

Bloomington Historic Preservation Commission
Showers City Hall McCloskey Room,
Thursday February 13, 2020
MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners

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

Advisory

Jenny Southern

Absent

Deb Hutton
Derek Richey
Ernesto Casteneda
Duncan Campbell

Staff

Mayor John Hamilton
Conor Herterich, HAND
Eddie Wright, HAND
Phillippa Guthrie, Legal
Doris Sims, HAND
Eric Sader, HAND
Mary Catherine Carmichael, Office of the Mayor
Keegan Gulick, Planning
Alex Crowley, ESD

Guests

Don Wyler
Lucas Brown
Barre Klapper
Shawn Eurton

Craig Bailey
Scott Libson
Paul Prather

III. APPROVAL OF MINUTES

A. January 23, 2020 Minutes

Jeff Goldin made a motion to approve January 23, 2020 Minutes, **Sam DeSollar** seconded.

Motion carried 5-0-2 (Yes-No-Abstain)

IV. OLD BUSINESS - Part one

A. Courtesy Review: Kiln Rehab Project, Lucas Brown

Mayor John Hamilton gave a brief history of development of the Showers complex. See packet for details.

Don Weiler gave a brief description of who is involved with the kiln collective. Also, the goals for the Kiln project. All the people involved with the Kiln will be owner operators. A historic walkway as well as a greenspace are being discussed and planned.

Lucas Brown gave a presentation on the design plans of the project, and presented examples of similar designs from around the country that he plans to incorporate into the design of the Kiln project.

Jeff Goldin asked about logistics and the amount of space in the rooms of the Kiln. **Chris Sturbaum** asked about details of the open spaces where the doors were located. **Lee Sandweiss** asked about the planned date of completion. **Sam DeSollar** inquired about the setback in reference to the floors of the building. Also he asked about the roof and use of solar panels, and the masonry work at the front of the building. **Jenny Southern** asked about the placement of the building in reference to Morton Street. She also inquired about handicap parking spaces. **Chris Sturbaum** asked what was to the immediate east of the building. Jenny also asked about placement of the dumpsters.

Jeff Goldin has concerns that once the project is finished there would be no connections to the old building but he feels like this is a good use of the building. **Chris Sturbaum** agrees, but he feels like something could be done to avoid the blank spaces on the building. He inquired about tax credits for renovation of the building. **Lee Sandweiss** is happy the Kiln is being saved. **Doug Bruce** agrees and feels like this is a perfect use especially for a building that was not intended to be a permanently occupied structure. He likes the look of the base and the lower levels. He also likes the metal panels but he's not sure how windows will fit on this building. **Sam DeSollar** echoes Doug's comments, he likes that they are maintaining the old building. The setbacks make the different floors look like different buildings. He also made comments and provided direction on the back half of the building as well as the

entrance and roof. He stated they should try to hide the solar panels. **Susan Dyer** likes the plans and use of the building from a historical standpoint. **Jenny Southern** likes the design and she likes the use of the skylights in the building. She also suggested the planting of some black gum trees in the area which would have a connection to the original use of the building. **John Saunders** commented that it is very good project and a great addition to the area, and he thanked everyone for coming and presenting the project.

V. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 20-4

703 S. Woodlawn Avenue (Elm Heights Historic District)

Petitioner: Lyndsi Brown

Build deck between porch stoops and replace iron guard rails on stair step with cedar wood.

COA 20-4 tabled until the next meeting, petitioner not present.

B. COA 20-5

412 E. 4th Street (Restaurant Row Historic District)

Petitioner: Shawn Eurton

Rebuild 2nd level entry stair & deck, raise stair roofing. Enlarge rear bedroom windows (2) to meet egress. Move rear window.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Jeff Goldin asked for a clarification of what wood clad vinyl windows are. **Shawn Eurton** had a cutaway sample of the window. **Sam DeSollar** asked if windows in the structure are original windows. **Doug Bruce**, who is involved in the project, explained which windows might be original windows in the structure. **Jenny Southern** asked about the look of the outside staircase.

Jeff Goldin stated he supports the project **Chris Sturbaum, Lee Sandweiss, Sam DeSollar, Susan Dyer, Jenny Southern & John Saunders** agreed.

Jeff Goldin made a motion to approve COA 20-5, **Lee Sandweiss** seconded.

Motion carried 6-0-1.

C. COA 20-6

1018 E. 1st Street (Elm Heights Historic District)

Petitioner: Barre Klapper

Demolish existing 1-car garage.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Jeff Goldin asked how the neighborhood feels about the demolition. **Jenny Southern** stated the neighborhood does not like for garages to be torn down, so if the Commission approves they need to be clear in their wishes. **Chris Sturbaum** asked if they were trying to replace a one car garage with a two car garage. **Sam DeSollar** stated that if they tear down and replace they will need a variance for setback. **Jenny Southern** asked about set back. She also asked about adverse possession.

Chris Sturbaum stated that he has repaired garages in worse shape than this, and it could be repaired as opposed to replacement. **Jeff Goldin** stated that removal would not affect the property. **Doug Bruce** agreed with Chris, but with an accessory structure he has never seen anyone come in and try to straighten a similar structure. But with the long driveway a new structure won't be as visible. **Sam DeSollar** stated that he is divided on this project. **Jenny Southern** asked if they need a COA to change the driveway. Chris asked if the limestone retaining wall would remain.

Jeff Goldin made a motion to approve **COA 20-6**, **Susan Dyer** seconded.
Motion carried 5-0-2.

D. COA 20-7

1018 E. 1st Street (Elm Heights Historic District)

Petitioner: Barre Klapper

Build new wood frame garage.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Jeff Goldin asked about the raising of the driveway. **Sam DeSollar** asked about the surface area before the removal of the garage. He also asked about the foundation of the garage and what kind of siding would be used. **Jenny Southern** asked what kind of siding is on the garage now. She also asked about the slope and the drainage of the current driveway. Jenny also stated she does not like the door of the garage.

Jeff Goldin supports the project. **Chris Sturbaum** suggested they consider doors period appropriate to the previous structure that appear to swing open. **Lee Sandweiss** agrees. **Doug Bruce** would like to see a door that reflects the style of door used at the time of the door on the previous structure. **Sam DeSollar** suggested that they extend the roof to avoid the rain, he proposes they table this and talk about with the driveway. **Barrie Clapper** asked if they would approve this without any changes to the driveway and if they want to build a new driveway, they would have to come back as a whole new project.

Chris Sturbaum made a motion to approve **COA 20-7**, with the condition the door receive a period look, **Jeff Goldin** seconded with the provision the staff review the siding and if the driveway changes they must return to the commission.
Motion Carried 7-0-0.

VI. DEMOLITION DELAY

Staff Review

A. Demo Delay 20-4

1000 S. Washington Street
Petitioner: Matt Murphy
Partial demolition

Conor Herterich gave presentation. See packet for details.

Commission Review

A. Demo Delay 19-25

414 E. 9th Street
Petitioner: David Kerber
Full demolition

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Lee Sandweiss stated there is some interesting cabinetry in the house. **Sam DeSollar** stated that the house is a solid house but the Commission doesn't have purview over the interiors. He stated that the house could be restored. **Jeff Goldin** stated that this house is a gem, but the Commission would have a hard time defending the house with standalone designation. Jenny Southern stated that she has never seen steep shed roofs on a house. **Chris Sturbaum** asked if they approve the demolition how they could make a recommendation. **Conor Herterich** stated they have until March 3 before the 90 day waiting period is up.

Chris Sturbaum made a motion to suggest they request that the owner add something to the structure that will add to the character of the neighborhood rather than destroy what the Commission views as a contributing structure, but that is not worthy of a standalone designation at this time. **Lee Sandweiss** seconded.
Motion carried 7-0-0.

Sam DeSollar suggested they draw up some ideas for changes to the structure and send those to the owner.

Jeff Goldin made a motion to table **DD 19-25** until the Feb. 27th meeting, **Sam DeSollar** seconded.
Motion carried 7-0-0

B. Demo Delay 20-5

222 E. Smith Avenue

Petitioner: Mark and Tracy Rothrock

Full demolition

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Jeff Goldin made a motion to waive the demo delay period for **DD 20-5**, **Chris Sturbaum** seconded.

Motion carried 7-0-0

C. Demo Delay 20-6

3415 E. Adair Lane

Substantial demolition

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Doug Bruce stated that he likes what they are doing to the house. **John Saunders** stated they are changing the fabric of the neighborhood with the work.

Jeff Goldin made a motion to waive the demo delay period for **DD 20-6**, **John Saunders** seconded.

Motion carried 7-0-0

VII. NEW BUSINESS

Chris Sturbaum stated he would like to look into a grant to investigate the Kohr building to determine if it's worthy of national register designation. Designation would help leverage the Kohr building and give it a different future with the tax credits. The grant would help pay for the National Register designation. **Conor Herterich** stated he would look into the grant process, and will touch base with Duncan Campbell. The Commissioners stated they will table the discussion until the until the Feb. 27th meeting.

VIII. OLD BUSINESS - Part two

B. 2020 Preserving Historic Places Conference, South Bend, IN.

Conor Herterich stated that camp is available April 14th and conference follows on April 15th and 16th, and scholarships are available for both the camp and/or the conference. Commissioners would need to let Conor know by March 1st.

C. Restaurant Row Design Guidelines Discussion

D. Commissioners decided to table the Restaurant Row Design Guidelines Discussion until the next meeting due to time constraints. **Sam DeSollar** suggested they submit the guideline suggestions in writing.

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders** @ 7:15 pm.

END OF MINUTES