

**Bloomington Historic Preservation Commission,  
Thursday June 25, 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  
Sam DeSollar  
Lee Sandweiss  
Deb Hutton

**Advisory**

Duncan Campbell

**Absent**

Derek Richey  
Doug Bruce  
Susan Dyer  
Jenny Southern  
Ernesto Casteneda  
Chris Sturbaum

**Staff**

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

**Guests**

Daniel Olsson  
Matt Ellenwood

**III. APPROVAL OF MINUTES**

- A. May 28, 2020 Minutes
- B. June 11, 2020 Minutes

**Jeff Goldin** made a motion to approve May 28<sup>th</sup>, 2020 & June 11<sup>th</sup>, 2020 minutes.

**Deb Hutton** seconded.  
**Motion carried 5-0-0 (Yes-No-Abstain)**

**IV. CERTIFICATES OF APPROPRIATENESS**

**V. DEMOLITION DELAY**

**Commission Review**

**A. Demo Delay 20-14**

706 N. Washington St  
Petitioner: Justin Sullivan  
*Partial demolition*

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

Discussion ensued.

**Sam Desollar** asked if there was information on what the building would look like from the streets. The appearance of the front of the building was clarified.

**John Saunders** made a motion to waive waiting period for **DD 20-14**.

**Jeff Goldin** seconded.  
**Motion carried 5-0-0**

**B. Demo Delay 20-15**

2300 W. Tapp Rd  
Petitioner: Duncan Campbell  
*Partial demolition*

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

Discussion ensued.

**Deb Hutton** asked about the roofing material for the addition. It will be metal and the same color as the house. **Sam DeSollar** asked who manufactured the windows. They are Marvin pre-made. He also asked about the limestone along the bottom, if it was veneer and he asked if he has problems with animals entering the basement. **John Saunders** asked about the size of the gutters and if they considered doing the roof in copper. It will be standard gutters and rolled steel.

**Jeff Goldin** stated he would approve the project, **Deb Hutton, Lee Sandweiss & Sam DeSollar** all like the project.

**John Saunders** made a motion to waive waiting period for **DD 20-15**.

**Sam DeSollar** seconded.  
**Motion carried 5-0-0**

**C. Demo Delay 20-16**

Petitioner: Matt Ellenwood  
426 E. 10<sup>th</sup> Street  
*Partial demolition*

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

Discussion ensued.

**Matt Ellenwood** clarified that the roof would be raised by a height of 3 feet.

**Jeff Goldin** stated that he has walked the area and the addition will still fit in because the area has lost historic context and he will support it. **Lee Sandweiss** stated she will support the project. **Deb Hutton** stated it looks boxy from the front but likes how the addition is hidden and will support the addition. **Sam DeSollar** likes how the door is being moved and it is cleaning up the front of the structure. He agrees with Jeff on the loss of historic context and will support the release. **Duncan Campbell** agreed with previous comments and **John Saunders** supports the project

**John Saunders** made a motion to waive waiting period for **DD 20-16**.

**Sam DeSollar** seconded.

**Motion carried 5-0-0**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**Sam DeSollar** mentioned the building on the Northeast corner of **College & 6<sup>th</sup> Street**, the former VR Arcade building. **Conor Herterich** explained the project and stated that City Planning has issued a stop work order. The contractor stated they would be putting a new façade and plate glass. He explained to them they would need a COA to continue work on that building. Discussion ensued over work being done to a property at **605 S Fess Ave**. **Conor Herterich** has reached out the owner of the building but has not heard back so the next step will be the HPC sending the owner a letter.

**Sam DeSollar** asked **Philippa Guthrie** what the options are when an owner has violated a historic building. **Philippa** stated the enforcement is the same as any building as they would send a letter advising they need a COA for work and if they do not obtain one then a fine would be forthcoming and then litigation if the fine is not paid. **Sam** asked if HAND could do anything since this property is a rental. **Eric Sader** stated HAND could not just revoke a rental occupancy permit but they might be able

to if they are not in compliance with planning or historical. He would have to look into this and discuss the situation with the director. **Philippa Guthrie** followed up to say that revoking or not renewing an occupancy permit would be a very last resort because it results in evictions. We would only use that option very cautiously.

**Sam DeSollar** asked for addition commissioner comments on 122 W. 6th St. **Deb Hutton** asked if the owners are new and could plead ignorant of the fact they are in a historic district. **Conor Herterich** stated that he doesn't believe the building has new owners. Deb Hutton asked about the big stick question and does this come into play for the building on the square. **Philippa Guthrie** asked if it was an apartment building. **Conor Herterich** replied that it was mixed use. **Philippa Guthrie** replied that it would be the same enforcement mechanisms. The occupancy permit method is touchy and may end up evicting people so we would only pursue that method of enforcement very cautiously. **Sam DeSollar** stated that the façade has been mangled over the years and this could be an opportunity to clean that up and that we should keep an eye on this one.

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**Conor Herterich** announced that the historical conference for this year has been canceled and next year's conference is scheduled for October 2021. Also, the Certified Local Government Program requirements and annual report were being waived for the year due to the Covid-19 public health crisis.

**XII. ADJOURNMENT**

Meeting was adjourned by **John Saunders** @ 5:34 pm.

**END OF MINUTES**

**Video record of meeting available upon request.**