

**Bloomington Historic Preservation Commission,
Zoom Virtual Meeting,
Thursday May 28th, 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
Lee Sandweiss
Deb Hutton – 6:25

Advisory

Ernesto Casteneda
Duncan Campbell
Jenny Southern

Absent

Derek Richey
Doug Bruce

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Doris Sims, HAND
Philippa Guthrie, Legal

Guests

Paul Prather
Michael Korus
Jamie Morris
Josh & Abbie Kelley
Aviva Orenstein

III. APPROVAL OF MINUTES

A. April 9th, 2020 Minutes

Jeff Goldin made a motion to approve April 9th, 2020 minutes. **Sam DeSollar**

seconded.

Motion carried 5-0-1 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 20-19

629 S. Woodlawn Avenue (Elm Heights Historic District)

Petitioner: Jon Thompson

Rehabilitation of detached garage.

Conor Herterich gave presentation. See packet for details.

Commission Review

A. COA 20-20

325 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Lynn Yohn

Install 4' white picket fence around front and sides of home. Install 6" privacy fence around back yard and rear alley.

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Duncan Campbell inquired of the fencing not meeting guidelines. He stated how the neighborhood was built and how they were open to people but now with fencing the neighborhoods have become private. He asked if the owner has asked Planning about what will be required for fencing. **Michael Korus** stated the prospective buyers are wanting to use the front of the house without their children or pets running into the street. But they are willing to work with the commission to come to a resolution so they can purchase the house. **Ernesto Casteneda** agrees with Duncan on his assessment of the fence. **Jenny Southern** stated that Planning is not saying they can't have a fence in the back yard just a limit on the height. Jenny suggested the use of a small gate on the front porch. **Chris Sturbaum** agreed with staff on front fencing.

Chris Sturbaum stated the horizontal fence is ok in the back. **Lee Sandweiss** agreed with staff recommendation but would like to explore a fence for the front porch for safety and enjoyment. **Sam DeSollar** would support fencing if it is moved back to the middle of the front façade on both sides, per guidelines and he quoted guidelines with the fence heights. Susan inquired of the location of the property line on the diagram. **Jeff Golden** clarified the lines on GIS is not exact.

Jamie Morris stated that she drove around the neighborhood and she has found several types of fencing but she found an example of the desired fencing at 620 W 4th St. and asked how that fencing was obtained and maintained in the neighborhood. **Conor Herterich** clarified that area of that fencing is in a different

historic district with different guidelines. **Chris Sturbaum** added that the fencing at 620 W. 4th St was not built to code.

Josh Kelley stated that he grew up in Bloomington and is looking forward to coming back to town. He wants a barrier to keep his family safe but have a fence that is not obtrusive. But he wants to maintain historic guidelines and welcomes feedback from the commission.

Sam DeSollar made a motion to support **COA 20-20** per approval of Planning with varying fencing heights as set by the Commission with gates where needed. Sam drew a diagram of what he is requesting in his motion. **Lee Sandweiss** seconded. **Josh Kelley** clarified his intentions. **Sam DeSollar** withdrew his motion and the COA was tabled until the next meeting so the Commission can get a clear understanding of the design changes to the proposed fencing.

B. COA 20-21

309 S. Davisson Street (Greater Prospect Hill Historic District)

Petitioner: Aviva Orenstein

Demolition of primary structure.

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Duncan Campbell questioned some of the figures listed in the presentation, he feels like the figures are persuading tearing down the structure as opposed to repair. **Jenny Southern** asked about the cedar shakes in the roof, as well as how long the owner has owned the house. **Chris Sturbaum** asked if we are demolishing houses due to property values and what distinguishes this property for demolition over restoration. **Chris** also asked about zoning changes for bigger projects as opposed to small structures and the criteria staff used to recommend demolition. **Conor** clarified the criteria staff used for recommendation of demolition. **Jeff Golden** stated that he supports this COA however new construction would have to fit into the neighborhood guidelines.

Ernesto Casteneda stated this house has a lot of character, as with many west side houses, and he would be more for restoring the current structure. **Chris Sturbaum** stated if this wasn't a historic district this decision would be easy. He has seen houses similar to this one be restored while retaining the flavor of the house. He cannot support this COA and does not feel like the HPC is doing its job if they let this house go just because it wasn't cared for. **Lee Sandweiss** echoed Chris' statement and could not support demolition. **Sam DeSollar** stated that there are portions of the house that is gone, but he feels like the owner has done her due diligence. There is a failure of resources for people that want to restore historic houses. His concern is what the alternative is if they don't allow demolition of this house. **John Saunders** understands what they are trying to do but he also agrees with losing the flavor of the neighborhood. **Chris** added they are protecting this property for the future. **Aviva Orenstein** stated

that she hopes to retire to this house, she is not looking to flip the house and she didn't really want to demolish. The foundation is damaged and has been flooded and they can't dig deep enough to save the foundation with the house in place. She stated that she cannot get funding for the house with all the issues and the house was not built to code. She cannot find anyone that will write a mortgage on a property that has not been insured for over 10 years. **Chris** mentioned this could be a hardship case which would be a special situation. **Aviva** stated she won't be homeless but the issue is being able to build a much better structure on the lot.

Duncan Campbell stated the house was originally built on piers and there is no footers. Limestone has been laid around the house but was not part of the original construction. The roof is wavy because of too much weight. The engineer has pointed out things that could be done to secure the house. **Duncan** stated they might not be asking the proper people as to what can be done to save this structure. Overall the house is still standing and it is straight. But he doesn't feel like she is getting good information but he feels like restoration would be cheaper than rebuilding. He does support the owner but he feels like she could obtain insurance and mortgage funding.

Chris Sturbaum made a motion to deny **COA 20-21**, **Lee Sandweiss** seconded.
Motion carried 5-1-0.

C. COA 20-22

102 W. 6th Street

Petitioner: Paul Prather

Installation of gutter across front façade to amend roof drainage and maintenance issues.

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Jenny Southern asked how the kids are getting on the roof. **Sam DeSollar** asked about the size of the downspouts. **Duncan Campbell** stated that he knows the internal troughs are hard to maintain and when they get clogged then you have a damp building. He suggested a box gutter over a K gutter. **Paul Prather** explained the use of a box gutter. **Sam** stated that there is nothing addressing drainage in this district, he noticed there is a drainage system on the building that is actually a residential drainage system, which is not built for this use. But he agrees with a box gutter over a K gutter but you will have a drop and it will not look good. But he encouraged the use of something sturdy that will hold up to bumps. **Sam** encourages the use of an industrial box gutter and downspout. **Ernesto Casteneda** agrees with **Sam** on the use of a box gutter as well. **John Saunders** asked about the current guttering and the ownership of the building next door. **Paul Prather** stated that it is likely owned by OEI, and he would be happy to work with them on guttering common to both buildings.

Jeff Goldin agrees with **Sam** for the use of a box gutter over a K gutter. **Lee Sandweiss** echoes those statements. **Deb Hutton, Susan Dyer** and **John Saunders** agree. **Sam DeSollar** suggests stainless guttering, but the guttering should match the windows. **Paul Prather** clarified that they will work within the guidelines as well as working with the owner of the neighboring building. The goal is to make the guttering as invisible as possible. Sam suggested placing the gutter on or above the one inch ledge at the top of the building, which will not disturb the façade of the building.

Sam DeSollar made a motion to approve COA 20-22 with a box gutter and downspout, color to be approved by the staff. **Chris Sturbaum** seconded.

Motion carried 7-0-0.

V. **DEMOLITION DELAY**

Commission Review

- A. **Demo Delay 20-12**
301 W. 17th Street
Petitioner: Karl Clark
Full demolition

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Duncan Campbell asked about the size of the building and the owners clarified they would be keeping the same footprint and the foundation of the building. **Jenny Southern** asked about the use of the old sign, the owners will use the standing sign. **Conor Herterich** clarified the demo delay. **Chris Sturbaum** asked about keeping the whole building. **Karl Clark** stated they would like to keep the entire building but the door is small and so low you have to duck your head to enter. They will be keeping the bottom of the existing building to the bottom of the windows. **Deb Hutton** asked about the small structure in the back of the building. They are keeping that building and painting it to match the new building.

Duncan Campbell sees the need for rebuilding because of the low roof line. But it's a landmark and he is surprised the building has not been designated. **Duncan** recommends raising the roof line to preserve the current building as it a unique design. **Chris Sturbaum** echoed **Duncan** and would be happy if they decided to maintain the current building. **Sam DeSollar** stated it's a unique building but he doesn't have a problem with the changes to the building. **John Saunders** agreed with **Chris** that this is an iconic building.

John Saunders made a motion to waive the Demo Delay period, **Chris Sturbaum** seconded.

Motion carried 6-0-0.

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders** @ 7:14 pm.

END OF MINUTES

Video record of meeting available upon request.