

**Bloomington Historic Preservation Commission  
Showers City Hall  
McCloskey Room  
Thursday July 12, 2018  
5:00 P.M.  
MINUTES**

**I. CALL TO ORDER**

Meeting was called to order at 5:00 pm.

**Jeff Goldin** announced Rachel Ellenson has given her two-week notice to the City of Bloomington. He stated he appreciated her devotion to the job, willingness to learn, and the commission will miss her.

**II. ROLL CALL**

**Commissioners**

Flavia Burrell  
Lee Sandweiss  
Jeff Goldin  
Chris Sturbaum  
Sam DeSollar

**Advisory**

Deb Hutton  
Duncan Campbell

**Staff**

Rachel Ellenson  
Alison Kimmel  
Philippa Guthrie  
Eric Sader

**Guests**

Jess McPherson  
Russ Herndon  
Steve Host  
Loren Wood  
Dave Noggle

**III. APPROVAL OF MINUTES**

A. June 28, 2018 Minutes

**Deb Hutton** stated the minutes read her making a motion. She is unable to make motions due to advisory status. **Alison Kimmel** stated she would watch the recording and correct the mistake. **Sam DeSollar** made a motion to approve minutes from the June 28, 2018 meeting, with the edit from Deb Hutton. **Flavia Burrell** seconded. **Motion carried 5/0/0.**

Correction from June 28, 2018 minutes in regards to allowing **COA-18-49** be approved by staff. **Deb Hutton** suggested the commission make a motion to meet with planning. **Chris Sturbaum** made a motion to request staff meet with planning regarding permits being released without being seen before the commission. **John Saunders** seconded. **Motion carried 5/0/1 (Yes/No/Abstain)**

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

##### **Staff Review**

##### **A. COA 18-49**

618 W. 3<sup>rd</sup> Street: Greater Prospect Hill

Petitioner: Eleanor Kinser

Retroactive approval for: reshingle house and garage, installation of new gutters on house and garage, installation of vinyl siding on house and garage, replacement of front porch concrete slab with new slab, installation of wooden posts to support front porch overhang, replacement of deteriorated porch with wood deck of the same size on the West side of the house, replacement of wooden decking boards on the rear deck with new wood planks, new handrail on the rear deck, construction of steps from the rear deck to the backyard, and replacement of garage door.

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

##### **Commission Review**

##### **A. COA 18-50**

210 E. Gilbert Drive: Matlock Heights

Petitioner: Russ Herndon

Construction of a rear addition to install new pool. Construction of stairs and handrail to connect addition to the backyard.

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

**Deb Hutton** asked if the new ridge line would be perpendicular to the road. **Rachel Ellenson** stated it would be perpendicular.

**Russ Herndon** stated the house has high maintenance wood siding. They would like to reserve the option to use a cement board product or sheet material for the addition. The window configuration will be similar to the drawing, but there may be a slight window changed due to interior configuration.

**Chris Sturbaum** asked the petitioner if they would be hiping the roof on the ridge. **Russ Herndon** stated the addition will have ten foot walls, with a scissor tress.

**Deb Hutton** stated the neighborhood was in support of this.

The commission was in support of the application.

**Sam DeSollar** would like to have the petitioner not use a siding that has a false wood grain.

**Sam DeSollar** made a motion to approve **COA 18-50** with a caveat the applicant does not use a siding with a false wood grain. **Chris Sturbaum** seconded. **Motion carried 5/0/0.**

## V. DEMOLITION DELAY

### Commission Review

#### A. Demo Delay 18-25

407 E. Grimes Street

Petitioner: Dave Noggle

Partial demolition – construction of an addition.

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

**Dave Noggle** stated the only the back wall will be torn down in order to connect the old and new structure. He stated the plans seem extensive, but the structure will be so far back from the road, he doesn't think it will be very noticeable. They will be reusing windows out of the existing wall they're taking down and they will be matching the siding.

**Sam DeSollar** asked if the pitches on the addition match the pitches on the current structure. **Dave Noggle** stated the addition pitch is slightly different, but the screened in porch roof pitch matches the current structure's pitch.

**Chris Sturbaum** asked how far back the addition went. **Dave Noggle** stated it goes back 12 feet.

**Jeff Goldin** made a motion to release the Demolition Permit for 407 E. Grimes Lane. **Lee Sandweiss** seconded. **Motion carried 5/0/0.**

#### B. Demo Delay 18-26

1005 S. Washington Street

Petitioner: Steve Host

Full demolition of the garage on the rear of the property.

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

**Chris Sturbaum** asked what would replace the garage. **Steve Host** stated a new garage.

**Lee Sandweiss** asked if the new garage would resemble the old garage. **Steve Host** stated it would resemble the style of the house.

**Sam DeSollar** stated he like the current garage and its characteristics.

**Duncan Campbell** stated these garages are common with these houses and are a significant characteristic of this time period.

**Sam DeSollar** made a motion to release the Demolition Permit for 1005 S. Washington Street. **Chris Sturbaum** seconded. **Motion carried 5/0/0.**

#### C. Demo Delay 18-27

1009 S. Lincoln Street

Petitioner: Loren Wood Builders

Partial demolition – construction of dormers on the rear garage.

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

**Loren Wood** stated the homeowners were approved an ADU status for this garage, but the square footage makes it difficult to have the living space up to code.

**Chris Sturbaum** asked what the siding would be. **Loren Wood** stated the current siding is limestone and the front façade is vinyl. They would possibly put a cement board on the front. **Chris Sturbaum** asked what the garage door would be replaced with. **Loren Wood** stated they would either install sliding doors or a glass garage door.

**Deb Hutton** asked if there would be any outdoor access or staircases to the upstairs. **Loren Wood** stated it would be internal.

**Duncan Campbell** asked for clarification for what was going to be demolished. **Loren Wood** stated the roof where the dormers are being installed and the garage door.

**Loren Wood** stated there is a brick chimney that is floating, so that would be taken out as well.

**Sam DeSollar** made a motion to release the Demolition Permit for 1009 S. Lincoln Street. **Flavia Burrell** seconded. **Motion carried 5/0/0.**

## **VI. COURTESY REVIEW**

NONE

## **VII. NEW BUSINESS**

A. Commission Retreat – Does anyone have a preferred month? Date?

The commission stated they would like to wait until the staff position is filled before the commission plans a retreat. **Deb Hutton** mentioned holding a meeting or inviting planning to our retreat to discuss issues.

**Rachel Ellenson** stated she has been working with Adam Wason, the director of public works, on the sidewalk restoration project. Staff suggested the commission create a sub-committee to represent the commission and communicate with Public Works. Jeff Goldin, Sam DeSollar, and Chris Sturbaum, volunteered to be on the sidewalk restoration sub-committee.

## **VIII. OLD BUSINESS**

NONE

## **IX. COMMISSIONER COMMENTS**

**Chris Sturbaum** stated there is no way to save old trees in historic districts, unless they're in the neighborhoods' guidelines. He also stated the Air BnB law from the state allows regulations within historic districts, more than outside districts. The neighborhoods could regulate this with their guidelines. **Philippa Guthrie** stated there are minimal options to regulate them. She stated she will look at the statute to see what they can and cannot do.

Sam DeSollar stated they are going to miss Rachel. **Rachel Ellenson** stated it has been a pleasure working with the commission.

**X. PUBLIC COMMENTS**

NONE.

**XI. ANNOUNCEMENTS**

NONE.

**XII. ADJOURNMENT**

Meeting was adjourned at 5:45pm.