

**Bloomington Historic Preservation Commission
Showers City Hall McCloskey Room,
January 10, 2019, 5:00 P.M.
MINUTES**

I. CALL TO ORDER

Meeting was called to order by Chair, **Jeff Goldin**, at 5:00pm.

II. ROLL CALL

Commissioners

Flavia Burrell
Sam DeSollar
Jeff Goldin
Deb Hutton
Chris Sturbaum
Doug Bruce
Leslie Abshier
Lee Sandweiss

Absent:

John Saunders

Advisory

Derek Richey
Duncan Campbell

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Phillipa Guthrie, Legal
Jackie Scanlan, Planning

Guests

Kris Floyd
Jenny Southern
Angie Ricketts
Tim Clougher
Matt Murphy
Daniel Russos
Nathan Finney

III. APPROVAL OF MINUTES

A. December 13, 2018 Minutes

Doug Bruce made a motion to approve December 13th, 2018 minutes, **Sam DeSollar** seconded.

Motion carried 6-0-2 (Yes-No-Abstain) Leslie Abshier & Lee Sandweiss abstained.

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-02

121 N. College Ave

Petitioner: Nathan Finney

Replace deteriorated soffit and install two ceiling lights in entryway

Conor Herterich gave presentation. See packet for details.

Commission Review

A. COA 19-01

1210 E. 2nd

Petitioner: Matheu Architects (Kris Floyd)

New Construction

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum inquired about Materials. **Kris Floyd** explained construction of the house. **Duncan Campbell** inquired about the placement of the house on the block and in the neighborhood. **Jenny Southern** and **Angie Ricketts** explained placement of the house. **Deb Hutton** asked about placement of the doors on the house. **Doug Bruce** asked about garages and porch placement on the home. **Sam DeSollar** inquired about property surrounding this property, he also asked about tree removal on the property. **Chris Sturbaum** asked a follow up question concerning property lines and the style of the home.

Jenny Southern spoke on behalf of the Elm Heights Neighborhood Committee and gave examples of garages in the neighborhood. The Neighborhood Committee has concerns about the concrete in the house. **Kris Floyd** explained construction and features of the house and amount of concrete in driveway.

Duncan Campbell stated that he would like to see the house in the context of the neighborhood. He had concerns about the garage with the house. **Leslie Abshier**

does not have a problem with the design of the house and agrees with the Neighborhood Committee. **Deb Hutton** asked the Neighborhood Committee about the placement of the house. **Jenny Southern** stated the Neighborhood Committee is most concerned about the setback. The house is situated a little more forward than other surrounding houses. **Doug Bruce** likes the design of the house and agrees with the setbacks, and he understands the slope issues. **Lee Sandweiss** sees opportunity in the house, and she wishes she could see a little more about the site and house but she approves of the design. **Sam DeSollar** echoed sentiments expressed by previous Commissioners, and he cited Elm Heights design guidelines. He also asked about moving the garage back from the front of the house. **Sam DeSollar** has an issue with how the house relates to the design guidelines. **Derek Richey** doesn't have a problem with the uniqueness of the house but he does have a problem with the garage. **Flavia Burrell** stated that the design is a 2019 design, giving people what they look for in a home and garage today. She also feels like it matches other homes in the area and the design is not an issue. **Jeff Golding** stated that he doesn't have a problem with the uniqueness of the house or the setback. He also doesn't have a problem with the garage. **Leslie Abshier** asked about moving the garage back. **Kris Floyd** stated the garage could be moved back. **Jackie Scanlan** asked about set back placement of the garage. Then explained setback guidelines. In public comment, **Daniel Russos** stated that the historical discussion is very important. **Kris Floyd** stated that he would be happy to push the garage back and change the design from one door to two. **Angie Ricketts** asked if it had to be two car garage. **Kris Floyd** stated that the homeowner is going to sell the house and anyone buying it will want a two car garage.

Chris Sturbaum made a motion for the petitioner to return with a revised drawing with suggested changes, **Deb Hutton** seconded.
Motion carried 7-1-0.

B. COA 19-03

121 N. College Ave

Petitioner: Nathan Finney

Replace front and side doors with more period correct design

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Conor Herterich clarified that the Commission is just approving the door and not signage. Signage would need to be discussed under a different COA. **Nathan Finney** stated the design would be consistent with what they did at Social Cantina. **Sam DeSollar** asked if the door design was proved by the building inspector. The Social Cantina door was but not this particular design. Although applicant claims this design is similar to the Social Cantina.

Leslie Abshier made a motion to approve, **Lee Sandweiss** seconded.
Motion carried 7-0-1

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-01

1117 N. Walnut
Petitioner: Daniel Russos
Full demolition

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum asked about commercial uses for the lot. **Duncan Campbell** asked if anyone has been in the house. He then stated that generally for a full demo someone should enter the house and look at the condition. **Daniel Russos** stated that he has owned the house since 2011 and the house is in severe disrepair. It has taken in large amounts of water and is not habitable. **Duncan** would like to see the house saved if possible. **Leslie Abshier** agreed with **Duncan**, all demo houses need to be looked over. Derek Richey wished the Historic Preservation Committee could have stepped in sooner and saved the house.

Sam DeSollar made a motion to waive and release the demo delay period, **Lee Sandweiss** seconded.
Motion carried 8-0-0

COA 18-86

222 S Rogers St
Petitioner Matt Murphy
Siding for 222 S Rogers

Conor Herterich stated this was a holdover from the previous HPC meeting, to restore siding and trim. See packet for 12/13/2018 HPC Meeting for details.

Discussion ensued

Chris Sturbaum asked the reason for not keeping the wood siding. **Matt Murphy** stated it was because of damage and then they removed the siding.

Sam DeSollar made a motion to approve the siding, **Deb Hutton** seconded.
Motion carried 8-0-0

VI. NEW BUSINESS

Sam DeSollar inquired about whether work being done on a home at the corner of Henderson and 1st St was without a permit or outside the permit. He noticed what appear to be decreased window size and peeled off siding. The home is not historic but is contributing. **Conor Herterich** stated that a permit is not needed to replace siding. **Chris Sturbaum** explained that the commission could get a stop order, but that's complaint driven. **Philippa Guthrie** explained that the permit needs to be pulled to see what work is being done, and verify when the work was done. **Doug Bruce** sees that it is a good process that a building permit is not needed for siding or roofs because the county would get overwhelmed. **Conor Herterich** stated that he spoke with **Jackie Scanlan** and building permits are only needed for certain types of work. One was not in this case, so there is a gap in the demo delay process. They would need to go before the City Council to change the process and close the gap. But if a permit is not required to change siding then Demo Delay doesn't happen. **Doug Bruce** stated that the requirement for a building permit to change siding will likely never happen. That is a good thing but some people will push the limits when making changes. **Chris Sturbaum** stated that Dem Delay may be changed once they adopt the SHAARD, and in the UDO.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

Chris Sturbaum stated that Maple Heights was approved by the City Council on the first vote, and **Conor Herterich** gave excellent presentations with great details.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned at 6:51 pm.

END OF MINUTES