

**Bloomington Historic Preservation Commission**

**Showers City Hall, McCloskey Room**

**Thursday February 27, 2020**

**MINUTES**

Historic Preservation Commission minutes are transcribed in a summarized manner. Video footage is available for viewing in the (CATS) Department of the Monroe County Public Library at 303 E. Kirkwood Avenue. Phone number: 812-349- 3111 or <http://catstv.net/>.

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

**ROLL CALL**

Commissioners

**Present**

Doug Bruce  
Jeff Goldin  
John Saunders  
Chris Sturbaum  
Sam DeSollar

**Absent**

Susan Dyer  
Deb Hutton  
Lee Sandweiss

Advisory members

**Present**

Duncan Campbell  
Jenny Southern

**Absent**

Ernesto Casteneda  
Derek Richey

Staff

Conor Herterich, HAND  
Eric Sader, HAND  
Angela Van Rooy, HAND  
Keegan Gulick, Planning  
Chris Wheeler, Legal

Guests

Alex Crowley, ESD  
Brian O’Quinn, COA 20-9  
Emily Throop  
Don Weiler, COA 20-13  
Craig Ispray, COA 20-13  
Mike Trotzte, COA 20-13  
JT Forbes, COA 20-8  
Martha Shedd, COA 20-8  
Lucas Brown, COA 20-13  
Peter Dvorak, COA 20-11/12  
David Korret, COA 20-11/12  
Reinard Cross, COA 20-11/12  
Marc Cornett,, COA 20-11/12

**APPROVAL OF MINUTES**

**Chris Sturbaum** made a motion to approve February 13<sup>th</sup>, 2020 minutes, **Jeff Goldin** seconded. **Motion carried 5-0-0** (Yes-No-Abstain).

**CERTIFICATES OF APPROPRIATENESS**

Staff Review

**A. COA 20-10**

614 W. Allen Street  
Petitioner: Robyn Corning  
*Alterations to the exterior. See packet for details.*

**Conor Herterich** gave a presentation. See packet for details. Staff approved.

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*

**Conor Herterich** gave a presentation. See packet for details. Staff recommends approval with the following conditions: replacement of wooden platform and metal railing to be re-installed to replace current wooden rails.

Petitioner: This is a rental property and the metal railing was a safety issue for tenants.

Commissioner comments/questions:

Some commissioners agreed with Staff recommendations. Others recommended removal of the wooden deck and replacement of the original cement walkway. Replacement of material goes against Elm Heights Guidelines section 4.4 Porches and Porticos.

**Jeff Goldin** made a motion to approve **COA 20-4** with Staff conditions, **Doug Bruce** seconded. **Motion carried 3-1-1** (Yes-No-Abstain).

**A. COA 20-8**

812 S. Morton Street (McDoel Historic District)

Petitioner: J.T. Forbes & Martha Shedd

*Construction of rear addition to existing home. See packet for details.*

**Conor Herterich** gave a presentation. See packet for details. Staff recommends approval with the following condition: differentiate addition from the original structure with an inset or siding.

Commissioner comments/questions

There was general agreement that trim could be used to differentiate.

**Jeff Goldin** made a motion to approve **COA 20-8** with Staff approval of a trim to differentiate original structure from the addition, **Chris Sturbaum** seconded. **Motion carried 4-0-1** (Yes-No-Abstain).

**B. COA 20-9**

410 W. Smith Avenue (Greater Prospect Hill Historic District)

Petitioner: Brian O'Quinn

*Rebuild ADU. Includes changing siding material and roof shape.*

**Conor Herterich** gave a presentation. See packet for details. Greater Prospect Hill guidelines do not give guidance. Staff defers to HPC.

**Petitioner** is open to Commissioner ideas.

Commissioner comments/questions

This may not be the original ADU that is on Sandborn Map—is there anything inside the building that would tell its age or origin? Important to keep this building as close to the

original as possible—raise the height of the walls to keep roof pitch.

**Chris Sturbaum** made a motion to continue discussion of **COA 20-9** at the March 12, 2020 meeting, **Jeff Goldin** seconded. **Motion carried 5-0-0** (Yes-No-Abstain).

**C. COA 20-11**

1009 W. 9th Street (Near West Side Conservation District)

Petitioner: Marc Cornett

*Construction of single family home.*

**E. COA 20-12**

1017 W. 9th Street (Near West Side Conservation District)

Petitioner: Marc Cornett

*Construction of single family home.*

**Conor Herterich** gave a presentation. See packet for details. Staff recommends approval of both petitions.

**Petitioner:** Houses on adjacent lots will be different in style. Would prefer to use fiberglass windows.

Commissioner comments/questions

Commissioners were generally supportive of both designs, including fiberglass windows.

**Jeff Goldin** made a motion to approve both **COA 20-11** and **COA 20-12** with specifications: COA 20-11: The design of the building will be to the specifications found on page 58 of the meeting packet. The site placement and setbacks will be as illustrated on the site plan found on page 72 of the packet. The window will be fiberglass. Color scheme is up to the owner. The trim above the water table line on the upper two thirds will be a 4” instead of 6”. COA 20-12: The design of the building will be to the specifications found on page 67 of the meeting packet except the upper story windows will be paired like shown on page 63 (Elevation B) in the meeting Packet. The site placement and setbacks will be as illustrated on the site plan found on page 72 of the packet. The window will be fiberglass. **Sam DeSollar** seconded. **Motion carried 5-0-0** (Yes-No-Abstain).

**F. COA 20-13**

642 N. Madison Street (Showers Furniture Factory Historic District)

Petitioner: Lucas Brown and Don Weiler

*Adaptive reuse of Kiln building. Includes substantial additions and alterations*

**Conor Herterich** gave a presentation. See packet for details. Staff defers to HPC.

**Alex Crowley, ESD:** Design has been adapted based upon feedback from courtesy review. Thanks to HPC for consideration.

Petitioners: Important to us to maintain the story of the kiln building.

Commissioner comments/questions:

There was general consensus that design loses the feel of an industrial building—especially the west elevation on which the original bays are not recognizable. Steel header should remain. It's important to keep an understanding of the structure's original use.

**Doug Bruce** made a motion to continue discussion at the March 12, 2020 meeting, **Sam DeSollar** seconded. **Motion carried 5-0-0** (Yes-No-Abstain).

**DEMOLITION DELAY**

Commission Review

**A. Demo-Delay 19-25**

414 E. 9th Street

Petitioner: David Kebber

*Full demolition*

**Conor Herterich:** This structure has come before the HPC multiple times. Staff recommends release if the Demo Delay.

**Petitioner:** We would like to have a decision today.

Commissioner comments/questions

This structure has to either be designated or released—90 day delay is expiring.

**Sam DeSollar** made the following motion: “Today, regarding the property located at 414 E 9<sup>th</sup> St, the Historic Preservation Commission declares that it got notice of proposed demolition, and requests that Staff prepare a formal report on the property and put the property on the HPC agenda to be officially considered for local historic designation under BMC 8.08.01(d).” **Chris Sturbaum** seconded. **Motion carried 3-1-1** (Yes-No-Abstain).

**Sam DeSollar** made the following motion: “Today, after a vote, the HPC recommends that the Common Council locally designate the property at 414 E 9<sup>th</sup> St as historic, and places the property under Interim Protection pending action by the Common Council, under BMC 8.08.015.” **Jeff Goldin** seconded. **Motion carried 4-0-1** (Yes-No-Abstain).

**B. Demo Delay 20-7**

1209 W. 2nd Street

Petitioner: Mary Friedman

*Full demolition*

**Conor Herterich:** This structure has previously been released from demo delay by the HPC. It is being heard again because more than one year has lapsed since that decision was rendered.

**Jeff Goldin** made a motion to waive the waiting period for **Demo Delay 20-7**, **Chris Sturbaum** seconded. **Motion carried 4-0-1** (Yes-No-Abstain).

**C. Demo Delay 20-8**

110 S. Indiana Avenue

Petitioner: Michael Martin

*Partial demolition. Remove part of wall to install new door for required egress.*

**Conor Herterich:** Interior remodeling requires egress for fire safety. Staff recommends release.

**Jeff Goldin** made a motion to waive the waiting period for **Demo Delay 20-8**, **Chris Sturbaum** seconded. **Motion carried 5-0-0** (Yes-No-Abstain).

## **NEW BUSINESS**

**OLD BUSINESS**—tabled to March 12, 2020 meeting

- A. 2020 Preserving Historic Places Conference, South Bend, IN.
- B. Restaurant Row Design Guidelines Discussion

## **COMMISSIONER COMMENTS**

## **PUBLIC COMMENTS**

## **ANNOUNCEMENTS**

## **ADJOURNMENT**

Meeting adjourned by John Saunders at 7:55 p.m.

**END OF MINUTES**