

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday March 25, 2021, 5:00 P.M.**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. March 11, 2021 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 21-12

727 S. Jordan Avenue (Elm Heights Historic District)

Petitioner: Maria Grabe / Mark Longacre

Replace deteriorated asphalt shingle garage roof with standing seam metal. Replace damaged garage doors.

Commission Review

A. COA 21-11

202 N. Walnut Street (Courthouse Square Historic District)

Petitioner: Matt Ellenwood

Construction of a rooftop stair enclosure & deck.

V. DEMOLITION DELAY

VI. NEW BUSINESS

VII. OLD BUSINESS

- A. 208 E. 15th Project update.

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 April 8, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 3/19/2021

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday March 11, 2021, 5:00
P.M.
AGENDA**

I. CALL TO ORDER

Meeting was called to order by **Jeff Goldin @ 5:00 p.m.**

II. ROLL CALL

Commissioners Present: Jeff Goldin
Deb Hutton
Sam DeSollar
John Saunders
Reynard Cross

Advisory Member Present: Jenny Southern
Derek Richey
Matthew Seddon

Staff Present: Conor Herterich, HAND
Brent Peirce, HAND
John Zody, HAND
Daniel Dixon, City Legal Department
Keegan Gulick, City Planning and Transportation

Guests Present: CATS
Victor Gutierrez
Charles Webb
Nancy Armstrong
Matt Ellenwood

III. APPROVAL OF MINUTES

A. February 25, 2021 Minutes

Sam DeSollar made a motion to approve the **February 25, 2021 Minutes.**

John Saunders seconded.

Motion Carries: 4 Yes (Saunders, DeSollar, Hutton, Goldin), 0-No, 0-Abstain

Conor Herterich announced that **Reynard Cross** was present. **Reynard Cross** confirmed.

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 21-07

118 S. College Street (Courthouse Square Historic District)

Petitioner: Olympus Properties

Restoration of a commercial storefront that was damaged by an automobile accident.

Conor Herterich gave presentation. See packet for details.

Victor Gutierrez explained that he has tried to find solutions for the store front restoration to make it look as close to the original as possible but the materials are not available any longer. **Victor Gutierrez** explained the details of the restoration.

Jenny Southern asked **Victor Gutierrez** about the type of glass being used. **John Saunders** asked about maintaining the same spacing.

Sam DeSollar commented that he appreciated the quandary that the **Petitioner** is in and that they were able to find a slightly more slender store front. **Derek Richey** commented that this was one of those circumstances where a little compromise is going to have to happen.

Sam DeSollar made a motion to approve **COA 21-07**.

Deb Hutton seconded.

Motion Carries: 5 Yes (Saunders, DeSollar, Hutton, Cross, Goldin) 0 No 0 Abstain

B. COA 21-10

102 W. 6th Street (Courthouse Square Historic District)

Petitioner: Matt Ellenwood

Modification of window size and location on second story.

Conor Herterich gave presentation. See packet for details.

Matt Ellenwood explained that the **Owner** was looking to convert the second floor into apartments. **Matt Ellenwood** stated that there was an existing bearing wall in the middle of the building, and that their plans worked best to have that wall meet the front of the building where the existing picture window is, and that it made sense to replace the window to accommodate the new demising wall.

Deb Hutton asked about the spacing of the left four and right four windows with the replacement window system. **Matt Ellenwood** explained the dimensions. **Sam DeSollar** asked if the demising wall cover in between the two sets of windows was going to be flush with the frame, and what was the relationship of the cover to the window frames to the front façade.

Matt Ellenwood explained the details. **John Saunders** asked if the two

windows on each side of the center will be similar, and would they be replaced as well. **Matt Ellenwood** replied that they would be close to the same size and that these will not be replaced.

Deb Hutton commented about the contrast of the new window to the older windows that will remain. **Matt Ellenwood** stated that there would be a little bit of contrast. **Sam DeSollar** commented that he was happy to see that the owner is revamping the upstairs and bringing a little more life to the square. **Derek Richey** commented that this building was nothing like the original and that he appreciates that they are going to try to living this up a bit because it is probably the most sullen looking building on the square.

John Saunders made a motion to approve **COA 21-10**.

Deb Hutton seconded.

Motion Carries: 5 Yes (Saunders, DeSollar, Hutton, Cross, Goldin)

0 No, 0 Abstain.

V. DEMOLITION DELAY

Commission Review

A. DD 21-04

1009 W. 1st Street

Petitioner: Matt Ryan

Full demolition of primary structure on the lot.

Conor Herterich gave presentation. See packet for details.

John Saunders asked **Conor Herterich** if had been inside of this building **Conor Herterich** stated that he had not and that he believed that people were still actively living in this building. **Jenny southern** asked if there were any comments from the neighborhood. **Derek Richey** said that he would like to hear comments from the neighborhood and asked if this house contributing, and to what is it contributing. **John Saunders** asked if this was a part of the redevelopment in that area.

Deb Hutton commented that with so much emphasis on affordable housing by the city, it is a shame that this house cannot be moved somewhere for someone to live in. **Sam DeSollar** commented that he would advocate that the owner would see if there was anything salvageable before demolition. **Jenny Southern** commented that she agreed with **Deb Hutton** and **Sam DeSollar** in that it was sad to see this house taken down when we have so much demand for entry level housing. **Derek Richey** commented that this was a horrible trend. **Jeff Goldin** commented that they have to pick and choose their battles.

Jeff Goldin made a motion to release **Demolition Delay 21-04**.

Deb Hutton seconded.

**Motion Carries: 5 Yes (Saunders, DeSollar, Hutton, Cross, Goldin)
0 No, 0 Abstain.**

B. DD 21-05

939 N. Fairview Street

Petitioner: Charles Webb (Clear Tech Dwellings)

Full demolition of primary structure on the lot.

Conor Herterich gave presentation. See packet for details.

Charles Webb stated that this house has been vacant for four or five years and that there has been some roof leaks. There has also been mold and termite damage, along with foundation issues. **Charles Webb** stated that he is looking to replace this structure with a 1400 Square Foot Bungalow similar to the one that was approved for 6th Street. **Jenny Southern** stated that she would encourage the Petitioner to keep the tree. **Charles Webb** stated that they do plan on keeping the Cedar Tree on the side corner. **Derek Richey** stated that he hoped whatever was built here, was in an affordable range.

Deb Hutton commented that she appreciated the look of the new home. **Derek Richey** commented that he thought this would be a nice addition. **Reynard Cross** commented that he lives in this neighborhood and is looking forward to the new home that he is putting up.

Jeff Goldin made a motion to release **Demolition Delay COA 21-06.**

Sam DeSollar seconded.

**Motion Carries: 5 Yes (Saunders, DeSollar, Hutton, Cross, Goldin)
0 No, 0 Abstain.**

C. DD 21-06

619 S. Fess Avenue

Petitioner: Nancy Armstrong

Full demolition of accessory structure (garage)

Conor Herterich gave presentation. See packet for details.

Nancy Armstrong stated that they want to put an **ADU** here. The garage has no foundation so they thought they should take the whole building down instead of trying to convert something that would not support a dwelling structure.

Sam DeSollar asked if they want to put the new structure in the same place and not have the newly required setbacks that he would be willing to entertain that and help to get a variance. **Nancy Armstrong** stated that the new structure would be slightly smaller than the current garage. **Derek Richey** asked **Conor Herterich** about prioritizing and how they are supposed to be looking at these backyard, down the alley carriage houses and garages.

Sam DeSollar commented that he will support this and that they often support additions to the back. This is not a core neighborhood. **Jenny Southern** agreed

that this was not a historic building and is in favor.

Jeff Goldin made a motion to release **Demolition Delay 21-06**.

Sam DeSollar seconded.

Motion Carries: 5 Yes (Saunders, DeSollar, Hutton, Cross, Goldin)

0 No, 0 Abstain.

- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Meeting was adjourned by **Jeff Goldin @ 5:46 p.m.**

END OF MINUTES

Video record of meeting available upon request.

COA: 21-12

Staff Decision

Address: 727 S. Jordan Avenue

Petitioner: Maria Grabe

Parcel #: 53-08-03-208-046.000-009

Rating: Notable

Structure; Tudor Revival c. 1930



Background: The property is located in the Elm Heights local historic district. The petition is regarding the garage and not the house/primary structure on the lot which is rated as “notable”. The garage is from the same era of construction as the house.

Request:

1. Removal of old asphalt shingle roof and installation of standing seam metal roof to match that currently on the log cabin located on the property.
2. Replacement of metal garage doors.

Guidelines: Elm Heights Historic District Design Guidelines, pg. 22

Decision: Staff **APPROVES COA 21-12** with the following comments:

1. The asphalt shingle roof is in poor condition and needs to be replaced.
2. The garage doors are broken and need to be replaced. The new garage doors are brown, metal, and lack windows like the old doors.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-12

Date Filed: 3/11/2021

Scheduled for Hearing: 3/25/2021

Address of Historic Property: _____

Petitioner's Name: _____

Petitioner's Address: _____

Phone Number/e-mail: _____

Owner's Name: _____

Owner's Address: _____

Phone Number/e-mail: _____

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. _____

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

Replace garage door. New door will be skyline flush (see attachment), brown,
with 2" non insulated steel doors.

3. A description of the materials used.

Steel garage door.

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.

Build and personalize your garage door.

REGISTER

LOGIN



LONG WINDOWS

Thermal Requirements / Construction



R-NA / 2" STANDARD OR
HEAVY DUTY 1-SIDED
STEEL NO INSULATION

Color



BROWN

Windows



NO WINDOWS

REQUEST A QUOTE

DOWNLOAD/PRINT SUMMARY

Progress:



Not available in all models and configurations. Refer to your local C.H.I. Dealer for the exact look of your

garage door and availability.

BACK









COA: 21-11

Address: 202 N. Walnut Street

Petitioner: Matt Ellenwood

Parcel #: 53-05-33-310-028.000-005

Rating: Notable

Structure; Commerical c. 1962



Background: Known as the Old Odd Fellows Building, this property is located in the Courthouse Square local historic district.

Request: Construction of rooftop stair enclosure, deck, and railings.

1. Stair enclosure to be metal panel with glass door and fixed windows. Deck to be composite with glass railing.

Guidelines: Courthouse Square Historic District Design Guidelines: pg. 24-25

Staff Comments:

1. Staff conducted a visibility exercise and concluded that the top of the enclosure will be minimally visible from the Courthouse Square, but the railings will not be visible due to their height and setback from the roofline. This conforms with the guidelines regarding rooftop additions.
2. Staff supports the petition due to low visibility and minimal impact to historic façade of the building.

Staff Recommendation: APPROVAL of COA 21-11.

5. GUIDELINES FOR NEW CONSTRUCTION AND ADDITIONS TO EXISTING STRUCTURES

The intent of these guidelines is to allow for the creation of additional space that is compatible with the massing, materials, texture, and scale of historic material; to guide the form and design of all new additions to the buildings; and, to ensure that new construction is compatible with the historic physical character of the building, allowing for contemporary expression.

A. Additions to Existing Structures, General

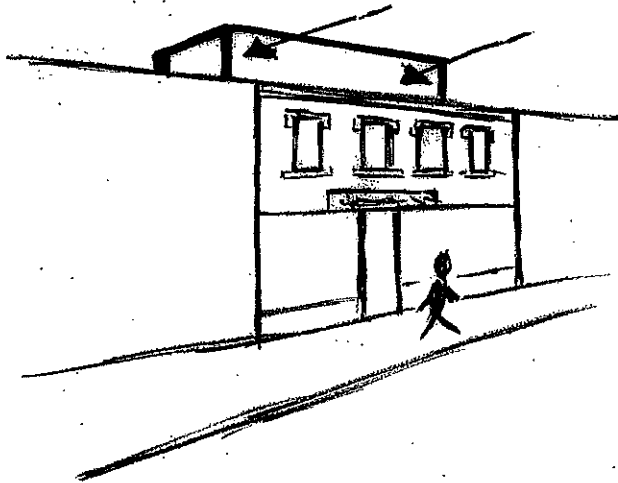
1. These guidelines apply only to façades that are open to view from any public way.
2. According to Standard 9 of the Secretary of the Interior Standards for Rehabilitation, additions should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building and its environment.
3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new additions shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.

4. New construction has the potential for reinforcing and enhancing the unique character of the historic buildings. Proposals for new additions will be reviewed for compatibility with the existing architecture including review of such critical factors as building materials, existing buildings, visual association and urban context.
5. New additions shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new addition were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.
6. The Commission encourages design features associated with new construction that are guided by sustainable building design principles provided such features are compatible with the character of the buildings that are within the district.

B. Rooftop Additions

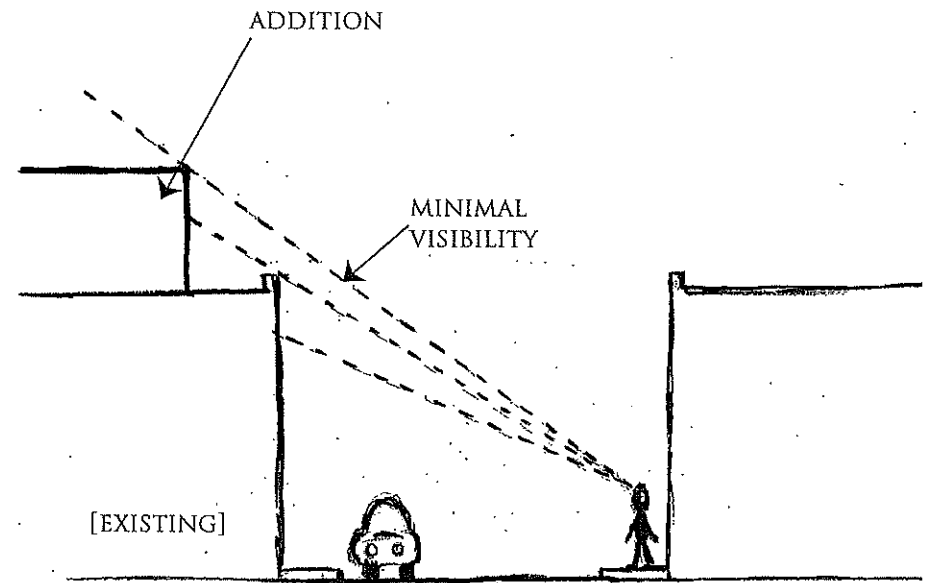
1. Rooftop additions may be considered and should respect the character defining features of the site or structure.

2. Where permitted, care should be taken to make it minimally visible from public ways. "Minimally visible" is defined as any rooftop addition which, when viewed from public ways, due to its placement and size, does not call attention to itself nor detract from any significant architectural features.
3. All rooftop additions, including rooftop equipment and utilities, will be carefully reviewed on a case-by-case basis for their appropriateness of location and visibility. Additionally, the massing, materials, and details will be reviewed for their appropriateness and impact on the character-defining features of the district. Please see Section 3: Guidelines for Sustainability and Efficiency.



C. Utilities

The location of mechanical and/or electrical equipment, stair or elevator head houses, satellite dishes, antennas and other communication devices should be integrated into the design of the new addition so as to minimize the visibility of the utilities. When located on the roof, such equipment should be set back as to minimize visibility from an existing or proposed street, alley or way that is open to public travel (see above Rooftop Additions section).



**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-11

Date Filed: 3/11/2021

Scheduled for Hearing: 3/25/2021

Address of Historic Property: 202 N Walnut St

Petitioner's Name: Matt Ellenwood, Matte Black Architecture Inc

Petitioner's Address: 2021 E Wexley Rd Bloomington, IN 47401

Phone Number/e-mail: 812.345.6549 mattellenwood@gmail.com

Owner's Name: Hat Rentals LLC, Juan Carlos Carrasquel

Owner's Address: 222 S Walnut St Bloomington, IN 47404

Phone Number/e-mail: 812.369.0785 juan@juansells.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. 013-25940-00 ORIG PLAT PT 229

2. A description of the nature of the proposed modifications or new construction:
Rooftop Stair Enclosure & Deck.

3. A description of the materials used.
Stair enclosure to be metal panel with glass door and fixed windows. Deck to be composite with glass railing.

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.

202 N WALNUT APARTMENT CONVERSION
202 N. WALNUT STREET BLOOMINGTON, IN

DATE 12.22.20
ISSUE DD
JOB NO. XX-XX
DRAWN BY MDE

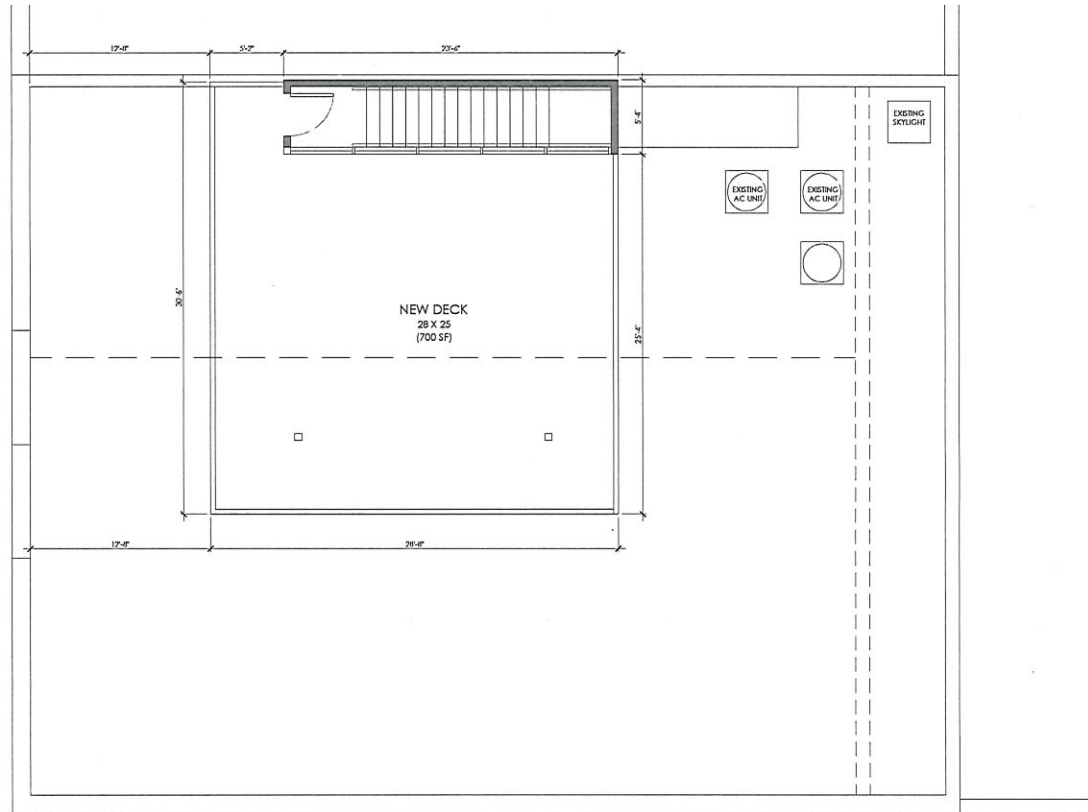
MATTE BLACK ARCHITECTURE
1015 UNIVERSITY AVENUE, SUITE 100
BLOOMINGTON, IN 47403
TEL: 317.344.4444
WWW.MATTEBLACKARCHITECT.COM

A2.1
ROOF PLAN

- GENERAL FLOOR PLAN NOTES:**
- ALL DIMENSIONS ARE TO FACE OF FRAMING OR CENTER OF STRUCTURE OR OPENING, UNLESS NOTED.
 - ALL INTERIOR PARTITION WALLS SHALL BE 2X4S AT 16" O.C., UNLESS NOTED.
 - EXTEND ALL GYPSUM WALL BOARD (G.W.B.) TO FRAMING ABOVE, UNLESS NOTED.
 - PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS, CEILING, AND FLOOR PRIOR TO COMPLETION OF PERMANENT VERTICAL AND LATERAL LOAD SYSTEMS.
 - PROVIDE ALL NECESSARY PERMANENT SUPPORT FOR CABINETS, SHELVING, FIXTURES, ETC.
 - PROVIDE SOUND ATTENUATION BLANKETS IN ALL INTERIOR BEDROOM, BATHROOM, MECH. ROOM, AND LAUNDRY ROOM WALLS.
 - PROVIDE BLOCKINGS FOR THE FUTURE INSTALLATION OF GRANITE BARS AND SHOWERS TO ADJ. AT WALL, CLOSET, BATHROOM, AND SHOWER AT TYPE S LINE.

- FLOOR PLAN KEY NOTES:**
- INFL. OPENING. MATCH WALL FINISH W/ ADJACENT AS NEEDED.
 - FUR OUT WALL W/ 2X AND 3/4" GWB
 - HANGING ROD & SHELF
 - 2" W UNDERCOUNTER DISHWASHER
 - 3" W SINK W/ GARBAGE DISPOSAL
 - 3" W STOVE W/ MICROWAVE HOOD VENT ABOVE
 - 3" W REFRIGERATOR
 - 3" H COUNTERTOP (PLASTIC LAMINATE)
 - 12" D UPPER WALL CABINETS
 - 2" D BASE CABINETS
 - 2" D ADJUSTABLE SHELVING
 - 3" X 4" FIBERGLASS SHOWER W/ WALL SURROUND
 - 3" X 4" VANTY W/ SINK AND WALL MIRROR
 - WASHER & DRYER
 - LINE ELECTRICAL PANEL, REF. MEP
 - WATER HEATER, SEE MEP
 - FURNACE, SEE MEP
 - 3/4" HAND RAIL
 - 4TH GLASS GUARD RAIL
 - NEW STEEL COLUMN, REF. STRUCT.
 - NEW BEAM ABOVE, REF. STRUCT.
 - NEW BEAM ABOVE TO REPLACE EXISTING BEARING WALL, REF. STRUCT.
 - SUPPORT FOR NEW BEARING WALL BELOW, REF. STRUCT.
 - NEW HVAC UNIT FOR SECOND FLOOR APARTMENT
 - DECK SUPPORT BEAM, REF. STRUCT.
 - 12" X 12" DECK FRAMING BELOW
 - REMOVE DECK, REF. STRUCT.
 - BUILT-IN COUNTER W/ SINK & SINK
 - RELOCATED AC UNIT

- WALL LEGEND:**
- EXISTING WALL TO REMAIN
 - EXTERIOR WALL, TYP. ROOF ACCESS STAIR
 - 2X4 WOOD STUDS AT 16" O.C. W/ 1/2" TYPE 'X' GYPSUM BOARD, BOTH SIDES. INSULATE W/ SOUND ATTENUATION BATS AT ROOFING INDICATED IN GENERAL FLOOR PLAN NOTES.
 - 1/2" FIRE PARTITION, CORRIDORS
 - 2X4 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE 'X' GYPSUM BOARD, BOTH SIDES. CONTINUE WALL TO DECK. INSULATE W/ SOUND ATTENUATION BATS, FILL JOISTS. PROVIDE DOUBLE SILL PLATE TO ACCOMMODATE 1 1/2" CYP-CONCRETE AND ACQUISITARY, ULL GUST



01 ROOF PLAN - PROPOSED RENOVATIONS
A2.1 SCALE: 1/4" = 1'-0"



1892

B-Town SMOKE TIME

E-CIGS
E-VAPE

GLASS
PIPES

WE SELL
CBD

OPEN

HOOKAH
SUPPLIES

PREMIUM
CIGARS

FOR RENT
812-369-0785

ANCIENT
S TIME



TRE

1892

B-Town
SMOKE TIME

FOR RENT
812-369-0785
THE JOHNSON REALTY CO.

OPEN

PREMIUM
CIGARS

E-CIGS
E-VAP

GLASS
PIPES

HOOKAH
SUPPLIES





ZS

