

Bloomington Historic Preservation Commission
Showers City Hall McCloskey Room
Thursday April 11, 2019.
MINUTES

I. CALL TO ORDER

Meeting was called to order by **Jeff Goldin**, @ 5:00

II. ROLL CALL

Commissioners

John Saunders
Lee Sandweiss
Jeff Goldin
Chris Sturbaum 5:04
Sam DeSollar
Susan Dyer
Doug Bruce

Advisory

Absent
Deb Hutton
Leslie Abshier
Duncan Campbell
Ernesto Casteneda
Derek Richey
Jenny Southern

Staff

Eddie Wright, HAND
Eric Sader, HAND
Philippa Guthrie, Legal

Guests

Charlie Matson
Katie Matson
Shawn Emberton
Mike Kee
Angie Ricketts
Tim Cover
Tom Doak
Loren Wood
Sandy Bonfib

III. APPROVAL OF MINUTES

A. March 28, 2019 Minutes

John Saunders made a motion to approve March 28th, 2019 Minutes, **Lee Sandweiss** seconded.
Motion carried 3-0-3 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-15

1210 E. 2nd (Elm Heights Historic District)
Petitioner: Chris Smith
Remove four trees from the vacant lot.

Eric Sader gave presentation. See packet for details.

B. COA 19-16

926 W. 4th (McDoel Historic District)
Petitioner: Gracia Valliant
Install photovoltaic array on east elevation of the home.

Eric Sader gave presentation. See packet for details.

C. COA 19-17

1112 E. Atwater (Elm Heights Historic District)
Petitioner: Janette Fishell
Replace shutters in kind; face limestone front steps with brick; replace concrete walkway and line with brick.

Eric Sader gave presentation. See packet for details.

Commission Review

A. COA 19-18

316 S. Rogers (Prospect)
Petitioner: Shawn Emberton
Extend roof of rear addition and pour concrete to create covered porch area.

Eric Sader gave presentation. See packet for details.

Discussion ensued

John Saunders asked about the ginger breading, if that would be wood or if another product would be used. **Shawn Emberton** stated that he would use regular lap siding and match the pattern on the front.

Sam DeSollar made a motion to approve COA 19-18, **Doug Bruce** seconded.
Motion carried 7-0-0.

B. COA 19-19

919 E. University (Elm Heights Historic District)
Petitioner: Charlie Matson
Construct three trellis style fence sections to enclose backyard and protect garden from deer.

Eric Sader gave presentation. See packet for details.

Discussion ensued

Charlie Matson further explained the placement of the fence in reference to the property.

Sam DeSollar asked about material for the fencing. **Charlie Matson** explained it would be redwood.

Chris Sturbaum likes the openness of the fence and it will not take away from the character. **Sam DeSollar** read the guidelines for the placement of fences. The transparency of the fence will not interfere with the façade.

Doug Bruce made a motion to approve COA 19-19, **Susan Dyer** seconded.

Motion carried 7-0-0.

C. COA 19-20

1000 S. Madison (McDoel Historic District)
Petitioner: Loren Wood Builders
New construction on a vacant lot.

Eric Sader gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum asked about the materials used for the windows. **Loren Wood** stated they would use 1 over 1 Pella windows. **John Saunders** asked about privacy fencing. **Loren Wood** stated they would not be using any fencing.

Chris Sturbaum suggested the house would look better with the three over one windows. **John Saunders** like the work being done on the street. **Doug Bruce** and **Lee Sandweiss** agree with Chris' suggestion. **Sam DeSollar** suggested that if they do use fencing to use board fencing.

John Saunders made a motion to approve COA 19-20, **Sam DeSollar** seconded.

Motion carried 7-0-0.

D. COA 19-21

221 E. Kirkwood (Victoria Towers)
Petitioner: Tim Cover (Studio 3 Design, Inc)
This is a resubmission. Petitioner has returned with new design that incorporates modifications as suggested by the HPC at the 3/28/19 meeting. See

packet for details.

Eric Sader gave presentation. See packet for details.

Discussion ensued

Tim Cover explained the changes they made in the design.

Chris Sturbaum asked about the greenspace in the rear. **Tim Cover** stated that it was added to the design. **Sam DeSollar** asked about the slope of the roof. **Tim Cover** explained the exact pitch of the roof. Sam asked about a small triangle window, Tim Stated that was a bathroom window.

Chris Sturbaum like the improvements in reference to the history of the building. **Doug Bruce** likes that the changes keep the flavor of the building. **Sam DeSollar** asked about the fish scale roof. **Tim Cover** stated it be over the entire roof.

John Saunders made a motion to approve COA 19-21, **Doug Bruce** seconded.

Motion carried 7-0-0.

V. DEMOLITION DELAY

VI. NEW BUSINESS

A. Courtesy Review: New Construction in Maple Heights

See packet for details.

Mike Kee gave an explanation of the project for the owner Richard Wells. He stated that because of the insurance company, from the fire at the previous structure, he is under strict time constraints.

Chris Sturbaum stated that the materials would be key in insuring the project looks good. He suggested to look around the neighborhood and mimic something similar. **John Saunders** like the plan and feels like it will fit well within the neighborhood. **Doug Bruce** suggested a good materials list, but the project is on the right track. **Lee Sandweiss** suggested they don't cut corners on materials. **Sam DeSollar** stated they will need to know about the placement of the house on the lot. Also placement of sidewalks or any retaining walls. Be sure to use trim, and don't use cement board that looks like wood. **Mike Kee** asked about vinyl siding, Sam stated they could use vinyl but to use caution. Lastly be careful of foundation height. **Mike Kee** stated the retaining walls have all been repaired. **Chris Sturbaum** urged that they use good siding as opposed to cutting some corners and going with vinyl. **Chris Sturbaum** and **Sam DeSollar** also said if the porch is not too high, maybe 24-30 feet, they won't need a railing, which would simplify the look of the porch, and that could also simplify what the pillars look like.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

Doug Bruce stated that Historic Preservation camp went well, Bloomington had the most commissioners present, other than the hosts. It was a great overall experience. He suggested that city legal attend next year's camp.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Meeting was adjourned by **Jeff Goldin** @ 6 pm.

END OF MINUTES