



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday March 28, 2024

5:00 p.m. EST

Prepared by HAND Staff

In Person: The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom:

<https://bloomington.zoom.us/j/95852185508?pwd%3DM3J2aDgrjdXaWh1QUN3eWRKYThKQT09&sa=D&source=calendar&ust=1711199199402585&usg=AOvVaw2LRzxWTulG7oVKLPXo5VqM>

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

+13126266799,,95852185508# US (Chicago)

+19292056099,,95852185508# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)

Table of Contents

AGENDA.....	4
February Minutes.....	6
COA 24-05	22
COA 24-06	25
COA 24-07	31
DD 24-10.....	37
DD 24-11.....	38

Accessibility Statement

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals.

If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson at the Housing and Neighborhood Development Department at anna.killionhanson@bloomington.in.gov or 813-349-3582 and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

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.

Bloomington Historic Preservation Commission Meeting

Hybrid Meeting

In person: McCloskey Room, 401 N Morton ST STE 135, Bloomington IN 47404

Zoom: <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508 **Passcode:** 082945

AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. February 22, 2024
- IV. **CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 24-05

620 S Ballantine (Elm Heights Historic District)

Petitioner: Eric Kahrs

Fencing.

Commission Review

B. COA 24-06

913 W. 4th Street (Prospect Hill HD)

Petitioner: Sam DeSollar

Rear addition.

C. COA 24-07

200 E Kirkwood

Petitioner: Tim Cover

Amendment to COA 23-84. Multiple changes including additional story.

Additional window proposed.

- V. **DEMOLITION DELAYS**
 - A. **DD 24-10**

2303 S Rockport Rd (Contributing)
Petitioner: Candi Sipes
Full Demolition
 - B. **DD 24-11**

526 N Lincoln St (Contributing)
Petitioner: Justin Sullivan
Full Demolition
- VI. **NEW BUSINESS**
 - A. **Rosemary Miller lecture**
 - B. **Photo contest subcommittee**
- VII. **OLD BUSINESS**

- A. 605 S Fess Violation**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS AND ANNOUNCEMENTS**
- X. ADJOURNMENT**

Bloomington Historic Preservation Commission Meeting

Thursday February 22, 2024, 5:00 P.M.

McCloskey Conference Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

MINUTES

I. CALL TO ORDER

Meeting was called to order by Chair **John Saunders @ 5:00 p.m.**

II. ROLL CALL

Commissioners:

John Saunders (Present)
Marleen Newman (Present)
Ernesto Castaneda (Present)
Daniel Schlegel (Present)
Sam DeSollar (Present)
Ashley Johnson (Present)
William Faulk (Present)

Advisory Members:

Duncan Campbell (Present)
Karen Duffy (Present)
Jeremy Hackard (Present)

Staff:

Anna Killion-Hanson HAND (Present)
Noah Sandweiss HAND (Present)
Eddie Wright, HAND (Present)
Gabriel Holbrow P&T (Present)
Margie Rice Legal (Present)
Chris Wheeler Legal (ZOOM)

Guests:

Doug Bruce (Present)
Peter Dorfman (Present)
Neil Pratzner (Present)

Travis Norman (Present)
Doug Tinchner (Present)
Ernest Xi (Present)
Colin Kern (Present)
Charlotte Zietlow (Present)
Carol Panfield (Present)
Alex Rosenberg (ZOOM)
Alyssa Gallina (ZOOM)
Lucas Gonzolez (ZOOM)
Richard Lewis (ZOOM)
Nancy Jones (ZOOM)

III. APPROVAL OF MINUTES

A. January 25, 2024

Daniel Schlegel made a motion to approve, **William Faulk** seconded.
Motion carried 7-0-0. (Yes-Abstain-No)

IV. BEGINNING OF YEAR VOTES

A. Choosing HPC Chair for 2024

Ernesto Castaneda made a motion for **John Saunders** to continue as chairman, **Daniel Schlegel** seconded.
Motion carried 7-0-0. (Yes-Abstain-No)

B. Choosing HPC Vice-Chair for 2024

Daniel Schlegel made a motion for **Sam DeSollar** to continue as co-chairman, **Ashley Johnson** seconded.
Motion carried 7-0-0. (Yes-Abstain-No)

C. Creating guideline subcommittee

Noah Sandweiss asked: Would anybody like to join the guidelines subcommittee is this for neighborhoods, right okay, could you describe that position. I took some of this presentation from the previous election of officers. So if there's no neighborhood needing a design review committee which I don't believe there are any right now. Then, we can skip that agenda item.

D. Reminder to fill out yearly conflict of interest form

V. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 24-02

110 N Walnut St (Courthouse Square Historic District)

Petitioner: Alex Miracle

Installing access ladder in alley.

Noah Sandweiss gave presentation. See packet for details.

Commission Review

B. COA 24-03

923 E. University (Elm Heights Historic District)

Petitioner: Terry Hays

Garage expansion.

Noah Sandweiss gave presentation. See packet for details.

Doug Bruce to representing Terry Hayes I know this has been before the HPC. Before I served on this committee when it had we got a lot of feedback from that. And some things have changed in the past year. So with this owner, it's still the same owner. But the design that you see in front of you I met with Jenny Southern, and 2 others. I don't have their names here from the heights design subcommittee we had a great meeting we had brought to it. We changed so that we didn't have it. The original proposal the gable was facing the street. So this was a way to kind of turn it and again differentiate the addition from the original. We're reusing the brick that we take off. This is kind of an aging in place situation where we're trying to make a garage that won't fit much more than a large one, or into something that will fit, is larger vehicle the lentil, I believe, on the existing garage is practice and how you need some work and maybe replacement with limestone in time. You can just see it's some settling in the middle from bracket. But we worked with the Elm Heights subcommittee, and this was something that they asked us. Actually, it got a little larger, because we had tried to keep it as small as possible as far as its depth, but wasn't really going to fit, an SUV. And they said they had no problem with it going back farther. So that's why we increased its size. But this was a direct result out of meeting with them and looking at the own hype guidelines for this type of project for a garage addition. And we tried to keep with those ideas in mind.

Questions.

Sam DeSollar. So I was trying to read through the drawings and the packet we got. None of the text is actually legible. So I apologize if it was originally included. But I'm just a little in the dark on a lot of the details here. So there was a kind of conflicting in the text whether or not the existing garage is going to be retained. And it's some. In some cases it's talked about tearing

down the garage. And in other cases it's talked about the garage addition so I was wondering if you could clarify what's going to remain on the garage.

Doug Bruce: Certainly the front decide that you that you see there. The gable is going to remain. I think, and maybe there's some discrepancy because of this is just been 2 or 3 times. But there is termite damage along the lower, the drawing on the right hand side. The front elevation the existing garage. When you turn the corner between it and the house, there's kind of a patio there now, there's a termite rot along there, and so we don't know how much of that we have to rebuild or not. And then that's going to affect, obviously, what happens with the rest of the garage but our hope is right now is that that as much of it that we can retain just to keep the cost down and just add on this addition is direction. We're trying to go back. I'll say the side that you can't see. The very north the back wall of this garage has no foundation. Other than a little, I mean in the termite damage I mean it doesn't have to come down. It just depends on how much work we've got to do. Then try to put the foundation underneath the back part. That's where we're adding on. So I think that will solve that but the level is the only thing that worries us. We're going to reuse any of the brick that we take off, and there's a little bit of brick on the sides. We're going to use that on the front portion to match. So the portion that's going to remain brick is the front beside that little wall. And that's as much brick as we could salvage.

Comments.

Sam DeSollar: I like this one a lot better than I like previous ones. I think the original garage reads through, which I think is very important. I'm still I'm a big concern that we haven't heard back from the neighborhood on this one. But given what they're trying to do and what they got going on this is a big improvement.

Ashley Johnson made a motion to approve **COA 24-03, William Faulk** seconded. **Motion carried 7-0-0. (Yes-Abstain-No)**

C. COA 24-04

1020 W. 6th St (Near West Side Historic District)

Petitioner: Neil Patzner

Adding an additional story to a duplex and residing.

Noah Sandweiss gave presentation. See packet for details.

Doug Bruce This is a non-contributing structure it is in here West Side neighborhood. The initial proposal a year ago or so was kind of a two story like this, but it didn't really have a front porch, and what's interesting, you can see the existing building the picture there at the top left. There's not a window or porch facing street. It's kind of an oddball and ugly duckling It's

a duplex currently, on a single floor, basically a ranch over crawl space and the issue that we got that we've been fighting here was that the right away and the setback for this area only gives us about 4 feet or so off that brick face towards the street to do anything. So we were kind of limited. We started to work with a second story, and just kind of some windows and a little porch that you would only access. It was only 3 feet wide that you would access just to sit on. But you couldn't really access from that from the duplex and we went and met with the near West Side neighborhood committee and they think that this is pretty ugly as it sits. They had some good feedback on trying to carve out some space within the building, and I spoke to my client, who again, he's here. That's going to be quite a bit more costly. But we're going to carve out a porch space and make an entry for both units, which is little more traditional for a two story type home, where we'll have a porch, and then we'll have an entry door to the staircase, to a second level and an entry door to the main level and split the units that way instead of sharing them on half the building. But again we added the porches as much as we can. We would love to have the stairs face to street, but we would have to get approval from, or the public works to do so. I certainly wouldn't mind looking at doing that and coming off the ports that way. The only issue is that we're kind of chasing grade because it drops significantly towards street. So the stairs might come all the way down to the sidewalk, and I don't know if that's kind of thing the public work would let us do. So. We have a porch on it, but we're going out to the side first of all, because the parking is also at the back for this this building, but because of right away some setbacks we changed from Vinyl after meeting with the subcommittee to a Hardy Point cement board. I don't see any problem changing the railing and, like the lattice under the porch, is part of the guidelines that's allowed. So you know, the guidelines try to emphasize having a porch in the facing the street, having windows and doors facing the street, and allowing for siding. So those are all things that we were trying to do on this project.

Questions.

Sam DeSollar: I would like to hear from the neighborhood design committee.

Peter Dorfman: I head the Neighborhood Design Review Committee. This past week we heard about this project or this version of the project for the first time on Monday. So that's 3 days advance notice. This is not sufficient time for us to get our committee together to meet on this application. I emailed several members of the Commission who I have emails for asking that this item be removed from this week's agenda. The Historic Preservation Commission has been very respectful of our guidelines and of the advice that we've offered from the committee. I'm here to ask that we get some similar respect for our process. We weren't able to exercise our process this week, because we just didn't have notice. This, by the way, is a

long standing problem that we have faced. I had a conversation, if I could just address Anna for a moment, with your predecessor about 18 months ago, about this. We frequently get very little notice and we are trying to function like a committee, we have a schedule that we try to keep to. We try to meet first and third Mondays of every month. If we have anything to discuss, 3 days' notice, especially when one of those days is a holiday, is just not sufficient. So I would really strongly reiterate my request that this item be taken off this week's agenda. If you can't do that on behalf of the committee, I'll tell you exactly what I think of this application. Can we first discuss the possibility of deferring a decision on this question?

Jeremy Hackerd: Is there a set amount of time that you have in your committee for how much time or how much notice you need to review something?

Peter Dorfman: I'd love a month, but we're not going to get a month, apparently, but I don't really see how we can function with less than 2 weeks' notice. We don't feel as an advisory group that we have authority to tell you how you should operate as a commission. Is it possible to discuss removing this item from the agenda for this week? I don't know the procedure.

John Saunders: Eric has said that he is met with you folks.

Peter Dorfman: Yes, we met with Doug on October thirtieth. We had a terrific meeting, I thought.

Doug Bruce: I'd be curious to hear what your comments are, because I thought on that meeting this pretty much covered everything that we had.

Peter Dorfman: I'll be happy to give my comments. I wish I had an opportunity weeks ago.

Doug Bruce: My client is here and we can ask him if a month would hurt him.

John Saunders: We can ask the petitioner if they want to withdraw this from our meeting at this point. So I think what we need to do is still continue discussion and take a vote and see if the Commission wants to deny it for right now and bring it back for another meeting. Just so, you know, Peter, that when we get when we get a COA they have to notify us only 2 weeks per commission guidelines. Now, I've asked Noah, this is, we talked about this yesterday, that when we get a petition to send out information right away to the subcommittees. So they have an opportunity to get back to us.

Noah Sandweiss: That's something that we discussed as a possibility and it's something I can look at going forward. But it would mean possibly a change in staff policy.

Peter Dorfman: Well, given that there's no process to remove this. I'll I will give you my feedback. I'm speaking on behalf of a committee that didn't have an opportunity to meet. But I'll tell you what I think, and I let me preface this by saying, if this was an application for someone to make a moderation to a chimney or something. We wouldn't have this problem with it. But this house is not just a non-contributing structure. This is everything that a Near

Westside house should not be. The orientation is wrong. The setback is wrong, the style is wrong essentially everything that makes a house compatible with the contributing houses around. It is wrong with this structure we've had our eyes on it for years waiting to hear whether somebody was going to do a renovation on this. So it's a big issue for the neighborhood. We believe a conscientious renovation could bring this into some level of compatibility with the neighborhood. Our meeting that we had on October thirtieth, with Doug gave us an indication that maybe the applicant was moving in that direction. But, as is this application does not need any measure of compatibility with the neighborhood. The new facade that being proposed is not compatible with buildings. We're fine with party board, although we really like to see the specific material that we're choosing, we recommend against a cement material that tries to imitate woodgrain. So we are interested in knowing what we refer to that very directly in the guidelines the relaxing old materials being proposed. But that's almost beside the point. The porch is too narrow. We have many houses in the neighborhood that have porches. Most of the houses in the neighborhood are able. We have some that are partial porch is not extending across the front, the entire front, but that's because the porch bumps up against the L. We do not have, as far as we're concerned, aware anything that could be a compatible or contributing structure. That's only a partial porch it just stops and the porch is supposed to have a practical function in in a compatible house in the near West Side. It's deep enough to sit down and have a conversation. This is 4 feet wide. There's no room to do anything. So what it looks like is just it's been pasted on to this flat surface in a minimal attempt at some form of visual compatibility. It has no functional compatibility in the neighborhood, and the porch is completely overwhelmed by the mass of the house. It just looks like it's stapled onto a structure that really doesn't call for one. The entry to the porch is from the side and that's inconsistent with the other houses in the neighborhood, but it would be still unique within the context and the neighboring houses near West Side houses. The porches invite entry from the street and you just heard Doug layout some potential issues associated with that. But nevertheless, in order to be compatible, it should invite entry from the street instead. This porch is inviting entry from the rear of the house where the parking area is. So we have a car focused decision to overrule historic preservation priority because the cars are being parked in the back. The front door, which is all the way over to the left, is completely out of character with other houses in the neighborhood. It violates the predominant symmetry of near Westside houses we don't have purview of the back of the house. That's a choice that we made as a design review committee. You know, with this part of our promise to the neighborhood that we would have a light touch. But I'm just going to comment on this, anyway. No, doors or windows. Is that even acceptable from a fire safety perspective. Which image are you referring to, the new North elevation? It's the very back of the

house. I don't see actually on this slide the north elevation. I don't know if that's something that the architect might be able to comment on. I have these objections on which I'm offering on behalf of the Design Review Committee. And I guess I could sum it up by saying, our recommendation is that this COA does not meet compatibility, even minimal compatibility.

John Saunders: Thank you, Peter. So, would you guys be able to withdraw your petition to the next meeting?

Doug Bruce: Well, I have to talk to the client, I will say, addressing some of the comments, when you look at the guidelines it. It needs the guidelines as written. It might not meet Mr. Dorfman's ideas on some of these guidelines. But I just comment about the rear of the building that is not in the guidelines at all. And then again, short of us tearing this house down. I mean, it's a non-contributing structure that we're trying to add a porch to that. We can't make it any deeper than we've made. We have a setback on a right away, and that's where we're stop. As I mentioned, up on a hill we were at Great, where I could, you know, add 2 or 3 steps into the right away, we might get public works approval for that the public works would like. It would give us approval to do a wider. Again we meet the setbacks of the other houses on the block. So that's the problem. If the other houses were much closer. Usually public works might give us approval for that. But short of tearing this down, and we've gone from Vinyl Siding, or we mentioned on the drawings that it is smooth or not. A wood grain type board we don't have windows in the back, because this is a small footprint. We're trying to save a house. Instead of continuing to tear something down that you might not like and have your eyes on for years. But this has been sitting there. It's an ugly duckling for years, and I think it's not a precedent for anything else that's built. This is one of the few house I mean, it is absolutely ugly, doesn't go with anything that's there. And so what we're trying to do is use the guidelines for adding a porch. We've got tried to talk. Why, we can't add the front entry, but I will disagree with you when you say that the front porch has no purpose. Front porch has a purpose of entry, and both of these units, which right now enter on the side of the house, facing a say, an alley. We now put their front door facing the street, so there may not be room for someone to put a chair and sit. But this is certainly the entry where the pedestrians will enter and exit this house, so I don't know what more we could change now if my client wants to put this off even more.

Sam DeSollar: So you've got 2 units. One's upstairs. One's down? And they both enter through the door on the north exterior.

Doug Bruce: In the proposal right now. They're side by side. If you look at the plan there'll be. There's 2 doors now, so we're kind of doing this. The old, you know there's a lot of old houses that will have one door where you enter into a little kind of a landing, and then you go up the stairs to that unit, and then the other door takes you to the ground floor unit. We took out as much space as we could inside the existing footprint to try to make the ports

deeper at that point. For an entry. We couldn't go out any wider than we did, so when we can't go out any wider than that limits, how much gable and how much look we can put over that porch. So that's why the house may be 2 stories. We only have so much porch to work for it. It's been the setback, and right away that kept this house the way it has.

Neil Prutzer: So I bought this property as an investment. And I'm not going to lie. I'm person that, you know. It was ugly. It was set as a duplex, and we're trying to do is make it look into a better. You're trying to find the guidelines. Make it better. I'll be honest with you if this doesn't pass, we are moving this to Section 8, and we're rent to this 2 bedroom apartments and Section 8. People are going to be in here. If that's what he wants, that's fine, because we're done spending up money. I'm dumping a lot of money trying to get this look to a house that meets the standards, and I'll be up with it. I we got people living in there right now that they're paying under the thing, and we are ready to move them out and move section 8 in there. We'll redo it. There's nothing they can do to stop me to do this because it's already set for this. I've already spent enough time, a lot of money on this trying to make it to look good for the neighborhood. If that's the way they want it, then I am not proceeding past this moment.

Questions.

Ashley Johnson: But of all of the issues that were just discussed by the neighborhood. I was just curious as to what of those issues is included in this proposal. Because the building there as it is today. How many of those comments related and what we're looking at, whether as opposed to what's there today? That isn't being changed?

Peter Dorfman: All of the comments that I offered were on the new design, not on the old design.

Jeremy Hackard: So in October it seems like there, there was a decent amount of agreement as to what was going on. So I guess I'm curious. As soon you made what you thought were the changes that they were looking for. But now that you have seen these changes. You're thinking. Actually, they didn't hear you?

Peter Dorfman: The idea of adding a porch was suggested by a member of our committee who happens to be an architect, and I think what we anticipated was a deeper porch. You know, one that that is functional in the way that porches, and in your West side are functional. This does not be the expectations that that meeting that trust with whether specifics given for that.

Doug Bruce: This was as deep as we could get, but the idea was and it was suggested carving out into the building to create this entry. Now I had a site rolling, and it clearly shows our setbacks and our right away. We can't make this porch any deeper.

William Faulk: I'm a little fuzzy on the current structure. It's a side by side duplex. And what you're changing it to is an up and down type of the duplex.

Doug Bruce: It's a side by side, and we were going to do a second story with 2 story duplexes with each their own internal staircase, because we just didn't think we had any room to have ports at all on the front. We had survey done. Planning suggest we have survey done so we have a survey to find where the property line was, so we knew where the right way is set back. Once we did that, this design came about of having 2 entries, but now, instead of a side by side, one entry will be for a first floor unit. The second floor will be too. It's an existing duplex but each will be on their own. It's not on the basement now. So 3 or 4 feet you're looking at excavating down to put in the bottom floor, or you're good. No, no, the the bottom, the main level now stays as instead of 2 units. It'll be the one unit. And then we're adding a second floor. Initially, this was a final sided addition, and we spent more money going to cement board and other things. But we're at a limit where there's again no return.

Marleen Newman: Every time you look at the facade. It looks kind of like a colonial faces, the street kind of which is probably not necessarily common in that neighborhood. But you might think about, instead of putting the torch on the front where you don't have enough room. So I'm wondering if there isn't a way to consider a side entry port side entry, colonial type that one would see in Charleston. And that way have something that would look from the front like it had a porch, but you could have a sidewalk that went down to the street, it would be and then you have a porch that would have a functioning functional size. So that's a question for Doug.

Doug Bruce: We were cutting a two-story sign entry ports like the Evans buses. It's a classics. Yeah, the guidelines and you know. The first discussion that comes up was this, needed any work we do to this is adding an injury and a portion front facing the street. Well, and that's I guess the answer. Your question is, that's why we didn't, though we didn't look at anything else. At 1 point we were going to keep the entry on the side where we were. It wasn't a 2 story entry, but we were keeping that entry there and splitting the units. If we enter in the mid unit. These are kind of 2 story duplicates.

Duncan Campbell: Did you carve out part of the front aside the entrance this way.

Doug Bruce: So that extending facade to the street is part of the original building. No, so we have, I think, 3 or 4 feet of room on the front. So we are adding 4 feet on the front. Is there a floor plan in the in the packet? So? And then we carve out a space to make it wider at the entry. We don't really have much more room to carve out any more space, so the portion, you see is that you see, the front of this porch is 4 feet in front of the existing house, and then we carve down a little notch to have the entry, the entry doors, and a little more area of the entry, but you can see by time you add a spare, and

you carve this space out. There's not much space left to eat up to make this a functional part.

Ernesto Castaneda: I see what you guys did in terms of following the guidelines. But just the fact that it's a full story on top of this. The way I agree with Mr. Dorffman. Thank you very much. Just seems that it aggravated the situation even more by having this full story on top. And then the roof structure even makes it even taller. Have you guys thought about story and a half?

Doug Bruce: If we're still within the height limit and story to have again, we're adding costs that we just can't recover. The house will sit like it is, I mean, that's what I'm up against is how much money we spend on this.

Comments.

Ernesto Castaneda: I agree with Mr. Dorffman, I just I don't see this. I understand the owner's position as well. I just think it's aggravates the injury with this. That's all I have to say.

William Faulk: So I guess my comment would be along the lines with Ernesto that it's not a great solution, but we don't have a lot to work with either. I think we've got an owner of the property who's willing to invest in it. Otherwise it's going to sit in its current condition for an extended period of time. So I thank you for attempting to improve the site and I thank you, Doug, for trying to put something together. That work on the side. But it's a difficult one. But at the end of the day as a community. If we don't approve it. It's going to sit like this in the conditions that it's in.

Sam DeSollar: I want to compare with Bill. I mean, I hear that the process is not then what the neighborhood wanted. We're you know. Its imperfect it's you know, at the best of times we get a week to look at. At. The stuff before we arrive here. We do encourage petitioners to talk to the neighborhoods prior to the meetings with every iteration, and this happened to some degree on this project, but not to the degree that the neighborhood wanted. And we actually don't have the power to pull stuff off the agenda unless the petitioner is concurred. Sounds like the petitioner is at the end of his row, and the choices. Do we let it sit like this, or do we approve. What's proposed? This, you know, the building has an ugly duckling. It's anomalous in several ways, both in terms of how it's sited, how it addresses the street, and you know just how it connects with the neighborhood and it you can't move it. So he's working with it something that is substandard from the get go. So recognizing those kind of constraints and handicaps in this case, I think, are important. He's using smooth siding, tabulate wood. He's parked out some extra room the porch, I agree. It's not a great place to hang out, but you know he's doing what he can do, and the site is not helping much. But given a choice between the sort of 60 s. Brick guy and this is not a hard choice for me. So I will. I will support this petition.

Marlene Newman: Well, I think it's just a few little changes to the elevation, it would look so much better. I mean the windows are all they look like. They were thrown on from a catalog, and none of them seem to match. They don't you know. I mean, you've got a kind of a colonial facade here so make it more regular. Make it more palatable to the neighborhood. You know the porch looks like it was stuck on, and it doesn't necessarily need to be stuck on it, you know you could add some something to make it look because it does get to. Il can't read the drawings, but it seems like its 5 foot in that area. So that's enough space to have a person sit and feed, you know. Sort of you know. Address the street, which is what you're kind of looking at, but Il think that the elevations themselves are they're not helping, and I don't think it would be a hard thing, since its new construction on the top. I don't think it would be hard to make it look a lot better than it does, and then take to take. You know. It's kind of telling that there's no, there aren't really any great pictures of the buildings to decide of it. But I think the port just have a certain character that this one lacks and I see this and maybe it's just the drawing. But I think that there are ways to have detailed that thing, to make it look better and to regularize the windows, because, I mean, there's no window over the stair on the second floor. That's a missed opportunity to make it look like you know, make it regular colonial. I think part of the problem is that it's just this, and it's just the things that don't go with any each other, even within the confines of the facility. Never mind that I would. I guess I would choose and try to mimic the type regular window patterns and do something with it detailing of reports.

William Faulk made a motion to approve **COA 24-04, Ashley Johnson** seconded the motion.

Motion failed 3-0-4 (Yes-Abstain-No)

D. COA 24-05

620 S Ballantine (Elm Heights Historic District)

Petitioner: Eric Kahrs

Fencing.

Noah Sandweiss gave presentation. See packet for details.

Questions.

Sam Desollar: A couple of questions. Is this a 6 foot fence all the way everywhere? Yes, it is. So I have a question for planning. Is there a 4 foot height restriction relative to the property line?

Gabriel Holbrow: Yeah. So my understanding, my understanding corner was like, it's like you can't. You can go put a sense 4 foot forward of the 2 bill line, but it has to be no more than 4 feet high.

Sam DeSollar: I hope that cause there's like no, nowhere else fence. But okay. So I guess my question then, is, have, what have we heard from the neighborhood on this one, or have we heard anything I have not heard back from the neighborhood yet. Okay, if there's anybody who's on the Outlines Committee, you'd like to speak.

Ashley Johnson made a Motion to approve **COA 24-05** subject to the approval of planning. **Daniel Schlegel** seconded.

Motion carried 6-1-0. (Yes-Abstain-No)

VI. DEMOLITION DELAY

John Saunders combined **DD 24-01, DD 24-02 & DD 24-03** into one Demo Delay according to the street. With board approval.

A. DD 24-01

1303 N Lincoln (Contributing)

Petitioner: Alyssa Gallina for Core Spaces

Full Demolition

B. DD 24-02

1305 N Lincoln (Contributing)

Petitioner: Alyssa Gallina

Full Demolition

C. DD 24-03

1307 N Lincoln (Contributing)

Petitioner: Alyssa Gallina

Full Demolition

Noah Sandweiss gave presentation. See packet for details.

Sam DeSollar made a motion to release the demo delay for **DD 24-01, DD 24-01 & DD 24-03**. **Marlene Newman** seconded.

Motion carried 7-0-0 (Yes-Abstain-No)

John Saunders combined **DD 24-04 & DD 24-05** into one Demo Delay according to the street. With board approval.

D. DD 24-04

1310 N Washington (Contributing)

Petitioner: Alyssa Gallina
Full Demolition

E. DD 24-05

1320 N Washington (Contributing)

Petitioner: Alyssa Gallina

Full Demolition

Noah Sandweiss gave presentation. See packet for details.

Sam DeSollar made a motion to release the demo delay for **DD 24-04 & DD 24-05**. **Marlene Newman** seconded.

Motion carried 7-0-0 (Yes-Abstain-No)

John Saunders combined **DD 24-06 & DD 24-07** into one Demo Delay according to the street. With board approval.

F. DD 24-06

216 E 19th (Contributing)

Petitioner: Alyssa Gallina

Full Demolition

G. DD 24-07

218 E 19th (Contributing)

Petitioner: Alyssa Gallina

Full Demolition

Noah Sandweiss gave presentation. See packet for details.

Sam DeSollar made a motion to release the demo delay for **DD 24-06 & DD 24-07**. **Marlene Newman** seconded.

Motion carried 7-0-0 (Yes-Abstain-No)

H. DD 24-08

409 N Roosevelt (Contributing)

Petitioner: Ernest Xi

Full Demolition

Noah Sandweiss gave presentation. See packet for details.

Sam DeSollar made a motion to release the demo delay for **DD 24-08**. **Marlene Newman** seconded.

Motion carried 6-1-0 (Yes-Abstain-No)

I. DD 24-09

2008 W 3rd St (Contributing)

Petitioner: Alex Rosenberg

Full Demolition

Noah Sandweiss gave presentation. See packet for details.

Sam DeSollar made a motion to release the demo delay for **DD 24-09. Marlene Newman** seconded.

Motion carried 7-0-0 (Yes-Abstain-No)

VII. NEW BUSINESS

A. Lower Cascades Park Nomination

Noah Sandweiss gave presentation. See packet for details.

Sam DeSollar: But I have a question just wondering about the sequencing of this and that National Register nomination like those line that one was several years ago, and that the ball, the job I just had actually was, and doing National Register review for the State of Indiana and go to the backlog. That process could take over a year and especially with a district like this, there could be a lot of back and forth with comments. So the process of the city level tends to be a little quicker because it undergoes review of one staff member, and then the Commission. So I'm almost certain that it's going to be this year. It's near the front of the queue and the State nomination is going to be voted on by the State Historic Preservation board. They usually agree with the ship of office's findings and after passing the Board's review. It's usually anywhere from. I'd say, a few weeks to get approval from the National Park Service.

Charlotte Zitlow: She spoke on behalf of the Cascades Park and gave a brief history of the park as well as the Historic Preservation Commission. She urges the HPC to support this historic designation.

Carol Panfield: Stated that she is a lifelong resident of Bloomington, currently living in Blue Ridge. I am heartsick. I've sat through the previous hour seeing these neighborhood buildings approved to be demolished. I concur with Chris. We need to save these things. We're getting inundated with some of the ugly. It's changing the character of the town I grew up in. This is an opportunity to preserve something that has been special to me my entire life. I played in the creek, you know we we've all been part of that. This is historical. It needs to be preserved. It's a piece of Wilmington that we absolutely have to protect, and I will urge you to give this designation to pass on to the city council. Believe me, we're going to fight for it a bit passes to the city council. We are very concerned about the road. They've closed it before we met with Parks and Rec. We brought people who cannot traverse

the walk by foot. I got a 27 speed bike in my shed, and I used to walk 7 miles a day. I'm lucky to walk 20 feet without feeling like my legs are going out from under me. I cannot visit this park on foot anymore. I go down weekly, and I'm parking the handicap spot across from wonderful shelter. I grew up with that. I played in the creek. We drove across the creek to get to the Shelter house to have big reunions. We can't lose this. But we've got to keep the road open also. This is just a very important part. It's history. We got to keep the road open. So people like me who can't walk it anymore and join the park can at least drive through and have that peaceful time they call so everybody now, and they drive through it. I can't stress enough how much this park means to me, and keep it open, and to protect it by giving it this designation. Maybe more attention will be paid to it in terms of protecting it.

John Saunders: We do not have purview over the roads.

Chris Sturbaum: I've been researching for a while now and the more I found the more I research, I found out that this is really about the road. Surprisingly, the creek road like this is actually older than the city itself. South half of the road and the park has the beautiful Creek views and the falls that have been a landmark for people. Henry Wilmington, since its founding the road became an official post road in 1825, when Bloomington was 7 years old. State Seminary was one year old, with 10 students. Early mail went by force back soon stage coaches and mail coaches travel the dirt road to our new capital, Indianapolis. The North pike was likely a footpath and trail long before it became an early road. Civil war soldiers walked that road and watered horses at the Old Creek Board early seminary students and community members would make the carriage ride to picnic by the cool shade in the falls. In the national optimism after World War, one in the spirit of the National and State Park movement, wound, informed a parks board and bought the property in 1924, saving it from becoming a quarry. So Bloomington's first park was also Bloomington's first historic reservation action. Frederick Wellman did design around this time, and his vision of Parks base large enough for the enjoyment of broad expanses of scenery by all modes of transportation fit this wooded valley with a roadside creek and waterfall perfectly. The automobile age needed roads. In this segment by Cascades Creek became part of the old Dixie Highway. The depression followed soon after the park was created, but that brought later funding for shelters, tables, walls for the creek. The local core is built to drive through gateway of stone to welcome all to the city. This nearly unchanged segment of road and natural scenery formed by glacial Milt 10,000 years ago, would still be recognizable to Bloomington's first settlers. Even the Native Americans who wanted this area countless years before the Bloomington Herald telephone reported at the time the new Park site is located down the North pike, one of the most beautiful drives that can be found in the entire country at the Park's dedication ceremony in 1924. A prominent Parks board member said this. I'm proud of our living to today. and we have a right to be

in the early years, times without number we used to drive down the north pipe through what is now Cascades Park, and join to the fullest this spot, and ever marvel at the lavish beauty bestowed by nature, and ever dreaming of the way, and means some time by which it could be permanently preserved for all time to come. This stream has now been realized. That was 100 years ago. Now, 100 years later we have another opportunity to preserve this wonderful natural man made resource. Perhaps a hundred years from now someone will back on our actions gratefully as they enjoyed Bloomington's first parks. 200 anniversary. I support this nomination.

Marleen Newman made a Motion to send **Lower Cascades Park Nomination** forward to the City Council for designation. William Faulk seconded.

Motion carried 6-0-0. (Yes-Abstain-No)

VIII. OLD BUSINESS

A. 615 1st Street update

See packet for details

B. 615 N Lincoln Street public hearing

See packet for details.

John Saunders: On January 20 fifth, the Commission voted to nominate the House at 615 North Lincoln Street as a local historic district. A public meeting and vote on sending the designation to common counsel is planned for the next HPC Meeting on March 14th.

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS ANNOUNCEMENTS

XI. ADJOURNMENT

John Saunders adjourned the meeting @ 7:28pm.

STAFF APPROVAL	Address: 620 S Ballantine (Elm Heights Historic District)
COA 24-05	Petitioner: Eric Kahrs
Start Date: 2/26/2024	Parcel: 53-08-04-115-004.000-009
RATING: OUTSTANDING	Survey: c. 1915 Dormer front bungalow



Background: Outstanding resources in the Elm Heights Historic District. COA Heard by Commission Feb. 22nd 2024, but approval was postponed pending compliance with fence height zoning guidelines.

Request: Fence installation

Guidelines: Elm Heights Historic District Guidelines

3.3 Walls and fences:

I. Installation or removal of walls or fences visible from the public right-of-way:

- For new fences, use historically appropriate materials for Elm Heights, which, depending on the type and style of architecture, may include iron, stone, brick, or wood.

- Install new walls or fences so the total height does not obscure the primary facade of the building.
- Installation of rear yard fences should begin no farther forward than a point midway between the front and rear facades of the house.

Staff Approval of COA 24-05

The Commission has already had an opportunity to review and comment on this application. Approval of the COA was denied until plans for the height of the fence along University St. could be amended. Since the applicant has since clarified to staff that this side of the fence will be reduced to 4' in height while the rest will be constructed at the proposed 6', staff has approved the revised COA.

STAFF RECOMMENDATIONS	Address: 913 W. 4 th Street (Prospect Hill HD)
COA 24-06	Petitioner: Sam DeSollar
Application Date: 2/27/2024	Parcel: 53-05-32-412-023.000-005
RATING: Contributing	Survey: Gabled ell c. 1905



Background: 1920 gabled ell, aluminum siding and vinyl windows

Request: "We propose an addition to the rear of the house, to accommodate an enlarged kitchen and an additional bedroom- the house currently has a single bedroom.

The existing house has a concrete block foundation, replacement vinyl windows, 6" aluminum siding, and a composite shingle roof on the main portion of the house. A rear addition on the southeast corner has a low slope rubber roof.

For the exterior materials on the new addition, we propose to match the existing foundation, roof, and window materials, and side the house in smooth faced painted fiber cement lap siding. New windows will be double hung or fixed (see elevations.) A new rear entry door, not visible from the public right of way, will be a half glazed door. Roof slopes and overhangs will match the existing where applicable. (see elevations.) Building height will remain the same."

Guidelines:

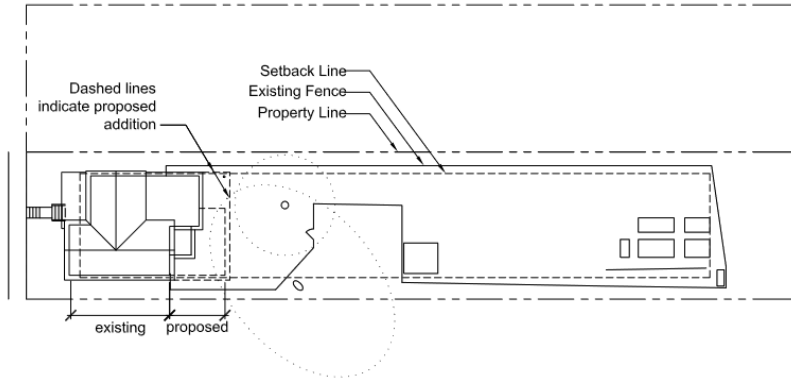
New Construction Materials:

1. Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.
2. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
3. Brick, limestone, clapboard, cement board, wood, shingles, stucco

Additions Guidelines follow the New Construction Guidelines with the following exceptions:

1. Materials Exception: Use of materials currently on the existing structure can be continued on the Addition.
2. Building Outline and Mass Exception: Excessive impact to the public way façade should be discouraged.
3. Fenestration Exception: Increased design flexibility for additions on non-public way façades may be considered.

Staff Recommendation: Staff recommends approval of COA 24-06. The proposed addition would not impact the building’s primary, northern façade, or have an excessive impact on the building’s massing. The vinyl windows proposed will match existing vinyl windows, and the fiber cement lap siding meets district guidelines.



Novotny Addition

913 W. 4th Street, Bloomington, IN

Existing Site Plan

Scale: 1/32" = 1'-0"

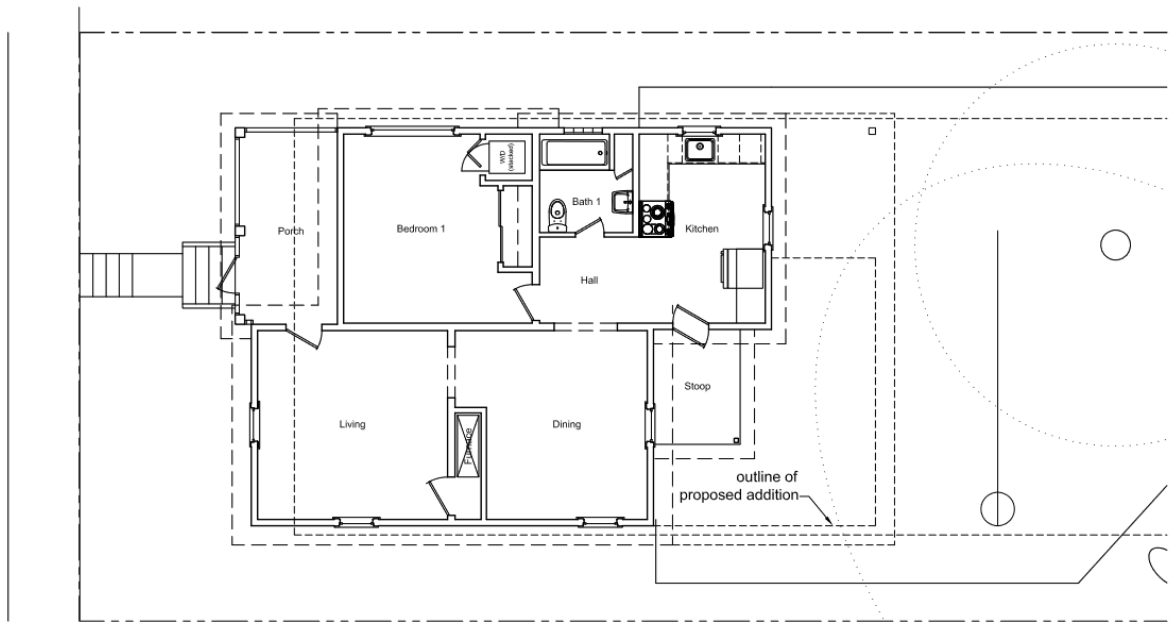
Sheet No. **X.0**

Sam DeSollar Architect
731 E University Street
Bloomington, IN 47401
1.510.207.1588

0 16' 32'

27 February 2024

north



Novotny Addition

913 W. 4th Street, Bloomington, IN

Existing Ground Floor Plan

Scale: 1/8" = 1'-0"

Sheet No. **X.1**

Sam DeSollar Architect
731 E University Street
Bloomington, IN 47401
1.510.207.1588

0 4' 8'

27 February 2024

north



Existing South Facade



View to West

Novotny Addition

913 W. 4th Street, Bloomington, IN
Existing Conditions Photographs

not to scale



Existing North/Main Facade (no work)



Existing West Facade

Novotny Addition

913 W. 4th Street, Bloomington, IN
Existing Conditions Photographs

not to scale

Sheet No. **X.3**

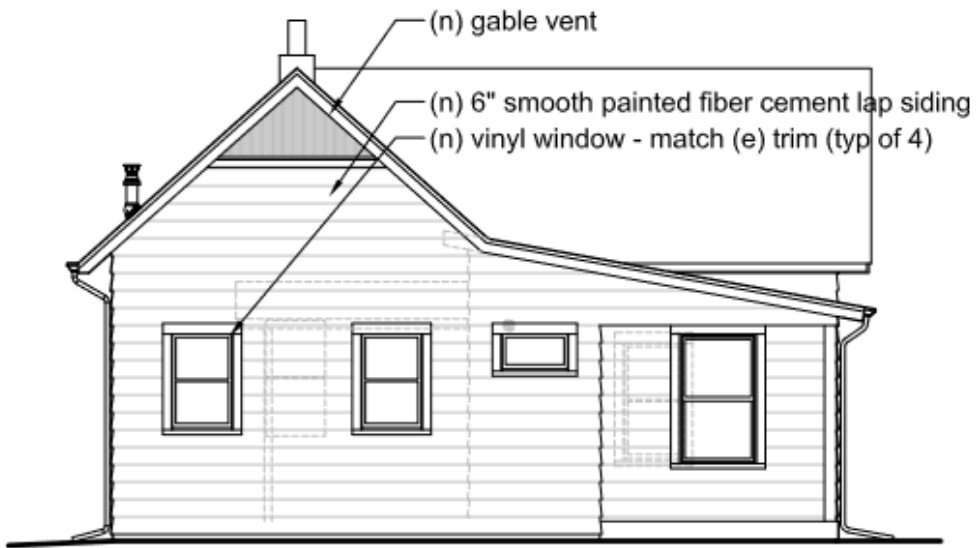
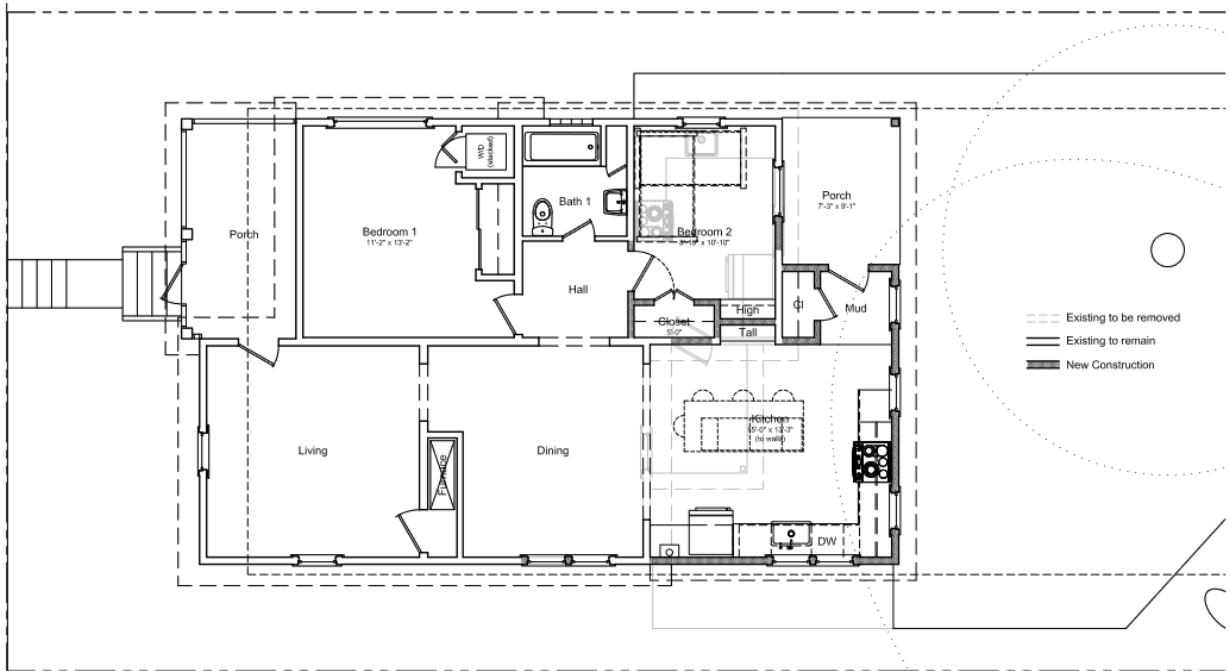
Sam DeSollar Architect
731 E University Street
Bloomington, IN 47401
1 510.207.1588

27 February 2024

Sheet No. **X.2**

Sam DeSollar Architect
731 E University Street
Bloomington, IN 47401
1 510.207.1588

27 February 2024



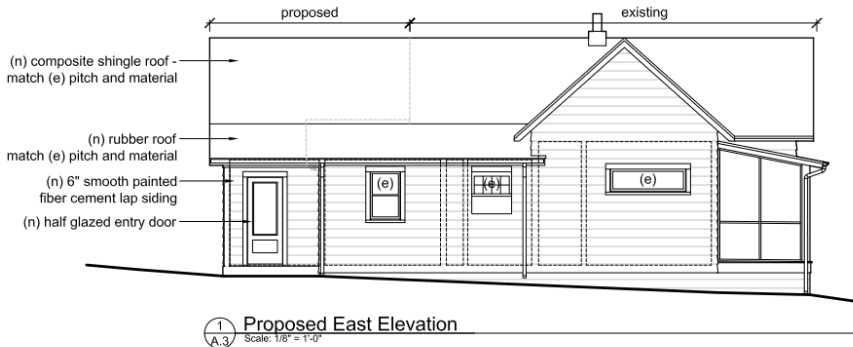
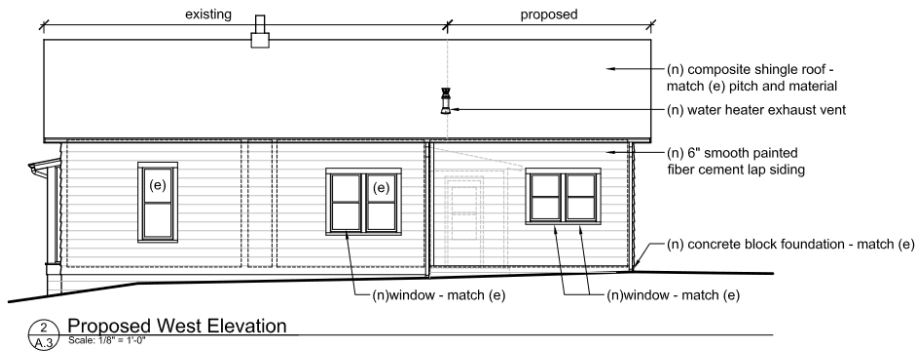
1
A.2 Proposed South Elevation
Scale: 1/8" = 1'-0"

Novotny Addition

913 W. 4th Street, Bloomington, IN

Proposed South Elevation

Scale: 1/8" = 1'-0"



Novotny Addition

913 W. 4th Street, Bloomington, IN
 Proposed East + West Elevations
 Scale: 1/8" = 1'-0"

Sheet No. **A.3**
 Sam DeSollar Architect
 731 E University Street
 Bloomington, IN 47401
 1 510.207.1588
 27 February 2024
 0 4' 8'



Murray, Patrick Joseph

Thu, Feb 29, 9:35 PM (10 hours ago)



to me, Richard, margaretfette@att.net, jeff@goldinappraisal.com, john.vitello@homefinder.org

Dear Noah and PHNA COA Committee,

Upon review of the description and plan for this project I find it to be a very good and efficient design, in keeping with the original lines of the house in form and scale. The materials will match existing materials well, are durable and cost effective.

I would recommend approval.

Thank you for the opportunity to review this project.

Patrick Murray



John E Vitello

Wed, Feb 28, 11:31 AM (2 days ago)



to me, pmurray, rmelewis, margaretfette, jeff

This all looks great.
 Nice to meet you Noah.

John Vitello

STAFF RECOMMENDATION	Address: 200 E Kirkwood (Bloomington National Savings and Loan Association Historic District)
COA 24-07	Petitioner: Tim Cover
Start Date: 3/14/2024	Parcel: 53-05-33-310-227.000-005
RATING: CONTRIBUTING	Survey: ID 5938



Background: In 2022 the petitioner was awarded COA 22-63 for an addition to 200 E Kirkwood. In November of 2023, the Commission issued COA 23-84 which amended the previous design; adding an additional floor among other changes. In addition to his previous work with the commission, the petitioner has met with commissioners since receiving COA 23-84 to discuss plans for this COA application.

Request: The addition of two new windows on the historic west elevation of the building, matching historic windows in size, height, and style. The proposed windows would admit more light into a hotel room and ADA lift zone.

Guidelines: Secretary of the Interior’s Standards for the Treatment of Historic Properties
 pg. 29 - Protect and Maintain Historic Materials and Features
 After identifying those materials and features that are important and must be retained in the process of Preservation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. Protection includes the maintenance of historic materials

and features as well as ensuring that the property is protected before and during preservation work.

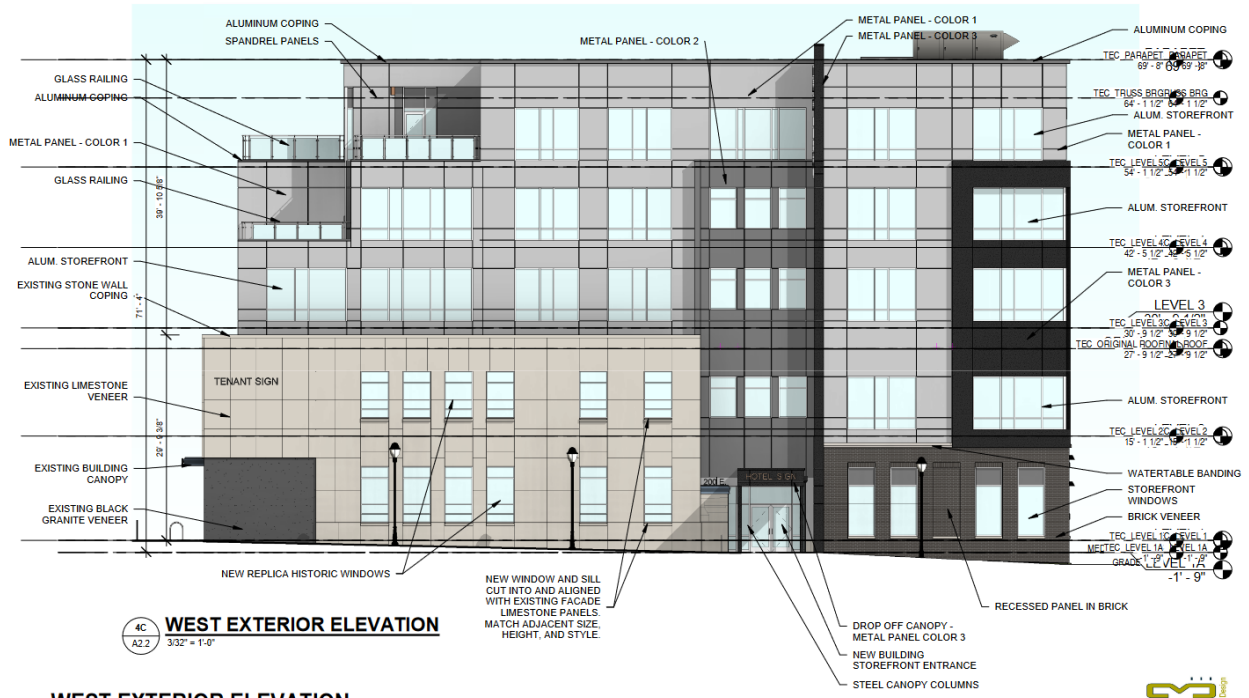
Pg. 156 Recommended: Constructing a new addition on a secondary or non-character defining elevation and limiting its size and scale in relationship to the historic building

Federal Historic Rehabilitation Tax Credit Program – National Park System Advisory Board Report, September 2006:

Interpreting the standards No. 14: Since secondary elevations can contribute to the historic character of a building, integration of new openings requires careful consideration to meet the Secretary of the Interior’s Standards for Rehabilitation. This can be accomplished through attention to the number, location, and design of proposed new openings.

Staff Recommendation:

The new windows proposed match historic windows in design and rhythm, and do not alter the character of the historic bank building’s secondary western elevation. Staff recommends approval of COA 24-07, although a less piecemeal application process would be preferable.



WEST EXTERIOR ELEVATION



WEST VIEW

POSH ON KIRKWOOD

3/14/2024







3-15-2024

City of Bloomington Planning Department
P.O. Box 100
Bloomington, IN 47402

Attn: Noah Sandweiss

RE: 200 E. Kirkwood Development

PETITIONERS STATEMENT

Noah,

Studio 3 Design is pleased to submit the attached development for your review.

As you will find with the renderings, we have not altered building (except for the windows being requested) from the previous approval (COA 23-84 attached). We have also kept the look of the new building along Kirkwood Ave. and Washington street the same.

Below I have outlined the changes to what was previously approved and will have for the meeting with HPC. The primary change from what has been previously approved is the addition of a single stack of two (2) windows on the West elevation of the historic building.

As previously committed to, we are replacing all existing single pane alum. windows on the West façade with new replica insulated aluminum windows.

The building use is a hotel. On the second floor of the hotel, we have a room with a single window offset in a corner of the room. Hotel groups call this a "vampire room" as it is/ will be a dark uninviting space. We are requesting to add a window for this room on level 2 and then in respect for the current pattern on the West elevation, match that window opening on level 1 as shown.

Please find attached a COA application, and new renderings showing the (2) window modification to the West elevation.

Project Location

The project is located at 200 E. Kirkwood Ave at the intersection of Kirkwood and Washington Streets. Current building is the Peoples State Bank.

Project approval

COA -22-63, issued 7/28/2022
COA- 23-84, issued 11/9/2023

10748 Sky Prairie Street, Fishers Indiana

200 E. Kirkwood Development
3-15-2024

Proposed modifications:

The owner is requesting the addition of (2) windows in a vertical stack. (1) on the first floor and (1) directly above on the second floor.

The purpose of this request is to make the second floor hotel room viable as a hotel room with good natural light. The window on the first floor and subsequent recessed band of limestone between the two is driven more by the desire to maintain the look and rhythm of the windows along the West façade. On level 1, the new window will provide daylighting into an ADA lift zone and landing providing access to the different levels of the first floor lobby.

To achieve this, we have aligned the new proposed windows with the current 4'- 4" limestone veneer panels. We would carefully remove the vertical line of panels where the windows will be installed. Then cut the CMU wall from the interior for the window openings at each level. New lintels would be installed to support the limestone panels at each window head and the new openings through the CMU back-up wall.

Salvaged matching limestone window sills (from the East façade of the building) will be installed to match the existing windows. New replica historic windows will be installed to match the other 10 windows on the façade. Between the windows, the salvaged limestone panel will be cut and restacked in the space and set in 1/2" to create the vertical shadow line between the windows.

While we are pursuing these modifications to assist us in the conversion of the project to a boutique hotel that captures the feel and draws on the amenities of Kirkwood Ave. We feel the overall changes are positive and remain in line with the character of the original approval and serve to maintain the identity and preservation of the original building for the future.

Please see the attached renderings and plans for a clear understanding of the changes outlined above.

Thank you for considering these alterations.
We look forward to getting the project under construction later this summer.

Respectfully submitted,
STUDIO 3 DESIGN, INC



Tim Cover, Architect

STAFF RECOMMENDATIONS	Address: 2303 S Rockport Rd
DD 24-10	Petitioner: Candi Sipes
Start Date: 02/23/2024	Parcel: 53-01-51-137-500.000-009
RATING: Contributing	Survey: c. 1920, c. 1950 barn



Background: The property at 2303 S Rockport Rd includes a wooden front-gabled car shed constructed in 1940, a 1950 gambrel roof barn with concrete and wood siding, and a 1925 one-story hipped-roof cottage with an inset off-center porch. The house has replacement doors, windows, and aluminum siding, but has otherwise changed little. The petitioner plans to demolish the car shed and house, leaving the barn in place.

Request: Full demolition of house and carport

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.

Staff Recommendation: Staff recommends release of DD 24-10

STAFF RECOMMENDATIONS	Address: 526 N Lincoln St
DD 24-11	Petitioner: Justin Sullivan
Start Date: 2/28/2024	Parcel: 013-39540-00
RATING: Contributing	Survey: Contributing in local survey



Background: Built 1930, this American foursquare is rated as a contributing building in the Bloomington Historic Sites and Structures Survey but does not appear, however, in the state survey. The five bedroom rental property was substantially renovated in 1999 including the installation of replacement windows and doors. Some of the house’s historic character-defining materials remain, including an ashlar limestone porch and foundation. This building is a relatively late example of the style, which is common in some parts of Bloomington, like the Brian Park neighborhood, and was popular in the 1890s-1930s. The 300-500 blocks of N. Lincoln were built out in the late 1800s with small houses, some of which still stand.

Request: Full 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.

Staff Recommendation: Staff Recommends release of DD. 526 N Lincoln St is not located in a historic district and represents a building type that is not currently endangered. Although the house is not listed in the IHSSI, staff believes that this was an oversight as the house clearly retains most of its historic character-defining features.

Thursday March 28, 2024 5:00 P.M.