

**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