature of the proposed modifications or new construction:
The existing structure will be rebuilt in place, keeping the existing footprint exactly. The roof is structurally unsound and needs completely replaced, which will necessitate the replacement of aging wall studs. The roof-line will be slightly adjusted (East Elev Review image attaged) to more evenly support the new roof.
Exterior siding will also be updated from existing vinyl siding; existing vinyl windows are falling apart and will also need replaced.

3. A description of the materials used.
Roof will be composite shingle, siding will be engineered wood board and batten, windows will be energy star compliant wood framed.

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.

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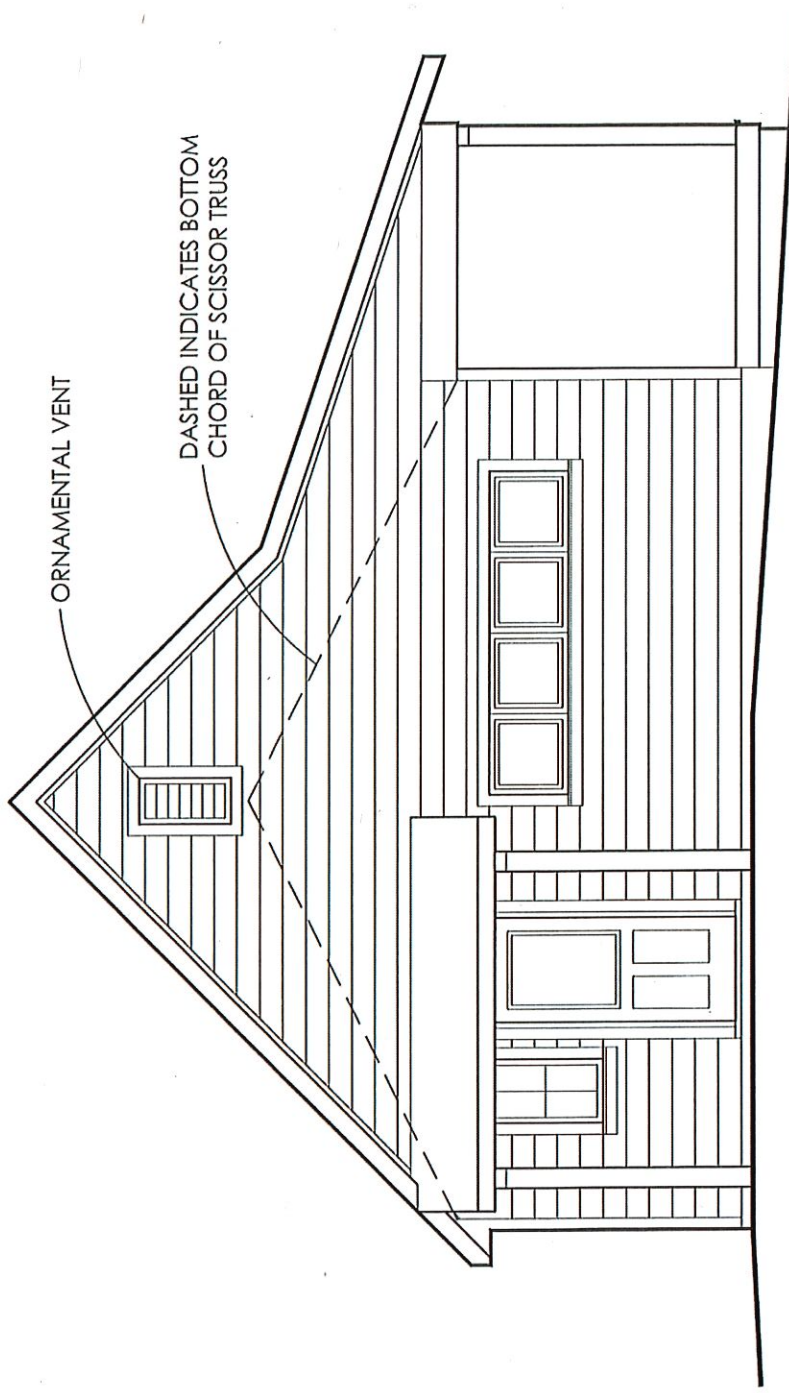


Frank Spence Architecture, Design + Drafting

fspenceiii@gmail.com 812-361-0505

341.5 JACSON ST REVIEW 1

09.07.18



WEST ELEVATIONS

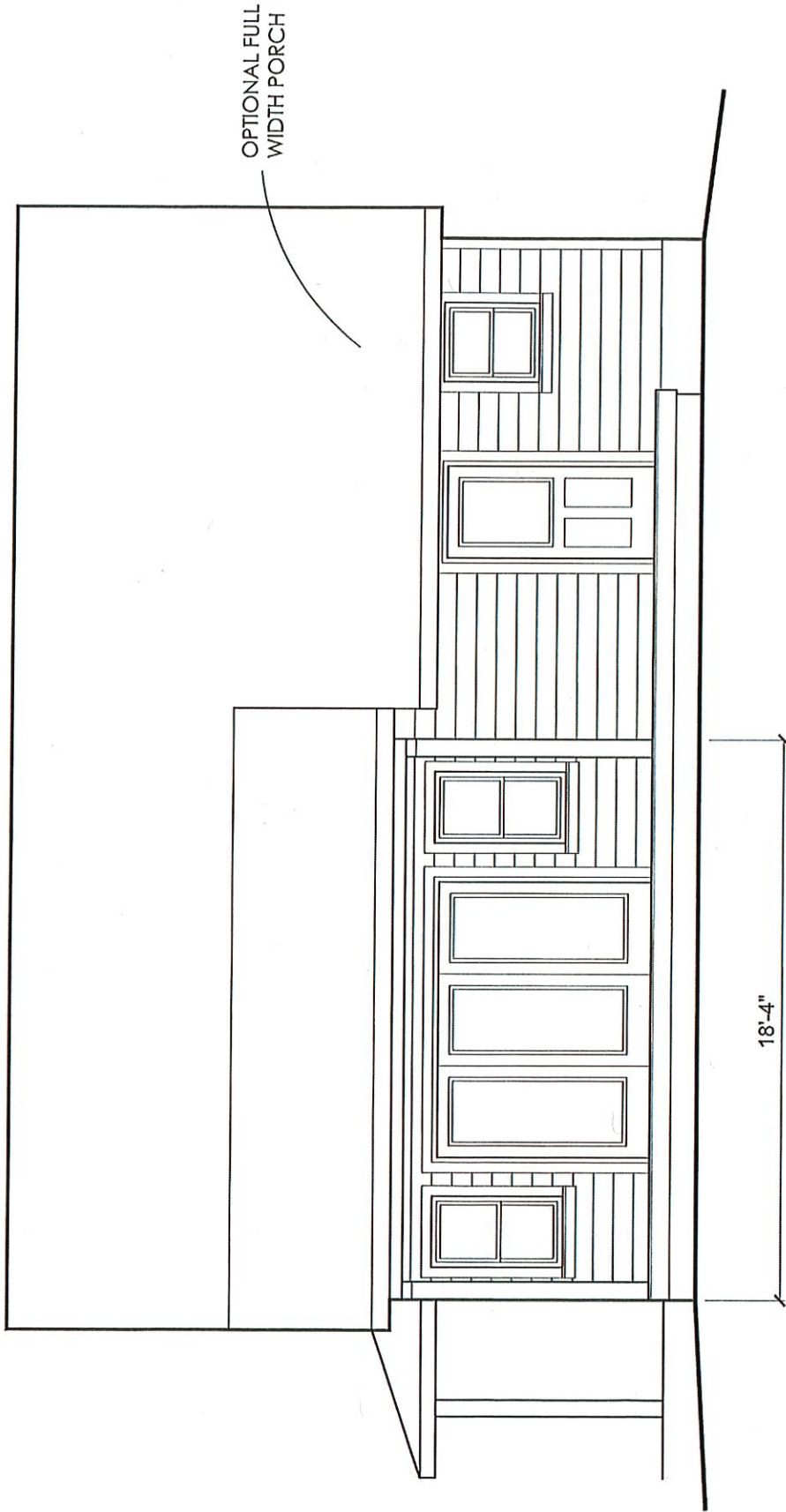
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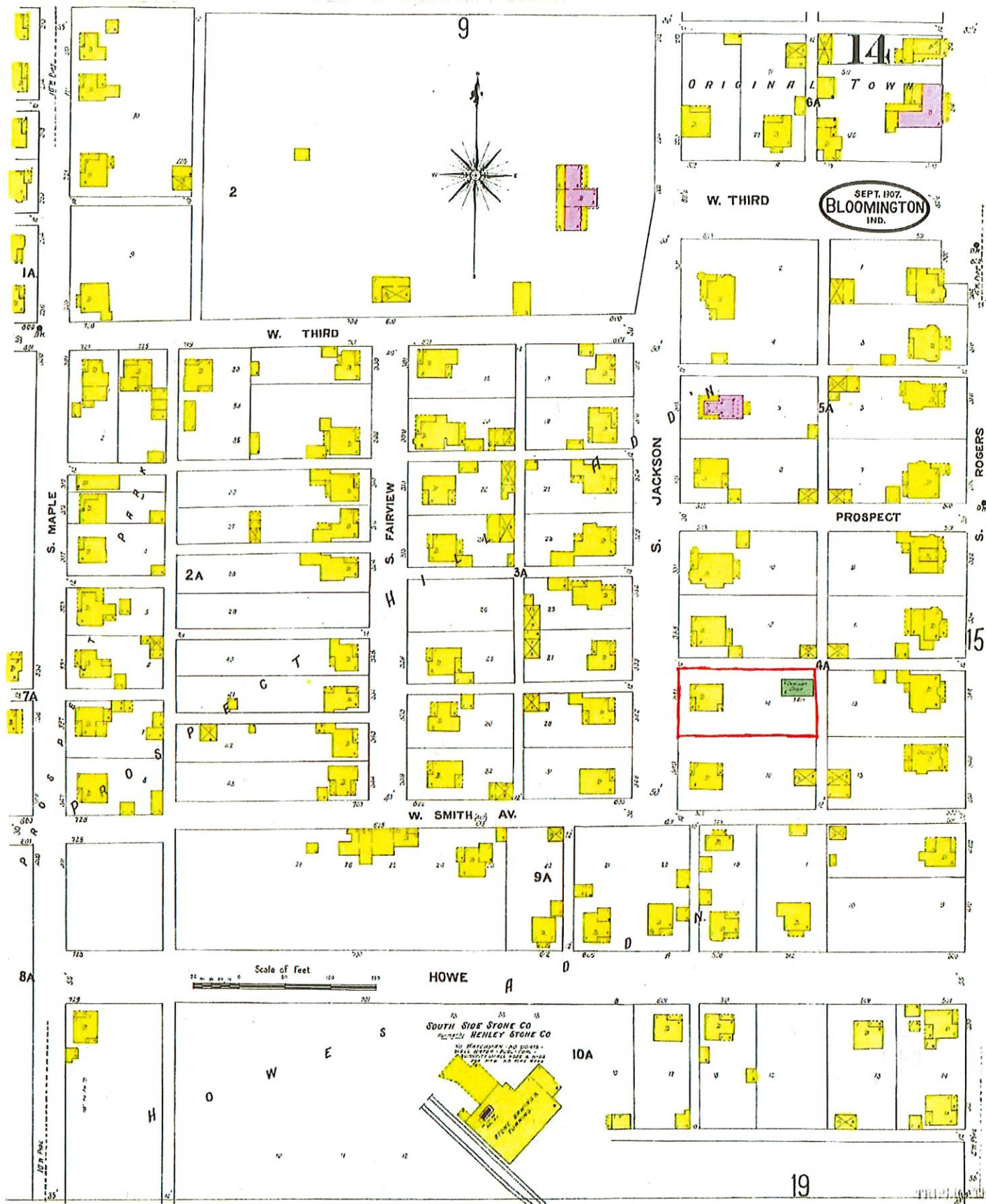
341.5 JACSON ST REVIEW 1
09.07.18











Demo Delay: 19-02
Commission Decision

Address: 529 E. 1st

Petitioner: Eric Masten

Parcel Number: 53-08-04-218-001.000-009

Property is Contributing

Circa. 1910



Background: Altered, Arts & Crafts style home. Located in the Elm Heights neighborhood. The home is listed as “Contributing” on the 2015 SHAARD survey, but is not listed on earlier surveys.

Request: Substantial demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 19-1**. The proposed work will not significantly diminish the integrity of the structure and should not endanger it’s “Contributing” rating. The vinyl siding is being replaced with wood and the roof is being replaced in kind.