

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday August 13, 2020**

AGENDA

I. CALL TO ORDER

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

II. ROLL CALL

Commissisoners

Sam DeSollar
Jeff Goldin
Deb Hutton
Lee Sandweiss
John Saunders
Chris Sturbaum

Advisory

Duncan Campbell
Jenny Southern

Absent

Doug Bruce
Susan Dyer
Ernesto Castaneda
Derek Richey

Staff

Conor Herterich, HAND
Dee Wills, HAND
Keegan Gulick, Planning and Transportation
Philippa M. Guthrie, Legal

Guests

Josh AlleyChris Valliant

III. Jefferson ShreveAPPROVAL OF MINUTES

A. August 13, 2020 Minutes

Jeff Goldin made a motion to approve August 13, 2020 minutes.

Lee Sandweiss seconded.

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

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 20-26

508 S. Maple St. (Greater Prospect Hill Historic District)

Petitioner: Karina Pazos

Installation of a front/side yard fence.

Conor Herterich gave presentation. See packet for details.

Conor Herterich stated this was a request in Greater Prospect Hill for a four foot fence from the northeast corner of the property, that went up to six and half feet on the southwest corner. **Conor Herterich** then described what the fence would be made out of and that it would not block or obscure the view of the house from the public right of way.

B. COA 20-30

1003 E. Hunter Ave (Elm Heights Historic District)

Petitioner: Lucas Brown

Partial removal of existing deck and addition of new decks and ramp to provide accessibility access for owner.

Conor Herterich gave presentation. See packet for details.

Conor Herterich stated that this was a request to remove an existing deck and add a new ramp and a partially new deck to provide accessibility for the owner. **Conor Herterich** then described the details, materials, and location of the deck and new ramp.

Commission Review

A. COA 20-27

219 S. Maple St. (Greater Prospect Hill Historic District)

Petitioner: Chris Sturbaum

Addition of second story on top of existing one story rear addition.

Conor Herterich stated that he would do his staff report and then a round of questions. After the round of questions he would have **Chris Sturbaum** leave the meeting and not be present for the comments or the voting. Then **Chris Sturbaum** would be allowed back in the meeting afterwards. **Conor Herterich** stated that this was how he was going to do the requests that come in, when the commissioners are involved. **Chris Sturbaum** stated that it made sense.

Conor Herterich gave presentation. See packet for details

Discussion ensued.

Jeff Goldin stated that the people that weighed in from the design sub-committee all were in favor. **Deb Hutton** asked about how much space is there between the end of the addition and the edge of the garage. **Conor Herterich** stated what was in the site plan. **Deb Hutton** stated that it was 25 feet. **Sam DeSollar** asked if **Chris Sturbaum** could describe how the drainage works on the flat part of the roof. **Chris Sturbaum** stated that it would have a gutter on all sides of the flat roof. And will have subtle slope so that it drains in all directions. **Sam DeSollar** asked if it was like a teeny hemp roof with gutters on all sides and a one by twelve behind the gutter. **Chris Sturbaum** stated that it would probably be seven and one half at the most on that fascia behind the gutter so that it is similar to the rest of the house. It just has a little overhang all around. **John Saunders** asked about the back porch and if it was nine feet. **Chris Sturbaum** stated that the back porch ceiling is going to be lower. They are probably going to be at least six inches lower than on the top of them. This is just a stack on top of the box. **Sam DeSollar** asked what the white shed like building was. **Chris Sturbaum** stated that it was an existing storage shed. **Deb Hutton** asked about the details of the roofline. And if the old and new roofline were joined or one below the other. **Chris Sturbaum** explained the details of roofline. **Duncan Campbell** asked why it was decided to put a flat roof on the structure. **Chris Sturbaum** stated that it was to minimize the size of it from the street so that you almost cannot see it. We didn't want something looming over the structure.

Conor Herterich dismissed **Chris Sturbaum** to the waiting room.

Jeff Goldin stated that it was fine with him since the neighborhood was fine with it. **Deb Hutton** stated that she thought the flat roof was odd but that if the neighborhood was fine with it then she was okay with it. **Lee Sandweiss** stated that she thought it was well thought out and that she was fine with it. **Sam DeSollar** stated that he thought the roof form was awkward and that it was very clearly an addition. He likes to try to match the roof slope and have an addition a little more harmonious with the building itself. Given that the neighborhood doesn't have an issue with it then he didn't have enough of an issue with it. **Duncan Campbell** thought that the roof was a more crucial element of compatibility and that he finds this very incompatible and doesn't understand the explanation of why a low gable could not be used, and that this looked like a Florida house addition to him, and thinks that the roof misaligns the compatibility and he would rather see a low pitch. He also stated that flat roofs are a disaster to maintain. He also stated that it radically alters the look of the house. **Jeff Saunders** asked if **Duncan Campbell** thought the pitch of the roof would change the interior of the upstairs. **Duncan Campbell** stated that he did not think that it would change the interior, and that a low pitch roof would be preferred. He would rather see the roof as a gable that would be much more compatible to the structure of the house than a flat roof which would be visibly obvious. **John Saunders and Duncan Campbell** discussed the maintenance issues that come with flat roofs. **Sam DeSollar** stated that maybe **Chris Sturbaum** would be willing to putting a low slope gable roof on the flat portions but to maintain the ceiling heights because he agrees with **Duncan Campbell** about the compatibility and maintenance issues. **Deb Hutton** stated that she agreed completely about the flat roof not looking good. And if there is a way to persuade **Chris Sturbaum** to add even a slight gable roof that would improve it immensely. **Conor Herterich** stated that he would like to encourage the commissioners to make their motions more based on the design guidelines. And that his understanding of the language in the guidelines is that this is a project that as it stands could be approved. He also stated that if it is not impacting the public right of way in its current form, he didn't feel that this should be denied. However he thought it was fair to ask **Chris Sturbaum** if he would be willing to change it to a hip roof. **Sam DeSollar** agreed.

Duncan Campbell stated that he also agreed. He also stated that guidelines are exactly that. That they are not rules. He just thinks that this would be an improvement. And that it was their business to make things better. **John Saunders** stated that he thought **Chris Sturbaum** was open enough to go along with the idea. **Duncan Campbell** stated that he thought most people agreed with what he was saying about the roof. He also stated that if the roof could be different than a flat roof and still not be obtrusive, then why not do it. **Jenny Southern** stated that she agreed with several of the comments but was really concerned about the middle part of the roof. That it appeared to be two flat roofs coming together, and she did not think that would be a good design for snow and ice, and water infiltration or that it would be good for the original structure. **Jenny Southern** asked if this was a little flat roof against a larger flat roof. **Duncan Campbell** stated yes. **Conor Herterich** stated that this was something that was discussed with **Chris Sturbaum** and maybe it wasn't quite clear. **John Saunders** stated that it was not in their purview to give recommendations. **Jenny Southern** stated she was just bringing up concerns about the original structure. **Conor Herterich** stated that the roof could actually be sloped and that maybe it was just a visual thing. **Jeff Goldin** asked if they could invite **Chris Sturbaum** back and ask him if he is open to this. **John Saunders** stated absolutely. **Jenny Southern** said that the left side of the structure did not really bother her and she did not think you would see the addition from the left side. But you that you would be able to have a good view from the other side.

Chris Sturbaum returned to the meeting.

Sam DeSollar asked **Chris Sturbaum** if he would be willing to consider putting a sloped either gable or hip roof on the back addition. I think the concerns about visibility versus incompatibility are leaning towards putting something that's not flat if that is within the scope and budget of your project. Is that something that you would be willing to consider. **Chris Sturbaum** stated that he could consider it. Knowing the site and knowing it will just make some things stick up that will catch the eye rather than something that very much minimizes what he is doing back there. All the lines of sight are low. Maple Street goes downhill. It is very difficult to even pick it up, but if he built something taller he didn't want to overshadow the original structure. He is also going to make a trap door so that you can get up to clean the gutters out on that high flat space. **Sam DeSollar** stated that he thought the concerns that the commission is having are that the addition with a very flat roof is significantly different from the rest of it. He thinks the concerns about visibility are less of a concern than the concerns about compatibility. **Chris Sturbaum** stated he could point out that the flat roof is going to be the same height as that little tiny ridge top of the pyramid. It is not like it is sitting down from that. So if he built a shallow pitch you probably will not be able to see the shallow pitch. If he built at a forty five degree angle we would have a great big roof way up in the air.

Sam DeSollar stated that he was thinking more of a three and twelve. **Chris Sturbaum** stated that he thinks you will not see it, but it could be done very easily.

Sam DeSollar stated that if he is willing to consider that, then he thinks that this is the direction Commissioners are leaning, and if Chris would be willing to consider. **Chris Sturbaum** stated that he was considering and asking the commission to consider that you almost will not see it, and if you do see it, it will seem to loom over the structure. The existing structure. He would do that if he is requested to do it. Because you will only see the flat from a helicopter, what you will see is gutters and your line of sight would probably not even pick up a three twelve from most angles. He is okay with the decision of his compatriots here. **Jeff Goldin** stated that it looks like a low pitch gable would still come in even with the small ridge on the original house or slightly below it, but Chris is saying a three twelve pitch might come up above it. **Chris Sturbaum** stated that the flat part of the roof is almost equal to ridge on the gable. The roof itself is a little higher than the picture shows. **Jeff Goldin** stated that if a gable roof will not work then he withdraws all of his comments. **Chris Sturbaum** stated that

it might tower too much over the original house a little bit too much.

Chris Sturbaum left the meeting.

Sam DeSollar made a motion to approve **COA 20-27**.

Jeff Goldin seconded.

Motion Carried 5-0-0

B. COA 20-28

346 S. Buckner St. (Greater Prospect Hill Historic District)

Petitioner: Chris Valliant

Move and rebuild California bungalow from current location at 307 S. Muller Parkway to this lot.

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Chris Valliant described how he planned on moving the structure, by taking it apart in large pieces and then moving it to the new location. He would reassemble it at the new location on Buckner St. He felt like this house would fit well into the new location. **Chris Valliant** stated that the house had an open front porch at one time. He would also like to preserve this on the left side of the structure that faces Smith St. He stated that some of the original stones that held the roof up are currently in the back of property. **Conor Herterich** stated because this structure was not in a historical district that it could have been demolished, but instead the owner is trying to save the structure. And this should be considered.

Chris Sturbaum asked about the cost of moving the house. **Chris Valliant** explained that the cost was higher to move the house in one piece and that the road at the new location is one lane and too narrow. He would not be able to maneuver the house through this area. **Chris Sturbaum** suggested that he get another estimate first to possibly save some money. He thought that taking it apart and rebuilding could be difficult. **Chris Valliant** stated that it was all dimensional lumber, and that it was built around 1936. That it was maintained well and should not be very difficult. **Chris Sturbaum** stated that the structure was newer than thought. Possibly a kit house.

Chris Sturbaum stated that he thought this was a great idea. **Jeff Goldin** agreed. **Lee Sandweiss** also agreed. **Sam DeSollar** stated that he might talk to **Steve Wyatt** at BRI. They have some great resources for moving houses that could possibly save some money, But, either way he thinks it will be great for the neighborhood. **Deb Hutton** thanked the petitioner for having such a great idea.

Jeff Goldin made a motion to approve **COA 20-28**.

Sam DeSollar seconded.

Motion carried 6-0-0

C. COA 20-29

122 W. 6th St. (Courthouse Square Historic District)

Petitioner: Nate Trueblood w/ Everywhere Signs

Installation of new signage mounted above display glass on the west and south facades of the building.

Conor Herterich gave presentation. See packet for details.

John Saunders called for the petitioner **Mr. Trueblood. Conor Herterich** that he had asked **Mr. Trueblood** and **Eric Harris** to attend the meeting. No one answered so **Conor Herterich** stated that they cannot take action on a **COA** if the petitioner or a representative were not present.

COA 20-29 is tabled for next meeting.

D. COA 20-32

916 S. Morton St. (McDoel Historic District)

Petitioner: Jefferson Shreve

Full demolition of primary structure on the lot.

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Jefferson Shreve explained that this house had been a rental until this year. At that time the property had become part of the EM district per the new UDO adopted. He also stated that he owns the lots north and south of the structure. **Jefferson Shreve** stated that he wasn't set on taking the house down, but wasn't sure what to do with one house in the middle of an EM district, or how to develop the lots to the north and south. His thought was to take down the structure and develop something that would conform to the development standards of the EM district that it now falls into.

Chris Sturbaum stated that he would be interested in supporting this if there was a plan to move the house to a lot that would make it an affordable project. Perhaps work with Bloomington Restorations. He asked if this had been looked into. **Jefferson Shreve** stated that he had not. He did not think that the city would want it to be developed into additional single family homes. **John Saunders** asked **Keegan Gulick** if he could explain what the EM was. (Employment Zoning District) It's a non-residential zoning district. **Conor Herterich** stated that there was a couple who was interested in buying the lots and using the house for an office along with building a machine shop, but that he has not heard back from them. **Deb Hutton** asked if there was a basement in the house. **Jefferson Shreve** stated that there is a dirt basement. He also stated that no one had made him an offer on the house. **Sam DeSollar** wanted to know if the McDoel district neighborhood had any comments.

Chris Sturbaum asked if there were lots close by that the house could be moved to in an appropriate zone. He would like this possibility to be investigated. **Jeff Goldin** stated that he was very conflicted. **Deb Hutton** agreed with **Chris Sturbaum** and **Jeff Goldin**. **Lee Sandweiss** agreed that moving the house should be looked into. **Duncan Campbell** stated that he is sure that there are other options. **Jenny Southern** brought up the possibility of obtaining a variance. **Sam DeSollar** discussed the differences in the neighborhoods on both sides for the B-Line Trail. **Jefferson Shreve** stated that his understanding is that the commissioners want him to try to find another conforming lot to move the house to. Or to give it away. **Conor Herterich** asked for clarification from the commissioners on what their expectations were for the continuance. **Chris Sturbaum** wanted the petitioner to investigate moving the structure and suggested **BRI** be contacted. **Duncan Campbell** suggested the petitioner contact the City Planning Department to see what might be done about the zoning situation.

Chris Sturbaum moved to continue **COA 20-32** to the next meeting.

Deb Hutton seconded.
Motion carried 6-0-0

V. DEMOLITION DELAY

- A. Demo Delay 20-17**
424 ½ S. Walnut St
Petitioner: Josh Alley
Full demolition

Conor Herterich gave presentation. See packet for details.

Matt Ellenwood gave his presentation about the structure and the poor condition it was in. He stated how trying to restore the building would be too costly. That to make any good use of this property would mean a full demolition.

John Saunders asked about the different heights of the flooring. **Matt Ellenwood** explained why this appeared to be this way, and that it had to do with adding handicap access. Also that the Jordon River ran through this area and the storm line had to continue.

Chris Sturbaum stated that he wants to designate this building. **Deb Hutton** stated that she would like to learn more about this building historically. **Jeff Goldin** stated that the building had been changed and was really about context for him. He would support demolition. **Sam DeSollar** also wanted to learn more about the building. **Lee Sandweiss** stated that she also wanted to learn more first. **Duncan Campbell** stated that this building was more of a place holder. **John Saunders** stated that this building holds a lot of memories for the people of Bloomington. **Chris Sturbaum** stated that this building is more than one hundred years old, and that it has character that no one will build. Only we can say lets keep something important here that people love. **Jenny Southern** stated how this building has actually been transitioning back to the original look and this should be considered very carefully.

Conor Herterich reminded the Commission that they have 90 days to take action, that is to release the demolition delay or place the property under interim protection and recommend historic designation to the Common Council. That deadline expires at the end of October. He will do some research on the history of the building and add it to the packet for the next meeting.

No action was taken.

VI. NEW BUSINESS

- A. Maple Heights Conservation District Design Guidelines**

Jeff Goldin stated that he thought that the guidelines were well done.

Jeff Goldin made a motion to approve **Maple Heights Conservation District Design Guidelines**.
Deb Hutton seconded.
Motion carried 6-0-0

VII. OLD BUSINESS

John Saunders asked **Duncan Campbell** to discuss the situation from the previous meeting concerning the sealing of the bricks at the Showers Building. **Conor Herterich** added to the discussion the items discussed with **J.D. Boruff**. **Duncan Campbell** continued to explain the differences between old or handmade brick and newer brick. **Jenny Southern** described what she had done to her fireplace bricks to solve the deterioration issue without using sealers.

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 7:01 p.m.**

END OF MINUTES

Video record of meeting available upon request.