

**Bloomington Historic Preservation Commission**  
**Showers City Hall**  
**McCloskey Room**  
**Thursday March 22, 2018**  
**5:00 P.M.**  
**MINUTES**

**I. CALL TO ORDER**

Chairman Jeff Goldin called meeting to order at 5:00pm.

**II. ROLL CALL**

**Commissioners**

Flavia Burrell – arrived at 5:04pm  
Sam DeSollar  
Jeff Goldin  
Lee Sandweiss  
John Saunders  
Chris Sturbaum

**Advisory**

Duncan Campbell  
Deb Hutton  
Derek Richey

**Staff**

Daniel Bixler  
Rachel Ellenson  
Philippa Guthrie  
Eric Sader  
Jackie Scanlan

**Guests**

Alan Balkema  
Brian Chelin  
Margaret Contompasis  
Jane Goodman  
Dawn Gray  
Robert Harman  
Cindy Kallet  
Michael Kee  
Grey Larsen  
David Markay  
Roberta Pergher  
Hannah Rea  
Charles Reafsnyder  
Mark Roseman  
Jim Rosenbarger  
Lucy Schaich

Jenny Southern  
Chad Vencel  
Thomas Westgard  
Linda Williams  
Ted Wininger  
Loren Wood  
Steve Wyatt  
Jordan Yanke

### **III. APPROVAL OF MINUTES**

A. March 08, 2018

**Sam DeSollar** made a motion to approve minutes. **John Saunders** seconded. **Motion carried 5/0/0 (Yes/No/Abstain).**

### **IV. CERTIFICATES OF APPROPRIATENESS**

#### **Staff Review**

##### **A. COA 18-15**

400 N. Walnut Street: The Elks Lodge 446 LHD

Petitioner: Bloomington Elks Lodge #446

Replacement of broken window pane on the second floor with 1" thick insulated annealed glass pane to match existing windows non-original window panes.

**Rachel Ellenson** gave presentation. See packet for details.

#### **Commission Review**

##### **A. COA 18-16**

917 W. Howe Street: Greater Prospect Hill

Petitioner: Grey Larsen and Cindy Kallet

Demolition of an existing shed on the rear of the property and construction of a new shed with the same dimensions and design.

Petitioner arriving late. Hold discussion.

##### **B. COA 18-17**

512 S. Hawthorne Drive: Elm Heights

Petitioner: Barre Klapper, on behalf of Mark Roseman and Roberta Pergher

Replacement of existing screened porch on the rear of house with a new 2-car garage with storage bay and a new screened porch, deck and green roof above Replacement of the existing metal garage door in the original garage opening with a set of 3 patio doors.

**Rachel Ellenson** gave presentation. See packet for details.

**Barre Klapper**, representing the petitioner, anticipates an upgrade to hard surface for the shared drive (per Planning). Brick used will be complimentary to original bricks on the house.

**Deb Hutton** asked about an unused, unimproved alley to the back of property.

**Derek Richey** asked about neighborhood input.

**Sam DeSollar** had questions concerning the square footage of the lot. He also asked about the materials and designs for the north elevation.

**Duncan Campbell** asked Rachel about a staff comment on size. **Rachel Ellenson's** comment expressed an aesthetic alternative, not Department of Interior standards.

**Jeff Goldin** inquired if the two car garage was a deal-breaker for the owners. **Mark Roseman** said the 2 car garage was very important.

**Chris Sturbaum** encouraged the owners use heavy lattice and planter material for the side to mitigate the garage size. Also recommended gravel and working with neighbors. He would support the second garage.

**Sam DeSollar** asked for caveats that (1) the brick be brought in for staff approval, (2) if Planning determines the need for a railing, it is brought back for staff approval, and (3) a setback be included where there is only a line between the old and the new.

**Duncan Campbell** said it's a real improvement over what was there.

**Jeff Goldin** supports the setback caveat suggested.

**Jenny Southern**, Elm Heights Neighborhood, concerns about materials matching, coverage for mechanicals, and setback.

**Sam DeSollar** made a motion to approve **COA-18-17** with the caveat that brick choice is approved by staff and the south wall of addition be recessed to the north by 8" from drawing as shown. **Chris Sturbaum** seconded. **Motion carried 6/0/0.**

**A. COA 18-16** (resumed upon arrival of petitioner)

917 W. Howe Street: Greater Prospect Hill

Petitioner: Grey Larsen and Cindy Kallet

Demolition of an existing shed on the rear of the property and construction of a new shed with the same dimensions and design.

**Rachel Ellenson** gave presentation. See packet for details.

**Cindy Kallet**, petitioner, considering transom window on the non-alley side. Considering a metal roof which would require coming back for approval. Presently structure is 4' from alley, should go for 6'.

**Jackie Scanlon** said they may need to have survey for structure to be moved. Must be rebuilt as is, anything else requires a variance.

**Duncan Campbell** asked about chimney and use. He also asked about how the structure is supported.

**Cindy Kallet** stated the chimney was for a stove that is no longer there. Structure is on piers, sills. **Duncan Campbell** said this could present problems.

**Sam DeSollar** explained the process to get a variance if you rebuild it. However, to keep it in place would not require a variance. More research is suggested.

**Jeff Goldin** clarified that more research will be conducted if motion is tabled.

**Chris Sturbaum** made a motion to table **COA-18-16** to the next meeting. **John Saunders** seconded. **Motion carried 6/0/0.**

## **V. DEMOLITION DELAY**

### **Commission Review**

#### **A. Demo Delay 18-05**

711 North Lincoln Street

Petitioner: Chad Vencel

Partial demolition – installation of two top-hinged roof windows in the existing roof surface.

**Rachel Ellenson** gave presentation. See packet for details.

**Sam DeSollar** made a motion to release the permit for **711 N. Lincoln Street, Demo Delay 18-05**. **Chris Sturbaum** seconded. **Motion carried 6/0/0.**

#### **B. Demo Delay 18-06**

711 West 9<sup>th</sup> Street

Petitioner: Charles Reafsnyder

Full demolition.

**Rachel Ellenson** gave presentation. See packet for details.

**Charles Reafsnyder**, petitioner, wants to enlarge house by 200' and the basement 350' for his sons to live in the basement. Christine Matheu will be the architect.

**Chris Sturbaum** asked if the petitioner asked the architect about adding on to the back. **John Saunders** asked about expanding the upstairs.

**Charles Reafsnyder** expressed the view that he and his wife would age into the property. This would also allow them to walk out to garage. Neighbors have expressed some opposition.

**Sam DeSollar** said that the petitioner does not seem to have been too involved with the architect as of yet. Sam said that Christine Matheu is a very good architect. He encouraged the petitioner to work with her to see what options she could come up for achieving his goals

for expansion without destroying the historic feel and look of the property. The petitioner agreed that he could do that.

**Chris Sturbaum** made the case that this property is amazingly intact and to alter it would destroy the historic fabric of the neighborhood. He would not support release of the permit. He suggested the 90 day delay period should be invoked.

**Derek Richey** provided some of the historical detail for the property.

**Sam DeSollar** added that there are unexplored options being eliminated by full demolition.

**Duncan Campbell** noted that this is part of a National Historic District.

**Alan Balkema**, Near West Side Neighborhood Association, said the Association intends to initiate process for designation of neighborhood and requests the Commission respect the full delay period.

**Margaret Contompasis**, likes plan of not wanting a second floor. Notes he can't move garage door over.

**Lucy Schaich**, reading Karen Duffy's statement, asked that the Commission uphold the delay period.

**Robert Harman** supported the view to invoke the delay.

**Chris Sturbaum**, reading Sandi Clothier's statement, made the case for the historic significance of the property and the neighborhood.

**Chris Sturbaum** made a motion to institute the 90 day delay for **711 W. 9<sup>th</sup> Street, Demo Delay 18-06. John Saunders** seconded. **Motion carried 6/0/0.**

#### **C. Demo Delay 18-07**

506 South High Street

Petitioner: Jim Rosenbarger

Partial demolition – rear 1-storey addition.

**Rachel Ellenson** gave presentation. See packet for details.

**Jim Rosenbarger** stated that the owners would have no objection to designation in the future. However, they would appreciate input for the design. The plans would be for future development. Voluntary review requested.

**Duncan Campbell** complimented the attention to Secretary of Interior standards.

**Chris Sturbaum** agreed that this could be released and followed for designation on another track.

**Lee Sandweiss** stated this house deserves to be protected.

**Sam DeSollar** expressed that he was happy it was being kept up. Caveat that tile be stockpiled for repairs. Asked that he return to talk about railing and other details.

**Jeff Goldin** also supports releasing property and designation.

**Chris Sturbaum** made motion to release the permit for **506 S. High Street, Demo Delay 18-07**. **John Saunders** seconded. **Motion carried 6/0/0**.

**Chris Sturbaum** made the point that they could gather information and bring it to the next meeting concerning designation.

#### **D. Demo Delay 18-08**

605 South Fess Street

Petitioner: Jim Miller

Partial demolition – replacement of flat roof with a pitched roof.

**Rachel Ellenson** gave presentation. See packet for details.

**Chris Sturbaum, John Saunders, Deb Hutton, Derek Richey, Lee Sandweiss, Sam DeSollar, Flavia Burrell and Jeff Goldin** stated that they support designation.

**John Saunders** made a motion to prepare a formal report and put the property of the HPC agenda to be officially considered for local designation for **605 S. Fess Street, Demo Delay 18-08**. **Lee Sandweiss** seconded. **Motion carried 6/0/0**.

#### **E. Demo Delay 18-09**

717 North Maple Street

Petitioner: Michael Kee

Full demolition.

**Rachel Ellenson** gave presentation. See packet for details.

**Michael Kee** stated the house has been abandoned for decades.

**Derek Richey** noted that BRI has made overtures to purchase the property.

**Steve Wyatt**, BRI, said they still had an interest in the house, but the owner never gave any definitive answers to inquiries.

**Jane Goodman**, Maple Heights Neighborhood Association, has expressed interest in saving this house. The Association is interested in creating a Blair House Historic District, which would include this structure.

**Lucy Schaich**, neighbor, reiterated the view that this property has value. She made an impassioned call for saving this property.

**Sam DeSollar** reminded the neighbors that the move to designation needed to come from the community.

**Duncan Campbell** stated this is a clear example of demolition by neglect. He would support an individual designation for the property if the neighborhood could not summon the support for a district. **Flavia Burrell** concurred.

**John Saunders** made a motion to institute the 90 day delay and begin research on the property for designation for **717 North Maple Street, Demo Delay 18-09**. **Chris Sturbaum** seconded. **Motion carried 6/0/0**.

## **VI. NEW BUSINESS**

**Rachel Ellenson** updated work on Preservation Month. IU historian will conduct walking tour of IU buildings. The County is interested in partnering on this. **Jordan Yanke**, intern with the County, was present. Photo-contest is in the Atrium throughout May. Display case of 200 years of Bloomington architecture. We need a guest for the Rosemary Miller lecture. Henry Glassie has been suggested. Duncan Campbell volunteered to help from the County, Lee Sandweiss will represent the BHPC.

## **VII. COURTESY REVIEW**

NONE

## **VIII. OLD BUSINESS**

NONE

## **IX. COMMISSIONER COMMENTS**

NONE

## **X. PUBLIC COMMENTS**

NONE

## **XI. ANNOUNCEMENTS**

NONE

## **XII. ADJOURNMENT**

Meeting was adjourned at 7:48pm.