

Bloomington Historic Preservation Commission
McCloskey Room, Thursday March 12, 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
Susan Dyer
Deb Hutton

Advisory

Jenny Southern
Ernesto Casteneda

Absent

Doug Bruce
Duncan Campbell
Lee Sandweiss
Derek Richey

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Philippa Guthrie, Legal
Doris Sims, HAND
Eric Sader, HAND
Keegan Gulick, Planning

Guests

James Hall, CBU
Vic Kelson, CBU
Brian O'Quinn, 410 W Smith
Lucas Brown, Kiln Collective
Don Weiler, Kiln Collective
Mike Trotzkie, Kiln Collective
Bill Corcoran, 1301 W 8th

III. APPROVAL OF MINUTES

A. February 27, 2020 Minutes

Sam DeSollar made a motion to approve February 27, 2020 Minutes, **Chris Sturbaum** seconded.

Motion carried 4-0-2 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 20-14

830 W. 4th Street (Greater Prospect Hill Historic District)

Petitioner: Jessica Roman

Installation of a backyard and garden fence.

Conor Herterich gave presentation. See packet for details.

B. COA 20-15

1105 W 3rd Street (Greater Prospect Hill Historic District)

Petitioner: Chuck Heintzelman

Use fixed aluminum windows instead of glass block for replacing damaged glass block on entrance.

Conor Herterich gave his presentation. He stated that the petitioner has found glass block and **Conor** will now move this to staff approval.

John Saunders asked about reclaiming the glass block. **Sam DeSollar** asked for clarification on the size of the glass block. **Jenny Southern** asked about what is underneath the windows on the building. She also asked about what is behind the plywood covering a portion of the building. **Sam** asked about the design on the glass blocks. He suggested salvaging from one side of the building to restore the other side. **Jeff Goldin** agreed that salvaging would not change historic nature of the building. **Deb Hutton** asked about reusing block from the door in another location on the building. **Conor Herterich** stated that because this was the only area of the building that featured glass block, it is not appropriate to put glass block in places where it never existed before. **John Saunders** asked for a motion to approve. **Conor Herterich** stated that the Commission won't be making a motion to approve or deny as the petitioner is not present, he was letting the Commission know that this will be a staff level approval and wanted feedback from the Commission before the permit was given. **Sam DeSollar** wanted to make sure the glass blocks were roughly 4x8'. **Chris Sturbaum** complimented staff for sticking up for the glass block. **Jenny** also mentioned that if they remove the steps and grade the area up to the door it makes the structure look more like a garage.

Commission Review

A. COA 20-9

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

Petitioner: Brian O'Quinn

Continuation from previous meeting. Rebuild ADU.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum suggested muntins in the windows. **Sam DeSollar** asked about the slope of the roof. **Jenny Southern** asked if there had ever been muntins in the windows. **Jenny** suggested they not make it look like a 1930's cottage, she also asked about the front door. The petitioner has not decided on a style of front door just yet. **Chris Sturbaum** suggested just horizontal muntins but no vertical. **Jenny** asked if the windows would open, petitioner stated they would crank open.

Chris Sturbaum stated they were going for compatibility. **Deb Hutton** and **Jeff Goldin** commended the petitioner on responding to the Commission's suggestions. **Sam** stated they might be missing some information but they should use caution when placing the beams. **Sam** asked if the Commission wants the Petitioner to come back for the approval on the porch. Petitioner stated he would omit the porch. **Jenny** asked about dropping the front down to step down onto the porch. She understands why they would want a porch. Petitioner stated he would omit the porch and resubmit later. **Jenny** also asked about the style of door. Petitioner mentioned using a two or five panel door with no glass.

Sam DeSollar made a motion to approve **COA 20-9**, with the omission of the porch, which will be approved at the staff level, **Chris Sturbaum** added a friendly amendment that asked petitioner to use double hung with muntins which will be staff approved. Jenny mentioned staff approval of windows, doors, and porch. Seconded by Jeff Goldin.

Motion carried 6-0-0

F. COA 20-13

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

Petitioner: Lucas Brown and Don Weiler

Continuation from previous meeting. Adaptive reuse of Kiln building. Includes substantial additions and alterations.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Conor Herterich reminded the HPC that the 30 day window for action is up next

week on March 20th, and the HPC needs to take action today either approving or denying the COA. The HPC can also ask the petitioner for an extension but the petitioner must agree to that. **Lucas Brown** gave a brief presentation stating that they have taken the Commissions comments and improved the design of the Kiln building. He explained how those suggestions have been applied to the design of the building.

Chris Sturbaum asked about how the windows work. He stated that they are hard to see on some of the drawings. **Deb Hutton** asked what the image is on the front of the building in one of the drawings. **Deb** stated that she likes how she can see the full side of the west wall but would like to see the windows cut down a little. **Sam DeSollar** asked about the operation of the upper bay windows. He also asked about the grid on the railing, the second floor set back and roof drainage. **Sam** asked about ash being used as soffit material. **Jenny Southern** suggested to downlight the sculpture as well as the parking lot, she also warned about the effects of heavy window tinting. **Jenny** likes that they have removed the awning off the front of the building. **John Saunders** asked about the dimensions of the store front doors.

Chris Sturbaum asked if they would consider staining the ash soffit grey color, so it would weather better. He likes how they have applied the suggestions of the Commission in the design changes. **Ernesto Casteneda** stated he likes the design of the building, **Deb Hutton** and **Jeff Goldin** agreed. **Sam DeSollar** has enjoyed the discussion of the design of the building, he suggested adding muntins on the outside of the glass. **Jenny Southern** is excited for the design of the building, **Susan Dyer** and **John Saunders** agreed with the members.

Jeff Goldin made a motion to approve **COA 20-13**, **Deb Hutton** seconded.
Motion carried 6-0-0

v. DEMOLITION DELAY

Commission Review

A. Demo Delay 20-9

1301 W. 3rd Street
Petitioner: William Corcoran
Full demolition

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Commission agreed with staff recommendation.

Jeff Goldin made a motion to waive the demo delay period for **DD 20-9**, **Sam DeSollar** seconded.

Motion carried 6-0-0

B. Demo Delay 20-11

3501 N. Dunn Street
Petitioner: COB Utilities
Full demolition

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Vic Kelson gave a brief presentation on why they are asking for full demolition and he explained what would be saved from the building. However, there are limits as to what can be saved due to PCB contamination.

Chris Sturbaum asked about demolishing the building but saving the bricks. **Sam DeSollar** asked about how much contamination would remain after demolition of the building. **Jenny Southern** stated that it is sad to lose this building, but she has seen kids playing in the building and she has concerns for public safety. She is happy that materials will be salvaged as they can be, she also asked for a clarification as to the meaning of IDEM.

Jeff Goldin made a motion to waive the demo delay period for **DD 20-11**, **Sam DeSollar** seconded.

Motion carried 6-0-0

VI. NEW BUSINESS

VII. OLD BUSINESS

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

Conor Herterich stated that he will be attending the 2020 Preserving Historic Places Conference, South Bend, IN. He reminded the Commission of educational requirements.

B. Restaurant Row Design Guidelines Discussion

Conor Herterich stated he has been working with **Sam DeSollar** on the guidelines, but he has gotten no other suggestions from the Commission. **Chris Sturbaum** and **Deb Hutton** agreed to join the Restaurant Row design guidelines committee.

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

Conor Herterich asked for **Philippa Guthrie** to explain the recent press release from the city in reference to upcoming meetings. **Jeff Goldin** asked about on-line meetings, **Philippa** stated that by law they would have to have to be meetings at a physical location accessible to the public .There must be a quorum at that location but additional members can call in. **Philippa** suggested the Commission could limit public comments and that they are not required to have public comments at all. She stated that non-essential meetings should be postponed or canceled and with meetings that must be held, including HPC meetings where deadlines require it, they should try to avoid large public gatherings and take measures to enforce social distancing. **Sam DeSollar** suggested keeping the public in the hallway then call them into the meeting as needed. **Deb Hutton** suggested moving the HPC meetings to the City Council chambers to allow more room between the attendees.

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders** @ 6:16 pm.

END OF MINUTES