

Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday March 14, 2019, 5:00 P.M. AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
 - A. February 28, 2019 Minutes
- IV. CERTIFICATES OF APPROPRIATENESS
- V. DEMOLITION DELAY
 - Commission Review
 - A. Demo Delay 19-04
614 N. Grant
Petitioner: Clayton Nunes
Enclose porch to create living space.
 - B. Demo Delay 19-05
717 E. Hunter
Petitioner: Landoh Feree Construction
Large addition to the rear of the home.
- 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 March 28, 2019 at 5:00 P.M. in the McCloskey Room. **Posted:** 3/8/2019

**Bloomington Historic Preservation Commission Showers
City Hall McCloskey Room, Thursday February 28, 2019,
5:00 P.M.**

MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners

John Saunders
Lee Sandweiss
Deb Hutton
Jeff Goldin
Leslie Abshier
Doug Bruce Iv @ 6:15
Susan Dyer Arrived @ 5:10

Advisory

Jenny Southern
Derek Richey
Duncan Campbell

Absent

Chris Sturbaum
Sam DeSollar
Ernesto Casteneda

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Philippa Guthrie, Staff
Eric Greulich, Staff

Guests

Doug Wissing
Dave Brewer
Franc Smence
Richard Stumper
Greg Lang
Mark Cornette
Matthew Francisco
Selma Sabanovic

III. APPROVAL OF MINUTES

Deb Hutton asked for clarification if a **Commissioner** can move or second to

approve minutes if they were not present at the meeting in question. **Jeff Goldin** clarified that a **Commissioner** can move or second minutes whether they attend the meeting in question or not.

A. February 14, 2019 Minutes

Deb Hutton made a motion to approve February 14, 2018 Minutes, **John Saunders** seconded.

Motion carried 4-0-2 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. **COA 19-05** (Resubmission)

341 S. Jackson (Greater Prospect Hill Historic District)

Petitioner: Chris Pelton

Modify accessory structure to create ADU.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Leslie Abshier asked if everything the commission asked for in the previous meeting was provided. **Jeff Goldin** stated that all changes and information asked for have been made to the proposal or supplied.

The **Commissioners** stated they like the project and they are happy that the Petitioner supplied everything and made the requested changes.

John Saunders made a motion to approve COA 19-05, **Doug Bruce** seconded.
Motion carried 7-0-0

B. **COA 19-09**

1111 E. Wylie (Elm Heights Historic District)

Petitioner: Malcolm Dalglish

Widen driveway and build shed roof covered parking space.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Richard Stumper stated that the driveway is a shared driveway and will straddle the property line. **Jenny Southern** asked what the rails would be made of. **Richard Stumper** stated that they haven't decided that as of yet. **Jenny** asked if they would have a cantilevered deck around a tree. **Richard Stumper** stated they are saving the tree but the deck would not be cantilevered. **Jenny** also had concerns about portions of the project being ADA compliant. **Philippa Guthrie** stated that a private residence does not have to be ADA compliant. **John Saunders** stated that he would like to see more drawings of the project before approving. **Duncan Campbell** asked about the stone from the wall being reused for the ramp. Also he asked about the type of covering, smooth or corrugated, to be used for the extended roof. **Richard Stumper** stated that they

were leaving that up to **Commission** recommendations but they would be using a polycarb for the wood and posts. **Susan Dyer** asked for clarification on the placement of a post near the house.

Jenny Southern asked about how the project is connecting to the house. **Richard Stumper** they will be drilling onto the mortar joints which could be removed at a later date if needed. **Doug Bruce** asked for clarification on the railing to be used whether metal or wood, and he also he had concerns about drilling into mortar joints. **Richard Stumper** stated they could use a certain type of metal railing. **Deb Hutton** had concerns about the materials used for the covering panels in that it could turn green over time. **Duncan Campbell** had concerns about the material to be used, but he stated that the commission can help get this through the BZA with their recommendation. He also suggested they use tempered glass for the covering as other materials will discolor over time. He also has concerns over the materials being used. If they make a recommendation for the BZA they need to have an exact concept. **Duncan** also suggested using a square post. **Doug Bruce** suggested removing the knee braces to keep the project from looking so much like a barn. **Richard Stumper** stated he placed the knee braces in to stabilize the cantilever. **Derek Richey** stated he agrees with the **Commissioners** that he would like to see more details in the project. **Eric Greulich** stated that Planning would not be supportive of the polycarb roofing. The attachment has to appear attached but that would be up to the Planning department to interpret.

Leslie Abshier made a motion to continue COA 19-09, **Doug Bruce** seconded.
Motion carried 7-0-0

C. COA 19-10

642 N. Madison (Showers Furniture Factory Historic District)
Petitioner: Greg Lange (ESG)
Installation of photovoltaic array.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Jenny Southern asked about placing the transformer in the alleyway. **Greg Lang** stated that he is legally prohibited from placing a transformer in the alleyway.

John Saunders made a motion to approve COA 19-10, **Leslie Abshier** seconded.
Motion carried 7-0-0

D. COA 19-11

512 W. Howe (Greater Prospect Hill Historic District)
Petitioners: Matthew Francisco and Selma Sabanovic
Construction of 400 sqft garage with living space on the second floor.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Matthew Francisco and **Selma Sabanovic** gave a brief explanation of the project.

Jenny Southern stated that she likes the garage but she is concerned about placement on the lot and which street the garage will be facing. **Matthew Francisco** stated that he wanted the placement of the garage because he plans on having the garage open and working in there. **Deb Hutton** asked about the address of the ADU/garage since the driveway opens to an adjacent street. It was clarified that the address will remain the same as the main house.

Jenny Southern likes the pergola and the planting of a climbing vine. **Deb Hutton** has concerns about the facing of the garage and that it's a two story surrounded by single story houses. **Conor Herterich** clarified the neighborhood design guidelines for setbacks. **Doug Bruce** likes the design and the placement of the ADU and it goes well with the property. **Leslie Abshier** and **Lee Sandweiss** were in agreement that they both like the design of the project. **Duncan Campbell** feels like the ADU should face Smith Ave. but he doesn't feel like a garage door should be facing Smith Ave. He also doesn't like the facade as it doesn't look like the front of a house. **Deb Hutton** suggested moving the garage door around the corner of the home and making the garage door look not so much like a regular garage door. **Matthew Francisco** stated that he wants the garage door to face the yard and not Smith Ave. The **Commissioners** discussed with **Mark Cornette** rotating the structure, the elevation of the lot and making the side facing Smith Ave. look like a front with the addition of a door.

Doug Wissing lives in the neighborhood and owns two properties adjacent to this property. Renovation of his two houses was one of the neighborhood projects supported by BRI and Indiana Landmarks. He has concerns about the impact of the ADU project for the neighboring cottages. There are also lots of questions about the project. If the project is rotated and placed to the east side of the lot that should have a positive impact in the area. **Doug** also asked if the **Commission** would delay their decision until permit parking in the area is resolved. He wants to restore accessibility to homes in the area. **Philippa Guthrie** stated that the City Legal Department is working on the parking issue and parking is not within the Commission's purview.

Deb Hutton made a motion to continue COA 19-11, **Leslie Abshier** seconded. **Motion carried 6-0-0.**

V. **DEMOLITION DELAY**

VI. **NEW BUSINESS**

VII. **OLD BUSINESS**

VIII. COMMISSIONER COMMENTS

Jeff Goldin he was at the BRI presentation and Mark Cornette gave a great presentation.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned at 6:45 pm.

END OF MINUTES

Demo Delay: 19-04
Commission Decision

Address: 614 N. Grant
Petitioner: Clayton Nunes
Parcel Number: 53-05-33-210-100.000-005

Property is Contributing

Circa. 1915



Background: Severely altered, front-gabled home. Building is listed as “Contributing” on the Bloomington Historic Sites and Structures Survey.

Request: Partial demolition: Enclosure of front porch.

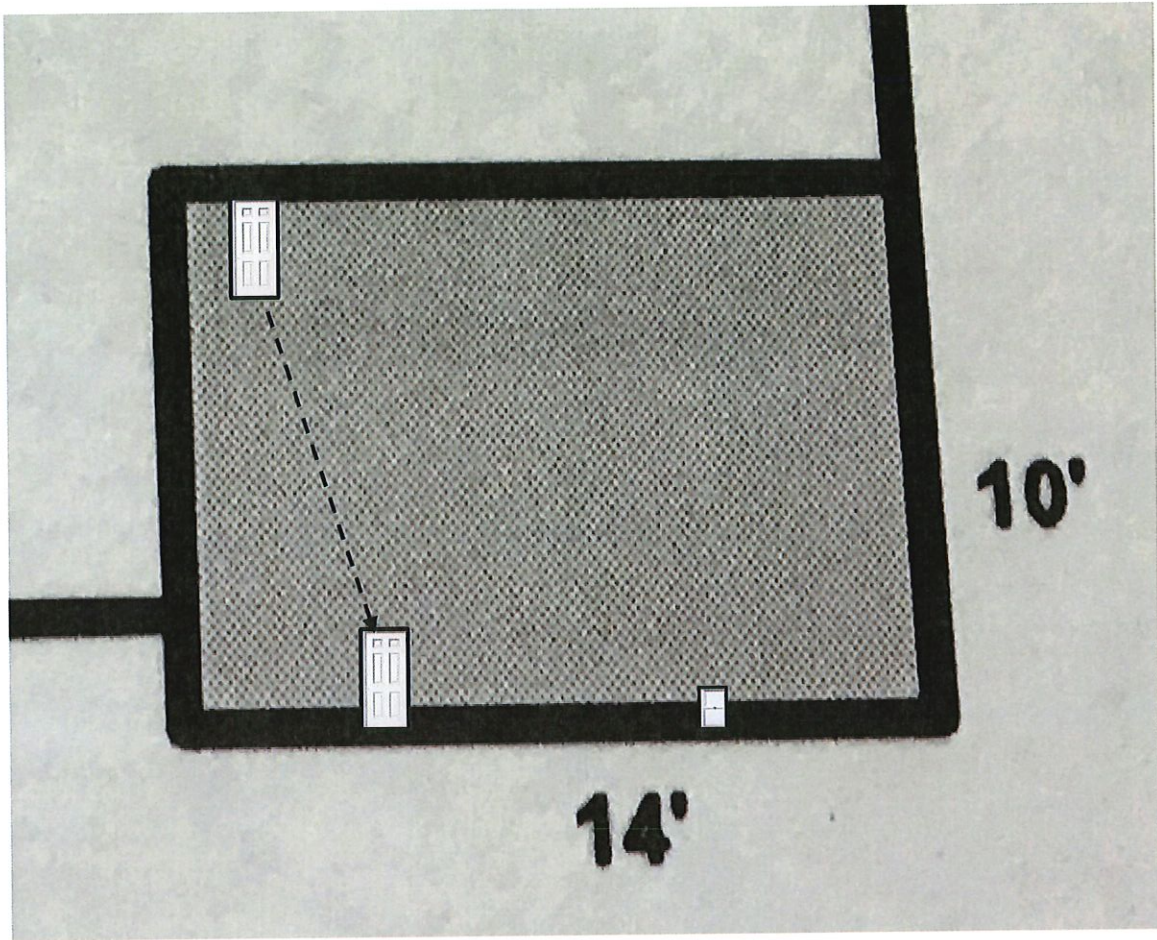
Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 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.

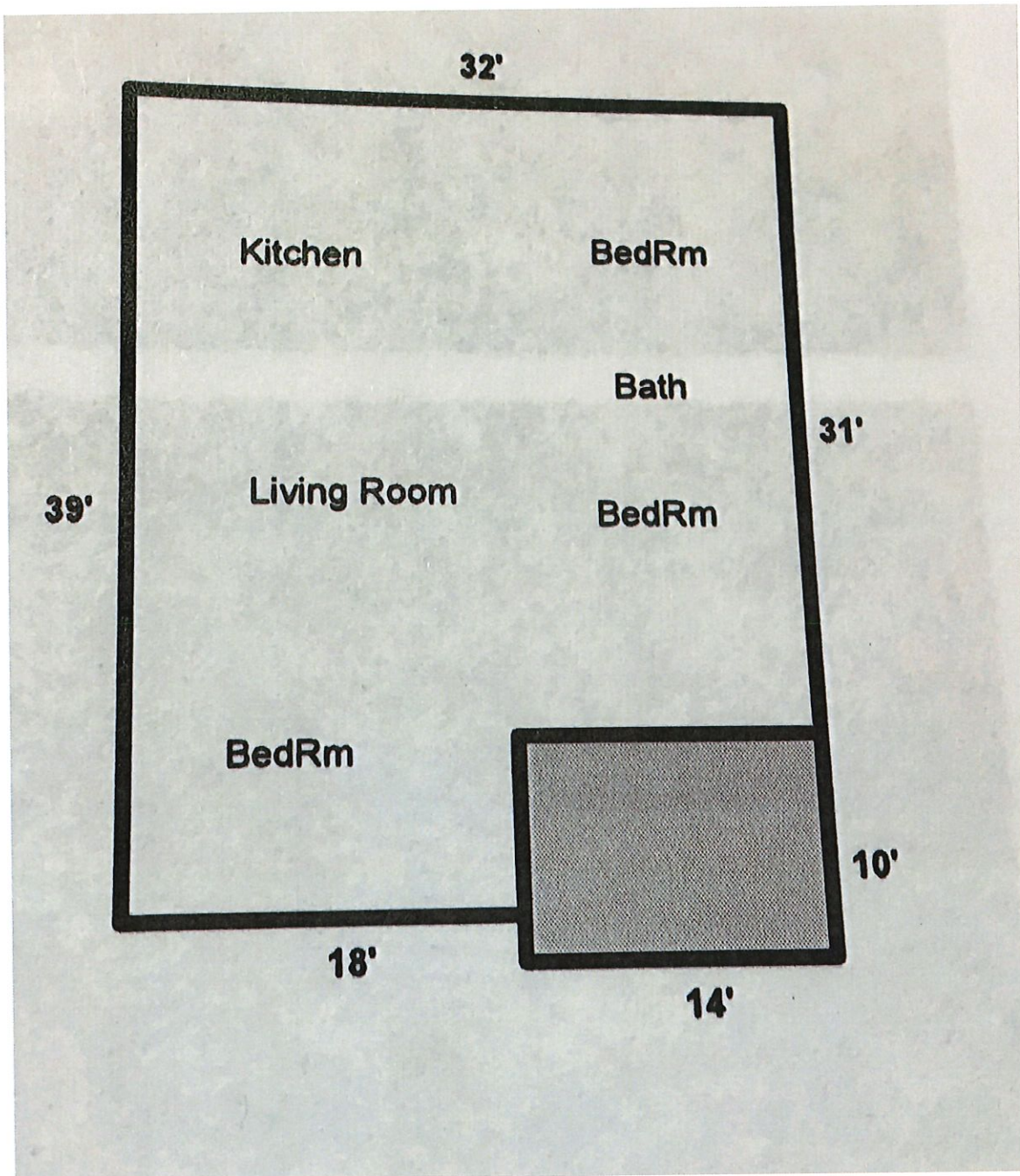
Recommendation: Staff recommends releasing **Demo Delay 19-04**. Research does not indicate property is eligible for designation based on any historic criteria. The structure is architecturally unremarkable and has already been heavily modified.

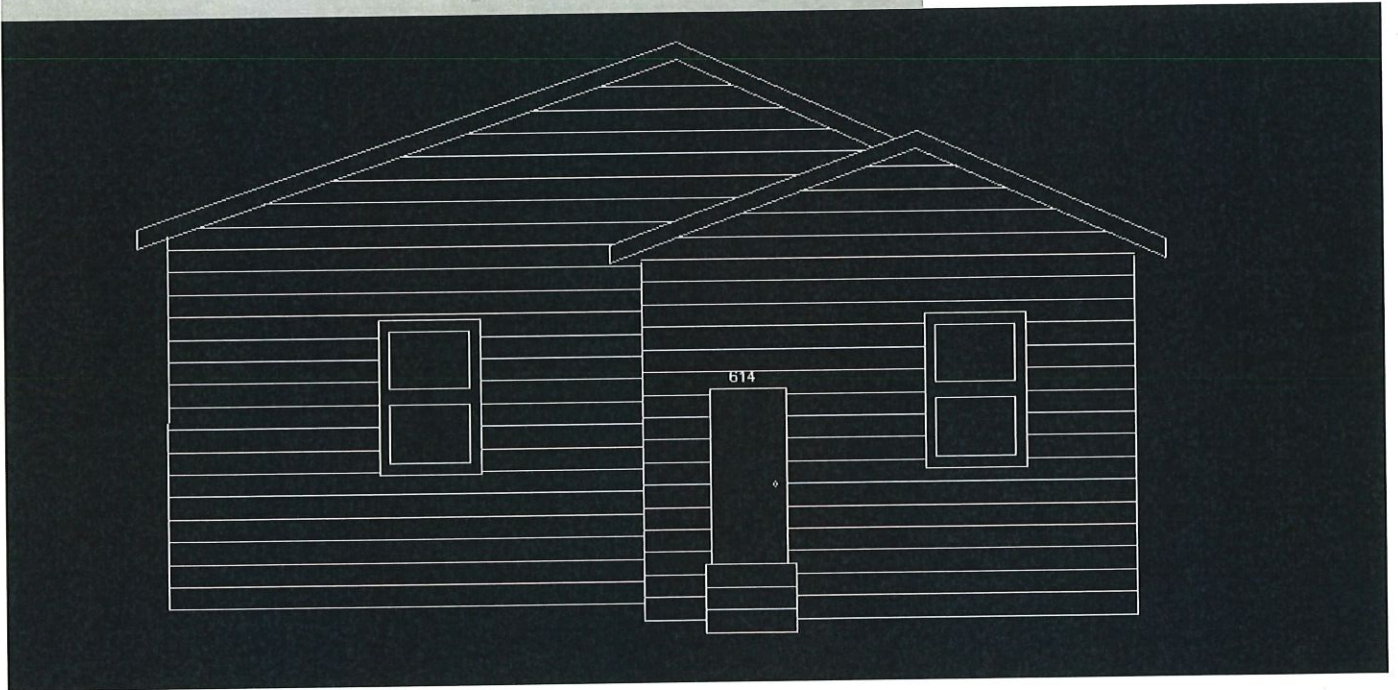
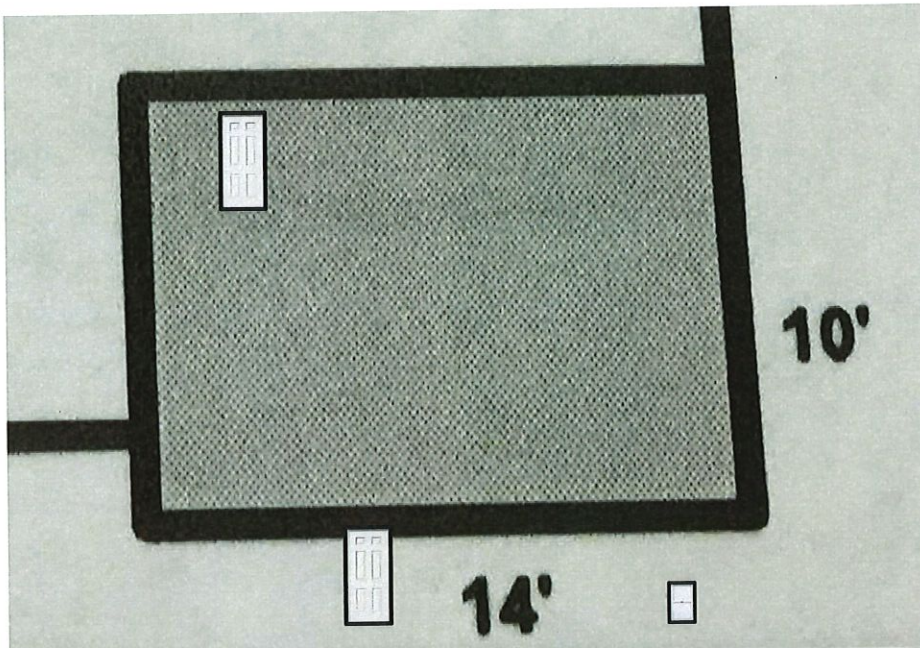
614 N Grant St, Bloomington, IN 47408

4 beds 1 bath 1,136 sqft









Materials to be used in remodel

1. Extend present siding to cover new buildout
2. Single door
3. Single egress window
4. 2x4 construction
5. R34 insulation
6. ½" drywall
7. LVT Flooring

Demo Delay: 19-05
Commission Decision

Address: 717 E. Hunter Ave
Petitioner: Landoh Ferree Construction
Parcel Number: 53-08-04-107-040.000-009

Property is Contributing

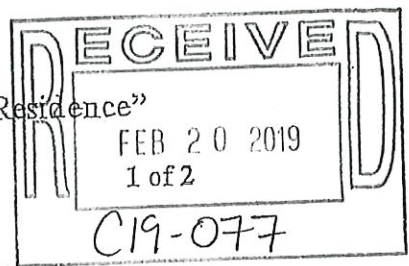
Circa. 1927



- Background:* Modified side gabled Bungalow style home. Building is listed as “Contributing” on the Bloomington Historic Sites and Structures Survey, however; the 2015 SHAARD survey listed the structure as non-contributing.
- Request:* Substantial demolition: Addition to home. The area of proposed addition is more than 50% of area of the original structure.
- 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 19-05**. Research does not indicate property is eligible for designation based on any historic or architectural criteria.

65582
Bl
2-20-19

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"
MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967



APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-08-04-107-040.000-007 Subdivision Smiths addition Lot No. 36
Project Address 717 E Hunter ave. City Bloomington Zip Code 47401
Township _____ Section No. _____

Property Owners Name Chun-Fang Bettina Hahn Phone No. (812) 339-5526
Property Owners Address 2512 E 8th Street City Bloomington Zip Code 47408

Applicants Name Landon Ferree Construction Phone No. (812) 325-1735
Applicants Address 5464 W. Woodland Rd. City ELLETTSVILLE Zip Code 47429

General Contractor Paul Landon Ferree Phone No. (812) 325-1735

Please check applicable boxes and fill in blanks as required:

Proposed Work: New Construction Addition Remodel (area) 100 sq ft Other (explain) _____
Rental: Yes No Flood Plain: Yes No Sink Holes: Yes No Watershed: Yes No
Building use (i.e. personal residence, duplex, storage bldg., barn, garage, etc., (explain) Rental

Total number of bedrooms 3 Number of residential units _____ Estimated construction cost (census) _____
Total Square Footage of proposed structure _____
First floor square footage 504 Garage/Carport square footage _____ Attached Detached
Second floor square footage 288 Covered Deck(s)/Porch(s) square footage _____
Third floor square footage _____ Other Floor square footage (explain) _____
Basement square footage _____ Grading area (area of soil disruption) _____
Elevated deck (>30") square footage _____

Driveway Permit No. existing State of Indiana Monroe County City of Bloomington
Wastewater system to be connected to: City of Bloomington Sewer Other sanitary system
Septic System: Permit no. city Number of bedrooms on permit 3

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Signature of Applicant: Paul Landon Ferree Date: 2/19/2019

Email address landonf1735@gmail.com

DULY ENTERED
FOR TAXATION

OCT 01 2008

2008016462 WAR \$16.00
10/01/2008 03:25:44P 1 PGS

Monroe County Recorder IN
Recorded as Presented

Linda M. Newmann
Auditor Monroe County, Indiana

Mail Tax Statements To:
2512 E 8th St
Bloomington IN 47408

Tax Duplicate No. 015-52000-00
State Tax ID No. 53-08-04-107-040,000-009

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Erika T. Gaal and Chris G Gaal* both of legal age, of Monroe County, in the State of Indiana, CONVEY AND WARRANT to Chun-Pang Bettina Hahn, of legal age, of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration not herein expressed, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County, in the State of Indiana, to-wit:

Lot Number Thirty-six (36) in Smith's Addition to the City of Bloomington, Indiana, said lot being 44.3 feet wide and 137.5 feet long.

This conveyance made and accepted subject to the taxes being pro-rated to date of this deed and all taxes falling due and payable thereafter, which said taxes the Grantees herein expressly assume and agree to pay.

Subject to all easements and restrictions of record.

In Witness Whereof, the said grantors have hereunto set their hands and seals this 30th day of September, 2008.

*Chris G Gaal is also known as Christopher G. Gaal

Erika Gaal by Chris Gaal PA
Erika T. Gaal by Chris Gaal, her Attorney in Fact
2008016461

Chris Gaal
Chris G Gaal

STATE OF INDIANA, COUNTY OF MONROE, ss:

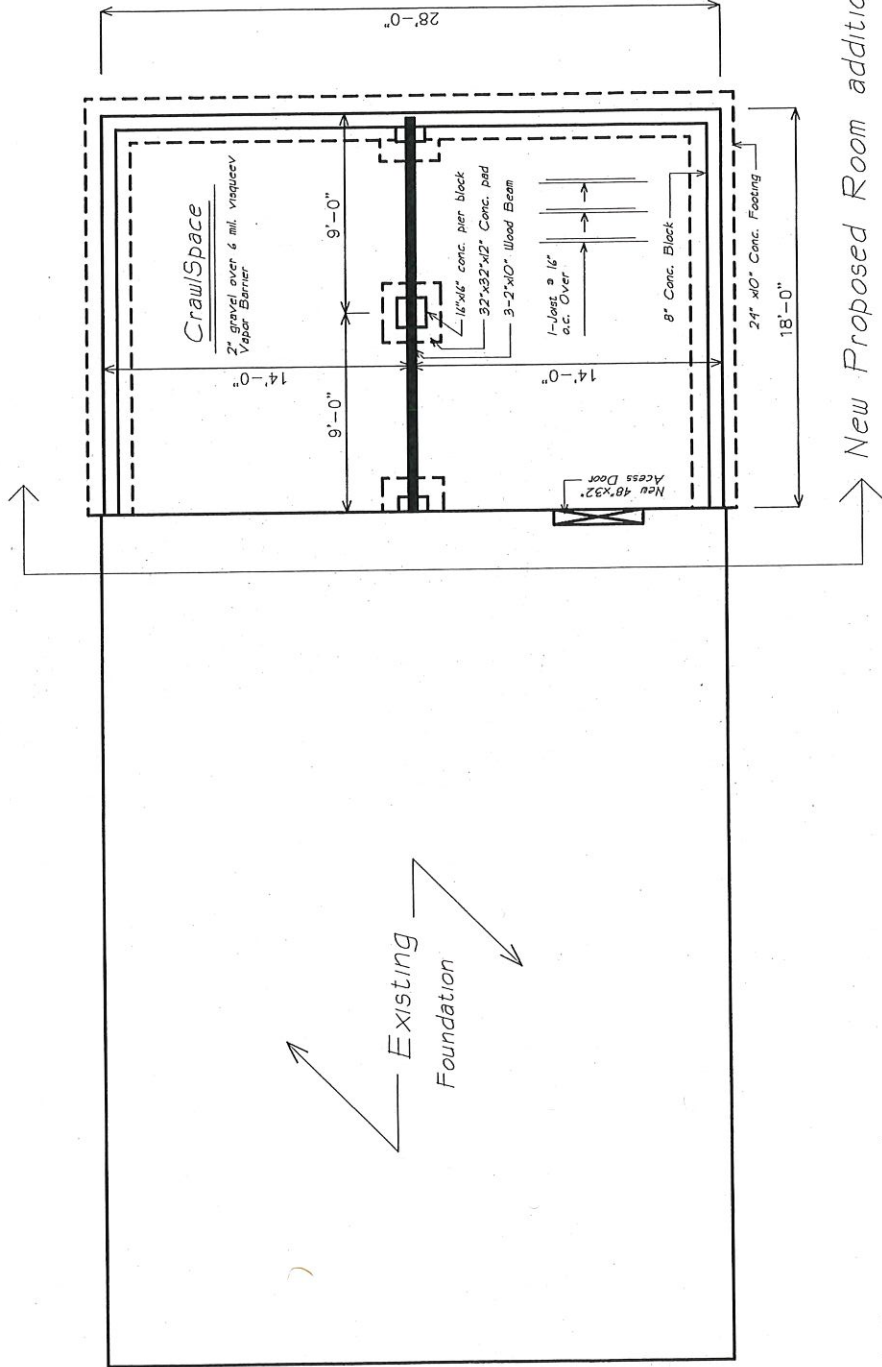
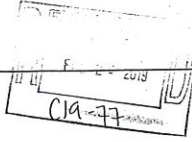
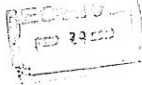
Before me, the undersigned, a Notary Public in and for said County and State, this 30 day of September, 2008 personally appeared the within named Erika T. Gaal and Chris G Gaal, both of legal age, Grantors in the above conveyance and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned, and Grantors also swore to the truth of all statements made in this deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Anne-Karine Bley
Notary Public
ANNE-KARINE BLEY, Notary Public
Residing in Monroe County.
My commission expires March 12, 2014
Notary's Residence and Commission Expiration

This instrument prepared by Edward F. McCrea, Attorney, 119 South Walnut, Bloomington, Indiana 47404 - (08-00438.wd0) "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Edward F. McCrea."

CHUN-FANG, BETTINA
 Project - CHUN-FANG-RES ADD-717
 Address - 717 HUNTER AVE E
 Parcel - 53-08-04-107-040.000-009
 App # - 65582 Twp - PR-04

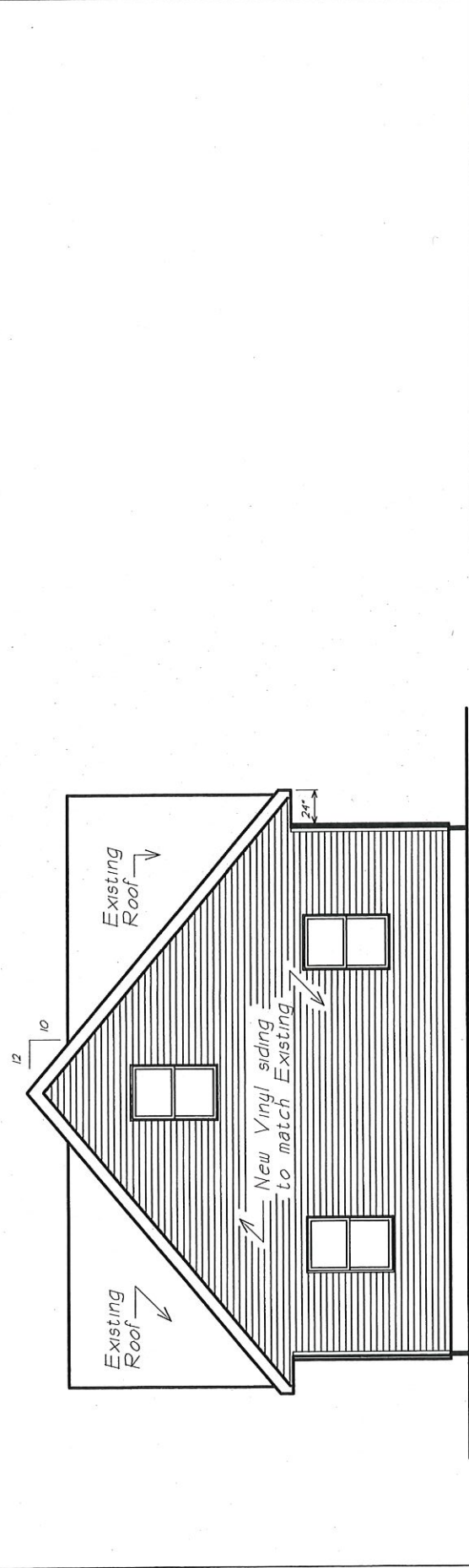
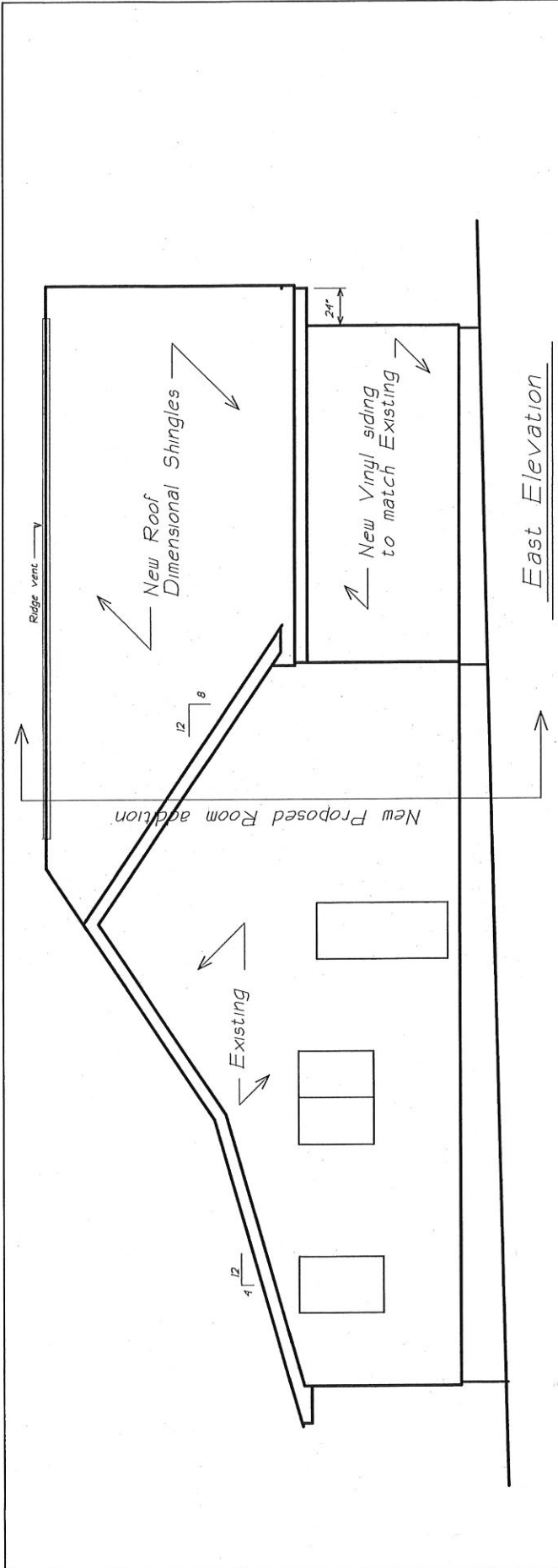


New Proposed Room addition
 Foundation

Existing
 Foundation

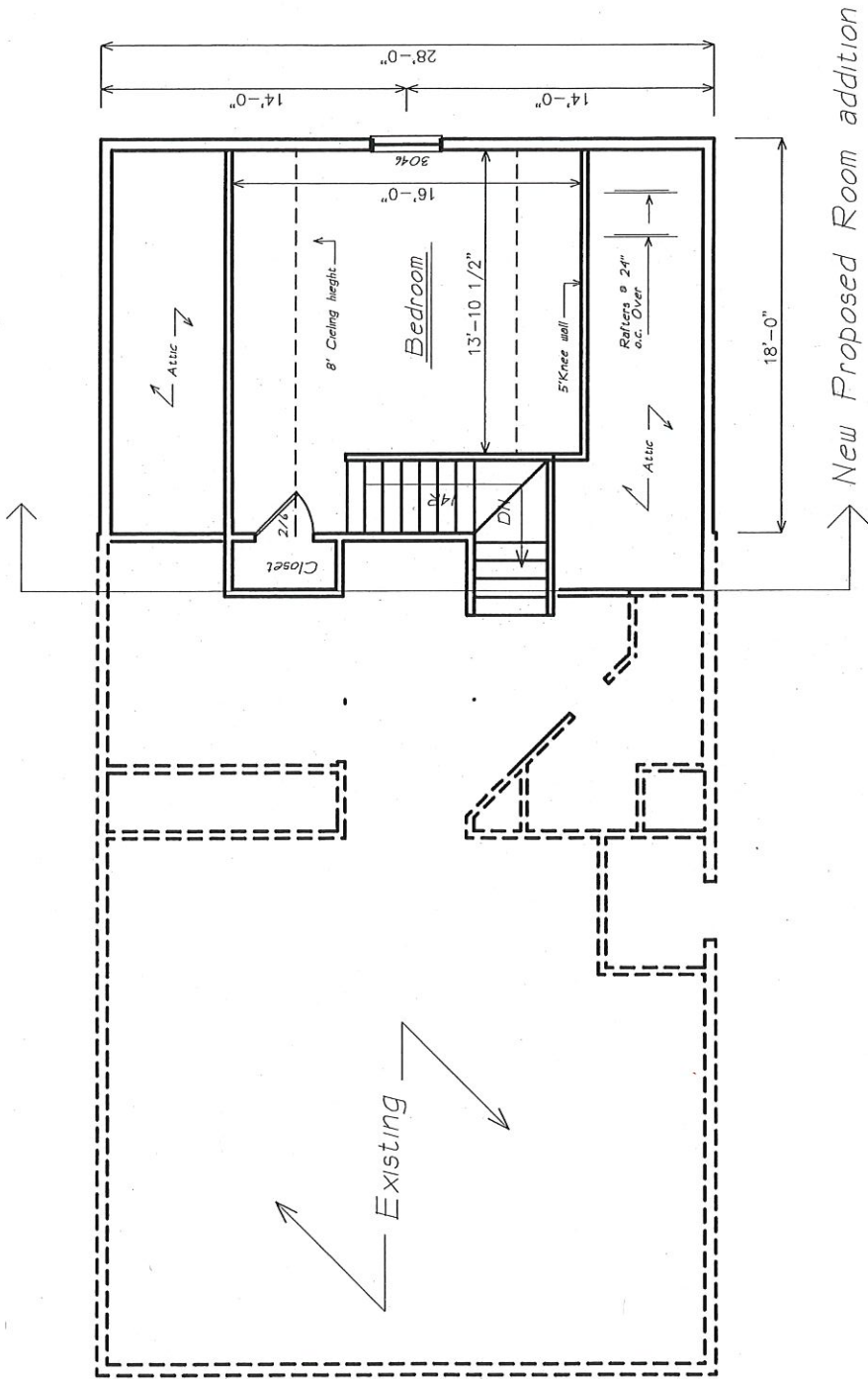
| | | |
|------------------------|------------|--------------|
| Chun-Fang Bettina Hahn | | 812-219-2241 |
| Scale: | 1/4"=1'-0" | |
| Drawn by: | Tim Ferree | |
| Foundation Plan | | |
| Bloomington Ind. | | |
| Date: | Feb.-2019 | |
| | | Drawing # |

← Distinctive Difference Design →



| | | | |
|------------------------|-------------------|----------------------|--|
| Chun-Fang Bettina Hahn | | 8/2-2/19-224/ | |
| Elevations | Scale: 1/4"=1'-0" | Drawn by: Tim Ferree | |
| Bloomington Ind. | | Date: Feb. -2019 | |
| | | Drawing # | |

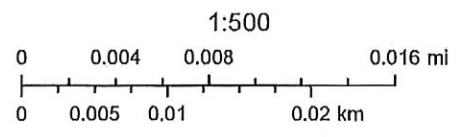
← Distinctive Difference Design →



| | | | |
|------------------------|-----------|--------------|------------|
| Chun-Fang Bettina Hahn | | 812-219-2241 | |
| 2nd floor Plan | | Scale: | Drawn by: |
| | | 1/4"=1'-0" | Tim Ferree |
| Bloomington Ind. | | | |
| Date: | Drawing # | | |
| Feb. - 2019 | | | |

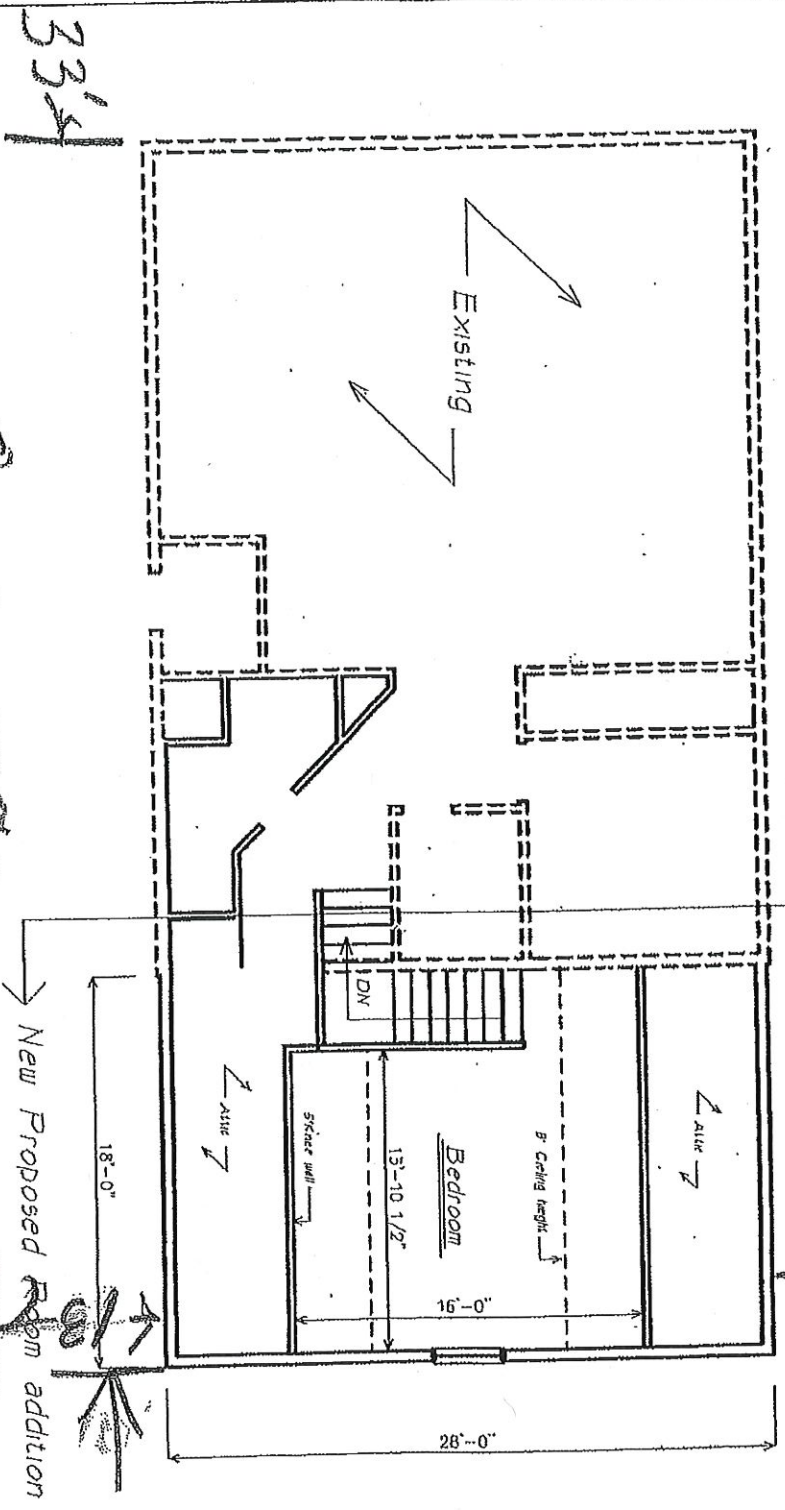
← Distinctive Difference Design →

10/2



See Attached

Site plan
2022



LANDON FERRETE

812-325-9292

Distinctive Difference Design

| | | |
|------------|--|--|
| Date | | |
| Scale | | |
| Drawn by | | |
| Drawings # | | |

