

**Bloomington Historic Preservation Commission Showers  
City Hall McCloskey Room, Thursday June 27, 2019  
MINUTES**

**I. CALL TO ORDER**

Meeting was called to order by **John Saunders**, @ 5:00

**II. ROLL CALL**

**Commissioners**

John Saunders  
Leslie Abshier  
Sam DeSollar  
Doug Bruce  
Lee Sandweiss  
Deb Hutton  
Susan Dyer  
Chris Sturbaum

**Advisory**

Duncan Campbell  
Derek Richey  
Ernesto Casteneda

Absent

Jeff Goldin  
Jenny Southern

**Staff**

Conor Herterich, HAND  
Eddie Wright, HAND  
Philippa Guthrie, Legal  
Eric Sadre, HAND

**Guests**

Tim Cover  
David Hays  
David Holdman  
Jan Sorby  
Steve Wyatt  
Karen Duffy

**III. APPROVAL OF MINUTES**

**A. June 4, 2019 Minutes**

**John Saunders** made a motion to approve June 4, 2019 Minutes, **Deb Hutton** seconded.  
**Motion carried 6-0-1 (Yes-No-Abstain)**

#### IV. CERTIFICATES OF APPROPRIATENESS

##### Staff Review

###### **A. COA 19-36**

101 W. Kirkwood Avenue (Courthouse Square HD)

Petitioner: Everywhere Signs

*Replace current text on sign with new text and font.*

**Conor Herterich** gave presentation. See packet for details.

###### **B. COA 19-37**

1026 E. 1st Street (Elm Heights HD)

Petitioner: Rezah Kaffash

*Installation of two flush-mounted solar tubes. One will be on the west elevation of the hipped roof. The other will either be on the west or south (rear) elevation.*

**Conor Herterich** gave presentation. See packet for details.

###### **C. COA 19-38**

500 S. Ballantine Road (Elm Heights HD)

Petitioner: James Connaughton

*Replace five UniFrame double hung vinyl windows on the east and north elevations of the home. New windows will be Pella 250 Series, double hung vinyl windows.*

**Conor Herterich** gave presentation. See packet for details.

##### Commission Review

###### **A. COA 19-35**

221 E. Kirkwood Avenue (Victoria Towers HD)

Petitioner: Tim Cover

*Modification of existing patio area along Kirkwood; addition of four awnings; removal of window on the Lincoln St façade to create a new tenant entrance.*

**Conor Herterich** gave presentation. See packet for details.

Discussion ensued

**Chris Sturbaum** asked if the awnings would be made from cloth. **Tim Cover** stated that the awnings would be cloth with printed letters. **Chris** asked for clarification on the signage, **Tim Cover** gave a description of the signage and explained the logic behind the proposed tenant entrance. **Deb Hutton** asked if there would be grass planted as per the drawing. **Tim** stated there would be new landscaping.

The **Commissioners** all agreed with Staff recommendation of approval of the project.

**Deb Hutton** made a motion to approve **COA 19-35**, **Susan Dyer** seconded.  
**Motion carried 8-0-0**

**V. DEMOLITION DELAY**

**Staff Review**

**A. Demo-Delay 19-11**

411 W. 1st Street

Petitioner: Susan Williams

*Partial demolition: Addition of porch to rear of structure*

**Conor Herterich** gave presentation. See packet for details.

**Commission Review**

**A. Demo-Delay 19-09**

523 W. 7th Street

Petitioner: David Holdman

*Full demolition of home.*

**Conor Herterich** gave presentation. See packet for details.

Discussion ensued

**David Holdman** gave a brief personal history of the home.

**Leslie Abshier** asked if the home is repairable, **Conor** stated that it is not irreparable.. **David Holdman** stated that if he is allowed to demolish the home he will build a new, Queene Anne style home on the lot. **Chris Sturbaum** asked if there is a reason the home was not sold or rented. **David Holdman** stated that it was a lack of funds and interest on the part of the family. **Ernesto Casteneda** asked the opinion of staff on whether or not the home could be restored. **Conor** replied that he believed that it could but that there are other members of the Commission who may be able to make a more knowledgeable judgement. **Ernesto** stated that he agrees that it could be restored. **Deb Hutton** asked what is under the vinyl siding, **David** stated it is wood siding. **Derek Richey** asked **Steve Wyatt** his opinion of the home, **Steve** stated it could be restored and wasn't any worse than other houses they have restored. **Duncan Campbell** asked staff who Carrie Stancomb was. **Conor** stated that she was a previous owner of the home.

**Lee Sandweiss** stated that it is encouraging that properties in worse condition have been restored and she would like to see it saved. **Leslie Abshier** asked for clarification on saving and moving the home. She feels like it looks like it could

be moved. **Chris Sturbaum** noted that there is an historic home right next to this property, and this is a property that needs to be protected. Chris pondered the possibility of historic designation and discussed the idea of adding the property to the existing Fairview Historic District. **Ernesto Casteneda** noted that the designation of the property has downgraded through the years. **Derek Richey** noted that the downgrading of the properties has come from spotty designation through the years. He also stated that they have to guard against demolition of historic homes by neglect and the Commission should take a stand. **Doug Bruce** stated that after looking at the pictures he does not think it was demolition by neglect because there are some personal issues, but the house can be saved. **Duncan Campbell** agrees with everything that has been said, and added that most houses have unfortunate stories. **Duncan** further stated that if they choose historic designation they should choose option A. He gave a brief discussion on the architecture styling of the home. **Sam DeSollar** stated that at the least the home is worth investigation, **Susan Dyer** agreed. **John Saunders** agreed with all the of the Commissioners' comments.

**Jan Sorbee** stated that she is a board member of BRI and this property is not in as bad a shape as other homes that BRI has renovated. She also noted that this house is on the cover of a **Harry Glassie** article and could be listed on a National Historic Register. **Jan** further stated that this home can be restored and can look beautiful again. **David Holdman** stated that if the Commission does not approve demolition the house will look no better, as he has no plans to restore the home. **Jan** then urged the Commissioners to save this home. **Conor** read a letter from **Sandi Clothier**, a citizen of the neighborhood, into the minutes, see packet for details. **Steve Wyatt** noted that on the last survey 49 notable properties were left off that survey. **Steve** also noted it would be difficult to move the house due to the design of house. **Karen Duffy** studied folklore under **Henry Glassie** and he always referenced this house in his lectures. She also noted that she has seen several houses destroyed in this neighborhood in the time she has lived there. The neighborhood is meeting to gauge the support for saving this house. **Chris Sturbaum** noted that they need to try to save the home for the community but not cast the home owner as the villain. But once the houses are gone they are gone. **Doug Bruce** asked about the Commissioners looking at the home before making a final decision. **Conor** noted that twenty days out of the 90 day period has passed so the Commission has some time. **David Holdman** stated he is comfortable with the Commissioners touring the home.

**Doug Bruce** made a motion to continue **Demo Delay 19-09** pending Commissioners' inspection of the home, **Sam DeSollar** seconded.  
**Motion carried 8-0-0.**

#### **B. Demo-Delay 19-10**

300 W. 6th Street (Hays Market)

Petitioner: Tim Cover

*Partial demolition: removal or destruction of the exterior surface of forty percent or more of the area of any exterior facade.*

**Conor Herterich** gave presentation. See packet for details.

Discussion ensued

**Tim Cover** explain further the plans for design of the building. **David Hays** gave a brief history of the building and the family business, He is looking to maintain the

integrity of the building. **Tim Cover** stated they are also updating the interior of the building as well.

**Leslie Abshier** asked if they are maintaining the limestone façade on the rear of the building. **Tim Cover** stated they are but they will add some windows and a door on that side of the building. **Tim** stated they will use a wood window in the cut in on the front of the building. **Chris Sturbaum** asked about the brick veneer on the Morton street side of the building. **Tim** said there would be brick on the Morton side of the building. Due to setback requirements they are limited as to what they can do on the B-Line trail side of the building. **Ernesto Casteneda** asked about the changes to canopies of the building. **Tim Cover** noted that the canopies would remain on the building. **Deb Hutton** asked if the limestone façade would remain. **Tim** stated that it would remain as well. **Doug Bruce** noted that there was an addition on the north side of the building in 1997. No windows were put in the building because a bank was moving into the building. The canopies on the Morton side of the building were built in 1997. **Duncan Campbell** asked if all of the 70's addition was limestone. **Tim Cover** stated that it was, and he noted that the part of the building with the copper roof was the original part of the building. **Sam DeSollar** asked about the original building and the additions to the building. **Conor** stated the original building was built in 1903, and the addition was in the 70's. **Derek Richey** stated you could review aerial photos and determine when additions were added to the building.

**Chris Sturbaum** commented that they should consider using the original texture of the B-Line side of the building on the whole building. **Sam DeSollar** commented that he is happy to see they are filling in a parking lot. He agreed with **Chris'** comments. **Ernesto Casteneda** urged they use care when cleaning the limestone. **Sam** noted the DNR has some good guidelines on cleaning of limestone. **Ernesto** continued that the side of the building could be used as a local artwork location.

**Leslie Abshier** made a motion to release **Demo Delay 19-10**, **Chris Sturbaum** seconded.  
**Motion carried 8-0-0**

## VI. NEW BUSINESS

### A. Discussion of local designation of Kohr Building (1947 Hospital Wing)

See packet for details.

**Chris Sturbaum** noted the Commissioners do not have to make a motion tonight but they should talk about the Kohr Building in the near future. As the city needs to make a decision later this year, likely November. **Chris** noted the building has a value, and it would cost more to build a comparable building. He suggested they could erect a monument on the site to the old hospital. **Conor** stated that he would write a report for local designation and then it would go before the Council. **Deb Hutton** asked about the timeline to the process. **Chris** stated that it would take at least a month for historic designation once it goes before the Council. **Derek Richey** asked if the city has an official position on the building. They do not as of yet. **Duncan Campbell** agreed they should begin the process of local designation.

**Philippa Guthrie** noted that the building will not have any utilities once the rest of the hospital is demolished. **Duncan Campbell** stated that if they are moving on the structure they need to let everyone know their intentions.

**Chris Sturbaum** made a motion to direct **Conor** to prepare a report for a hearing on the Kohr Building, **Lee Sandweiss** seconded.  
**Motion carried 8-0-0.**

**B. Development of the Greater Restaurant Row Design Guidelines.**

**Conor** noted that he is working with his intern on writing design guidelines for Greater Restaurant Row and he asked the Commissioners to be involved with those guidelines. Several Commissioners and advisory members stated they are interested in assisting and will contact **Conor**.

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

The **Commissioners** further discussed the Demo Delay process, including demolition by neglect, and how the unsafe building law in state code might apply to Demo Delay 19-09.

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XI. ADJOURNMENT**

Meeting was adjourned by **John Saunders** @ 6:43.

**END OF MINUTES**