

**Bloomington Historic Preservation Commission**  
**Showers City Hall**  
**Council Chambers**  
**Thursday June 7, 2018 (Special Meeting)**  
**5:00 P.M.**  
**MINUTES**

**I. CALL TO ORDER**

Meeting was called to order by Chairman, Jeff Goldin.

**II. ROLL CALL**

**COMMISSIONERS**

Doug Bruce  
John Saunders  
Sam DeSollar  
Lee Sandweiss  
Jeff Goldin  
Chris Sturbaum  
Flavia Burrell

**ADVISORY**

Deb Hutton

**STAFF**

Rachel Ellenson - HAND  
Alison Kimmel - HAND  
Doris Sims – HAND  
Philippa Guthrie - Legal

**GUESTS**

Thomas Doak - 813 N. Maple Street  
Susan Hathaway – 517 W. 13<sup>th</sup> Street  
Davis Hart – 720 W. Maple Street  
Thomas Densford – Richard Wells Attorney  
Terry Usrey – 522 W. 13<sup>th</sup> Street  
Chris Doran – 817 N. Jackson Street  
Conner Ferguson – 509 W. 13<sup>th</sup> Street  
Leslie Kollum – 702 W. 11<sup>th</sup> Street & 702 ½ N. Fairview Street  
Lucy Schaich – 708 W. 12<sup>th</sup> Street

**III. NEW BUSINESS**

- A.** Maple Heights Conservation District – Vote to approve district boundaries map and staff report.
- B.** Maple Heights Conservation District – Vote to place interim protection on the listed properties within the district boundaries.

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

#### IV. PUBLIC COMMENTS

**Thomas Doak** stated he is in favor of the proposed conservation district. He lives in one of the Blair houses and was motivated to support the conservation district proposal due to the proposed demolition. The neighborhood consists of small old homes because they were built for many who worked downtown.

**Susan Hathaway** stated she is in favor of the proposed district. She has lived in the neighborhood since 2002 and feels the neighborhood is very vulnerable to development as the city continues to grow. She would like to see the character of the neighborhood preserved as much as possible as it is a great neighborhood for families and those who work downtown. She also read a letter of support from a member of the neighborhood, **Jane Goodman** (713 W. 13<sup>th</sup> Street), who could not be in attendance.

**Terry Usrey** stated he is in support of the proposed district. He stated he agrees with many of his neighbors and their reasons why to support the proposal. He likes the character of the neighborhood. He does not want new development or more rentals to come to the neighborhood. He clarified the process of how a conservation district works. He commented it would be a great way to test it for a couple of years before possibly becoming elevated to a historic district. **Deb Hutton** clarified that conservation districts have less protections than historic districts. **Terry Usrey** asked if homeowners were supposed to receive notification of this meeting because he did not. **Rachel Ellenson** stated she had several letters returned to her and she would be happy to take his information to make sure it is corrected.

**Davis Hart** stated he is in support of the proposal. He has owned his house since 1982 and he would like to see the neighborhood maintained the way it is.

**Thomas Densford** stated he is here representing the petitioner, Richard Wells. He stated Richard Wells owns multiple apartments including a couple of vacant lots in the Maple Heights neighborhood. All of his properties are always well regulated and maintained according to city code. He stated about 30-40% of the properties in the neighborhood have no significant historical value, including his properties in the neighborhood. He asked who the representative was for the application. **Rachel Ellenson** stated Lucy Schaich is the person who drafted the application. **Thomas Densford** asked how many properties were in the proposed district. **Rachel Ellenson** stated she did not have an exact number but she could count them. **Thomas Densford** stated the original application had 112. **Rachel Ellenson** stated it should be about the same. The only differences between the original application map and the current map is the properties near the railroad were taken out. **Jeff Goldin** commented there is a resurvey happening at this time as well, so the classification levels of homes could be changed.

**Chris Doran** stated he finds the previous comments all the more reason to support the conservation district. There are already a couple of apartment buildings in Maple Heights and with the trend of the city, a conservation district is needed. He advised those who have not toured Maple Heights to do so.

**Lucy Schaich** stated she has lived in the neighborhood since 2005. She is in support of the proposed conservation district for many of the reasons already stated. She appreciates the small houses with front porches, within walking distance of work and downtown, where kids can also play in the

streets. She would like to continue to see the neighborhood as the safe, affordable, downtown neighborhood it has always been. A lot of the non-contributing houses on the 2001 map were in-fill and were not built with neighborhood compatibility in mind. She stated in just the time she has lived in the neighborhood she has seen about 8 houses be demolished. That doesn't happen in the protected neighborhoods.

**Leslie Kollum** stated their current shop was the original tin shop for the farm. With the property of the workshop, came a house, which was a rental. Their original plan was to tear the house down and create a business. They had to put a lot of work in to restore and repair the house. She is in support of the district because they were not allowed to tear anything down. These houses are able to be restored and kept up.

**Conner Ferguson** stated he is in support of the conservation district.

**Jeff Goldin** stated he also had a letter from the owner of Gaar Properties, Sarah Laughlin. She was not in support of the proposed conservation district. She is the homeowner of four different rental properties in the Maple Heights neighborhood (500, 501, 502, & 505 W. 13<sup>th</sup> Street). She does not feel these home are historic and should not be designated as such. She is in support of individually designating homes if needed. The conservation district would be burdensome and increase the cost and duration of any renovations needed.

## V. COMMISSIONER COMMENTS

**Deb Hutton** asked how many people were involved in the neighborhood meetings. **Lucy Schaich** stated there were three meetings in the month of May regarding the conservation district application. There wasn't a lot of response either way. Most email responses were in support of the district. There were a few concerns, but after the process and definitions of a conservation district were explained, there were no longer concerns from those people.

**Sam DeSollar** asked Rachel Ellenson to go over the process of elevating a conservation district to a historic district after being a conservation district for 3 years. **Rachel Ellenson** stated after 3 years any conservation district in the city of Bloomington will have ballots mailed to the homeowners, not the tenants. When the ballots are returned, 51% of the responded ballots will dictate whether or not it remains a conservation district or is elevated to a historic district. If they remain a conservation district, every 3 years a new vote will be taken. **Sam DeSollar** asked what if nobody votes. **Rachel Ellenson** stated then they have the potential to be elevated to a historic district. **Philippa Guthrie** read from the code, the conservation district may continue past the 3 year term, thereby avoiding the designation of a historic district, if the majority of property owners in the district object to the commission in writing to the elevation to a historic district. **Sam DeSollar** clarified, unless property owners object, it gets elevated. **Philippa Guthrie** stated yes, 51% of them, in writing. **Sam DeSollar** cautioned the neighborhood they would have to vote every three years to object to elevation in order to stay a conservation district.

**Leslie Kollum** then asked if paint color and other items would be regulated. **Sam DeSollar** stated if your neighborhood is elevated, you will then get together and write guidelines for the neighborhood. He stated the commission tries to be very respectful of the intent of the neighborhood and their guidelines when reviewing certificates of appropriateness.

**Chris Sturbaum** stated being in a historic district does not make you do anything. You can keep your house just the way it is. If you want to make a modification to a visible area, it gets reviewed by the commission based on the neighborhoods guidelines. Chris state most things get approved because the modifications are mostly compatible with the neighborhood and follow the guidelines.

**Jeff Goldin** stated he lives in Greater Prospect Hill and was involved in writing the guidelines. They made the guidelines more flexible than those compared to Elm Heights. It is up to the neighborhood on how strict or lenient they would like to be.

**Terry Usrey** asked for clarification on the voting process. **Philippa Guthrie** stated at the end of 3 years, it will become a historic district unless 51% of the vote negates the elevation. **Chris Sturbaum** stated one person who owns four properties in the neighborhood gets one vote.

**Deb Hutton** commented she is a member of the Matlock Heights neighborhood. She explained their process after they were elevated to a historic district. It was very beneficial to hear from representatives from other historic districts.

**Doug Bruce** stated he has been on the commission for quite a few years. All of the neighborhoods that he has seen elevated has turned out better than anyone in the neighborhood thought it would. The guidelines the neighborhood writes dictates how they want the neighborhood to feel.

**Jeff Goldin** stated he is in support of the conservation district. Neighborhoods who have gone through this process adds to the marketability and value of the homes in the neighborhood.

**Chris Sturbaum** stated he is pleased to see the neighborhood want to become a conservation district. This is indirectly keeping affordable housing in the town. It prevents developers coming in to the neighborhood and creating large buildings. The homes are the only thing historic in the neighborhood, but it is also the form, the streets, the sidewalks, the trees; all of it is important to the neighborhood. This is a way to protect the neighborhoods and the city.

**Deb Hutton** stated the neighborhood writes the guidelines, whether they be strict or relaxed. The neighborhood is also notified of any certificate of appropriateness application or demolition permit that is applied for and asks the neighborhood's opinion. So, not only does the commission have the guidelines to go by, but also the neighborhood's feedback.

**Sam DeSollar** stated he thinks the neighborhood becoming a conservation district is fantastic. He wanted to caution the neighborhood there will be some bumps along the way. This will be a collective effort from the neighborhood. The commission will do what they can to help them achieve what they want to be.

**Chris Sturbaum** stated this is only a recommendation to pass on to council. The neighborhood will need to give another presentation to council when the time comes.

**John Saunders** made a motion to forward the map and staff report to council as presented. **Chris Sturbaum** seconded. **Motion carried 7/0/0.**

**Chris Sturbaum** made a motion to place interim protection on the structures in the proposed boundaries. **Lee Sandweiss** seconded. **Motion carried 7/0/0.**

**Philippa Guthrie** pointed out that the code provides for placing interim protection only on the structures that are classified and designated as historic.

**Jeff Goldin** requested to withdraw the 2<sup>nd</sup> motion. **Motion to withdraw carried 7/0/0.**

**Chris Sturbaum** made a motion to place interim protection on all historic structures within the proposed map. **Doug Bruce** seconded. **Motion carried 7/0/0.**

## **VI. ANNOUNCEMENTS**

**A.** Next regularly scheduled BHPC meeting – June 14, 2018, McCloskey Room, 5-7 P.M.

## **VII. ADJOURNMENT**

Meeting was adjourned at 6:05 pm.